



## 7 Stores of a highly profitable commercial enterprise with an 8.3% yield and a 15 years rental contract!



A.T.U. is a German company recognized as one of the biggest suppliers of high-quality auto parts as well as its excellent service centers. It controls about 600 shops all over Europe, most of them in Germany and employ more than 12,000 employees. The combination of authorized automobile service centers and specialist retail stores are the key to their success. Their annual turnover of 1.24 billion € in 2011 together with their excellent price/performance ratio makes them outstanding tenants.



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The following quotation comprises of 7 store properties that are available for sale.

	<u>purchase price</u>	<u>annual rent</u>
<b><u>A.T.U. 1:</u></b>	<b>€ 3,495,000.00</b>	<b>€ 290,000.00</b>
Built in 2003		
<b><u>A.T.U. 2:</u></b>	<b>€ 2,050,000.00</b>	<b>€ 170,000.00</b>
Built in 2003		
<b><u>A.T.U. 3:</u></b>	<b>€ 1,745,000.00</b>	<b>€ 145,000.00</b>
Built in 2003		
<b><u>A.T.U. 4:</u></b>	<b>€ 1,465,000.00</b>	<b>€ 122,000.00</b>
Built in 2003		
<b><u>A.T.U. 5:</u></b>	<b>€ 1,420,000.00</b>	<b>€ 118,000.00</b>
Built in 2003		
<b><u>A.T.U. 6:</u></b>	<b>€ 1,150,000.00</b>	<b>€ 96,000.00</b>
Built in 2003		
<b><u>A.T.U. 7:</u></b>	<b>€ 1,495,000.00</b>	<b>€ 124,000.00</b>
Built in 2002		

Locations in order: *Bretten, Kitzingen, Kronach, Ludwigshafen, Pfarrkirchen, Sindelfingen, Traunstein*

**Total package:** **12,820,000.00 €** **1,065,000.00 €**

Commission: 5,00% net of purchase price

On completion of the purchase agreement, A.T.U. will consent to offer a new 15 years lease agreement. The tenant will pay all standing charges.



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