



 **DR. KRÜGER**
IMMOBILIEN GMBH®

Professional expertise since 1991.



Photo by Nik MacMillan on Unsplash

CONTENTS

3	Who we are
4	Services/ Business segments
5	Focus on social properties
6	Our range of services
7	Our principles
8	History
10	References



More than
25 years
experience



More than
20,000
transactions



More than
10,000 m²
of rented
living space



More than
1,800,000 m²
of land and property



WHO WE ARE

We are service providers

We are at your service to advise you in all matters relating to real estate, take the work off your shoulders and implement your projects in a reliable, friendly, flexible and fast manner. After all, you should save time and money.

We are real-estate consultants

We analyse, survey and evaluate properties and capital investments from a real-estate perspective. We ensure that you do not face any incalculable risks and that your investment – whether in your own house, the capital investment or the redevelopment / new construction project – can be sustainably successful.

We are consultants

When it is a question of developing ideas and specific solutions for your properties or from your concepts, you can rely on our knowledge, our experience and our expertise. We draw up for your location analyses, valuations, utilisation concepts and requirement statements. We possess reliable experience in the pre-development of hotels and social properties.

We are specialist brokers

When it comes to finding the suitable object for your site location or a buyer with an excellent credit rating for your selling intention, we can help you without client database, our internal property cadastre and – first and foremost – our highly qualified employees. We do not build houses ourselves, we handle information and produce ideas. For us, being successful means creating benefits:

with the appropriate object, the secure buyer or the appropriate exploitation strategy. Technically well-founded, comprehensible and transparent documents and reports are intended to enable you to make informed decisions based on sound facts.

We are asset managers

We provide you with advice on building up a portfolio, the economic structuring and – by the involvement of long-standing partners (who are directly active on your behalf) – ensure that your fiscal and legal interests are safeguarded. We manage your real-estate and ensure you receive an optimal service. For commercial and technical services, we also offer you expertise in construction management as well as construction consultation and realisation of renovations and restorations.

We also arrange financing for private clients and companies outside of real-estate. We provide consultancy to SMEs as future members of the Ellipsis Consulting Network in relation to finance and company restructuring.



OUR SERVICES

- › Location analysis, market analysis
- › Drawing up utilisation concepts
- › Drawing up exploitation strategies
- › Feasibility studies
- › Real-estate valuation
- › Due diligence
- › Business analyses
- › Procurement of building plots and redevelopment properties
- › Professional company and contract management
- › User acquisition (only in the areas of social properties, hotels, trade)
- › Property management
- › Business management, asset management

BUSINESS SEGMENTS

- › Private properties
- › Investment
- › Commerce
- › Predevelopment (accommodation, social properties, hotels, trade)
- › Constructional realisation of projects
- › Asset management
- › Property management
- › Financing operations



FOCUS ON SOCIAL PROPERTIES

Principles for evaluation

- Flexibility and comfort thanks to modularly designed room sizes and layouts
- Combination of stylish, market-driven service living and care
- Room concepts for daily-structured residential groups, also for persons suffering from dementia as well as nursing apartments for living together as a family
- Sustainably achievable rents oriented to the regional economic strength in association with reduction of costs by efficient project development, realisation and marketing from a single source
- Flexible construction and sustainable utilisation concepts – also taking account of third-party utilisation



Photo by Toa Hefiba on Unsplash

OUR RANGE OF SERVICES

- › Market overview location analysis
- › Micro-location and environment location analysis
- › Business analysis of the operators
- › Feasibility studies
- › Quality advice and selection on operators for the consultancy/planning/design of facilities
- › Constructional realisation of projects
- › Consultancy and brokering of operating agreements
- › Brokering of projects and facilities, “turnkey” or “ready to move in only with a suitcase”





OUR PRINCIPLES

- Independence and permanent technical-methodological thinking through of all tasks
- We are liable for our consultancy as a management consultancy, although not for achieving a specific return
- We are service providers, reliable, friendly, flexible, fast
- Our goal is your sustainable success

WHAT CAN YOU EXPECT FROM US?

