

Property Valuation

Created for Tobias Brauchle
Apartment
Waldeyerstraße 6
10247 Berlin



Market value estimate of your property



Dear Mr. Brauchle,

We are pleased to inform you of the result of the market value estimation for your property. On the following pages, you will learn what estimated price your property could achieve in the current market.

Please note that this is an indication - a purely calculated value assessment. The present value serves as a solid orientation for you and is the first step towards a successful sale. An on-site property assessment with a joint inspection is even more accurate. To arrange this, schedule a personal consultation appointment with our real estate experts.

How is the value of a property calculated?

The basis of the indication is regionalized, address and property-related market and transaction data from the largest bank-independent service provider for real estate valuations. Decades of expertise and current comparative values - for example, comparable registered property sales - enable precise value indication. However, even the best valuation algorithm cannot recognize all individual advantages and potentials of your property. For this, you need the expertise of a real estate specialist.

Discover the full potential of your property

Take advantage of our offer for a professional market price assessment of your property by our certified independent experts for real estate valuation. This service is completely free of charge for you and you do not incur any obligations. Our qualified real estate agents will be happy to support you with their many years of experience and in-depth market knowledge. After the joint inspection, we will summarize all the information clearly in your personal review exposé.

Make an appointment now: +49 (0) 30 92094249 | tobias@fluss.ai

With best regards
Tobias Brauchle

1. Order

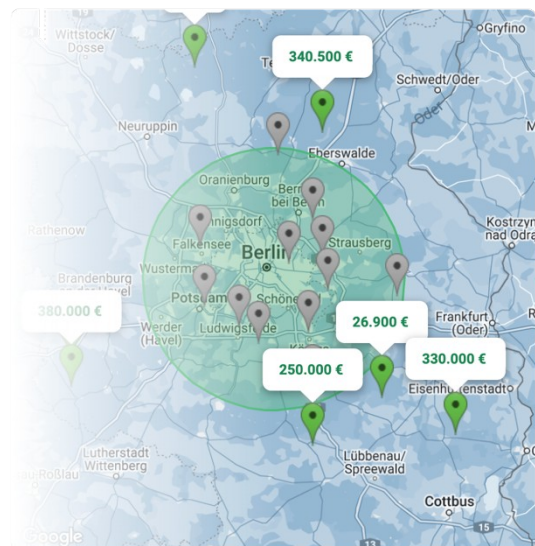
Client of the valuation:	Tobias Brauchle
Reason for valuation:	Orientation
File number of the valuation:	IB-kEHj
Date of viewing:	No on-site inspection has taken place.
Valuation Reference Date:	25.05.2025

Responsible:	Tobias Brauchle
E-Mail:	tobias@fluss.ai
Phone:	+49 (0) 30 92094249

2. Scope of the market value estimate

The estimate of the comparative value indication is based on an extensive database of over 3.8 billion data points from more than 19.7 million transaction and offer data. The value is calculated automatically based on 649 regionalized, optimized models, which achieve an average absolute deviation of less than 10% by verified estimators. This real estate market value estimate is used exclusively for the approximate determination of the market value for the client and is not a market value

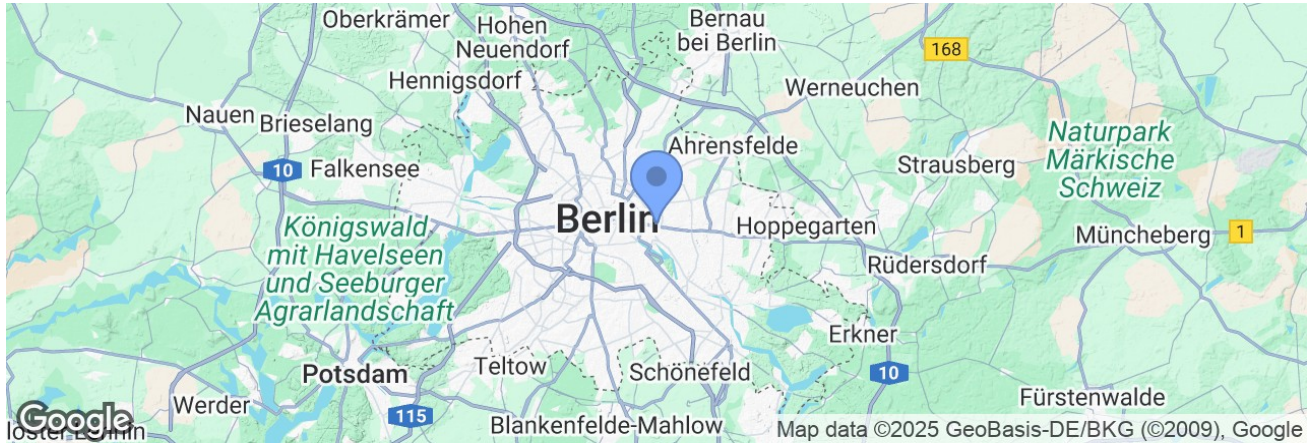
determination according to § 194 BauGB. There was no examination of the land for contaminated sites, the structural condition, the building services, the demand for taxes, fees or other public charges, as well as the areas and/or room contents. It is assumed that there are no adverse properties that affect the value of the property.



