



DLE Living GmbH

ACQUISITION PROFILE

Care Homes & Assisted Living Facilities

Risk Profile	Core		Core +		Value-Add	Opportunistic
Investment Type	Existing Buildings	Forward Deal	Existing Buildings	Forward Deal	Existing Buildings	Existing Buildings
Volume	Min. €5m				Min. €5m Portfolios min. €25m	
Macro Location	Germany - all 16 federal states					
Micro Location	residents >3.000, residential area nearby, positive demographic growth of the relevant age group					
Features	<ul style="list-style-type: none"> ▪ Single tenant ▪ Good credit rating ▪ WALT min. 15 - preferred min. 18 years ▪ Minimum 50 beds per Asset 	<ul style="list-style-type: none"> ▪ Completion in 12M ▪ Single tenant ▪ Good credit rating ▪ WALT min. 20 – preferred min. 25 years ▪ Minimum 50 beds per asset 	<ul style="list-style-type: none"> ▪ Single tenant ▪ Good credit rating ▪ WALT min. 15 - preferred min. 18 years ▪ Minimum 50 beds per Asset 	<ul style="list-style-type: none"> ▪ Completion in 12M ▪ Single tenant ▪ Good credit rating ▪ WALT min. 20 – preferred min. 25 years ▪ Minimum 50 beds per asset 	<ul style="list-style-type: none"> ▪ Single tenant ▪ Good credit rating ▪ WALT max. 10 years ▪ Minimum 50 beds per Asset 	<ul style="list-style-type: none"> ▪ Senior living assets & hotels with short WALTs ▪ Assets without operator ▪ Distressed assets ▪ CapEx backlog
Transaction Structure	Asset Deal preferred, Share Deal possible					

Contact

Please send your Exposé to invest-living@dle.ag or contact us directly:



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Note: PropCo/OpCo packages are not an exclusion criterion. Furthermore, both asset and share deals as well as sale lease back transactions can be executed. This acquisition profile does not constitute an offer to enter into a brokerage agreement. We consider your written and qualified real estate offers as an offer to conclude a brokerage contract, which is only concluded by our acceptance in the individual case.