3. Location and surroundings

City: Berlin

Population: 3426354



The location offers a vibrant and well-connected environment within a 10-minute walking radius. Residents benefit from convenient access to prominent shopping opportunities such as the RING-CENTER 1 and Ring-Center Berlin 2 + 3, as well as popular supermarkets including Kaufland Berlin-Lichtenberg and REWE. Specialty stores like the FrischeParadies Feinkostmarkt and go asia Supermarkt provide diverse options for groceries and delicacies, complemented by additional services such as dm-drogerie markt and various small retail outlets.

Transportation links are excellent, with nearby stations including Frankfurter Allee, Samariterstraße, and further subway and train connections ensuring easy mobility throughout Berlin. This setting supports an active urban lifestyle with efficient public transit options close at hand.

Educational prospects are enhanced by the presence of the IU International University of Applied Sciences - International Campus Berlin, offering accessible higher learning opportunities within the vicinity.

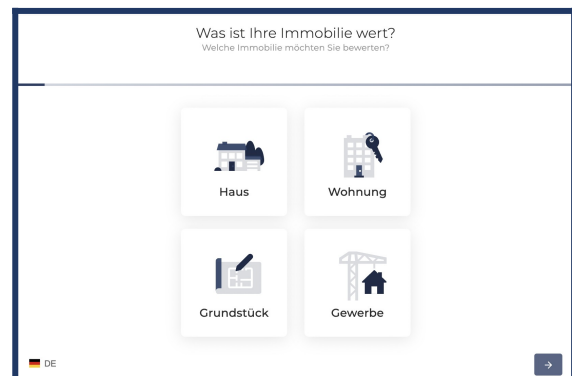
For leisure activities, the area includes facilities like the Fitness First Ladies Club Berlin - Friedrichshain and SuperFit Friedrichshain, promoting health and well-being. Entertainment options such as the FUNtainment Game Center, and a variety of cafés, restaurants, and bars like minimal Bar and All About Café – East Berlin, cater to diverse tastes and social occasions. The nearby Stadtpark Lichtenberg provides green space for outdoor recreation.

Overall, this neighborhood combines comprehensive amenities, sound connectivity, and diverse recreational opportunities, contributing to a balanced and comfortable urban living experience.

4. Your details of the valuation object

Apartment

Living space: 55 ft²
Land Area: - ft²
Number of rooms: 2
Year of manufacture: 1900
Real estate standard: Good
Property Condition: Normal



5. Your property valuation

It's all about the details. Therefore, a concrete value can only be determined after an inspection of the property. Taking into account all available value-influencing data, the market value at the valuation reference date is estimated at:

Possible selling price

313.124 \$



281.812 \$ - 344.436 \$

Possible rental value: 939 \$ - 1.147 \$ / month

Price per unit: 5.124 \$/ft² - 6.262 \$/ft²

Your benefits – our services



Networked: We know the regional market and the special features on site.



Qualified: You will be advised by a professional real estate agent on real estate valuation.



Reliable: With us, you have an owner-managed Traditional company at your side.



Prepared: Organization of viewing appointments and optimal Preparing your property for potential buyers.



Value-oriented: Owners receive a professional Market price assessment in a personal property valuation.



Factual: We check all relevant for the sale of real estate Documents for you. For example, land register extracts, declarations of division, Legal zoning plans, energy certificate and much more.



Secured: Do you want to buy or build a property? We advise you competently on financing, protection and retirement planning.

6. Copyright and Liability

6.1 Copyright

The content of this document is subject to copyright. Changes, cuts, extensions and additions require prior consent.

6.2 Disclaimer

We assume no liability for incorrect information provided by the person who ordered the market price assessment and for errors in the indicated values caused by this information. The provided details and calculated results cannot replace an on-site inspection by our real estate experts. This document is not the result of an automated evaluation, but rather a carefully prepared analysis. It is based exclusively on the information provided by the user and data analysis. A corresponding verification of the information - e.g., through an on-site appointment - has not taken place. Therefore, no guarantee can be provided for the accuracy of the presented data.

7. Imprint

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