- Loyalty, discretion, safeguarding your interests
- Reliability, inventiveness, sustainability, commitment to your goals
- Familiarity with the markets, quality, realism in valuations, professionally founded statements

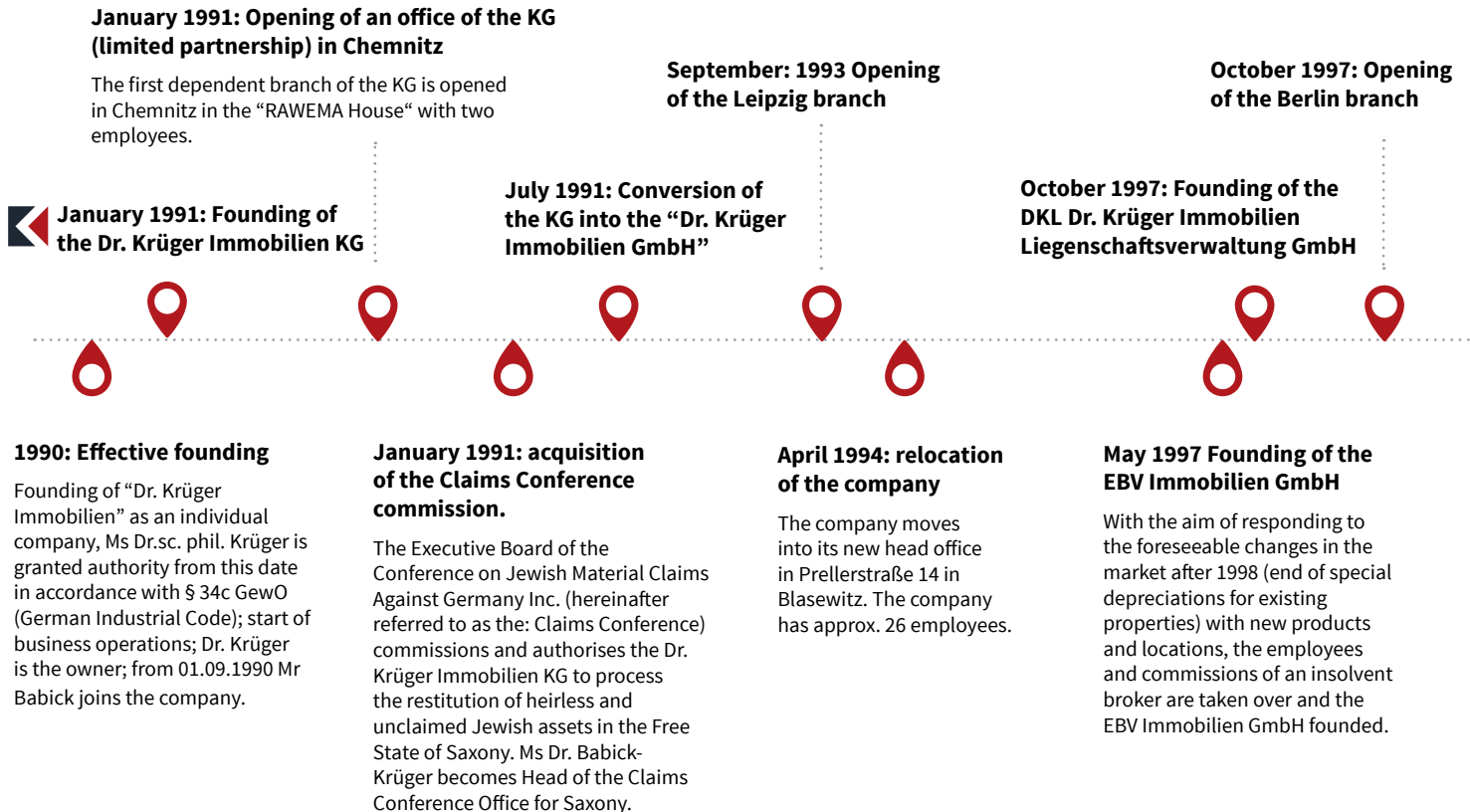
Fulfilment of commission: we create benefits for you.

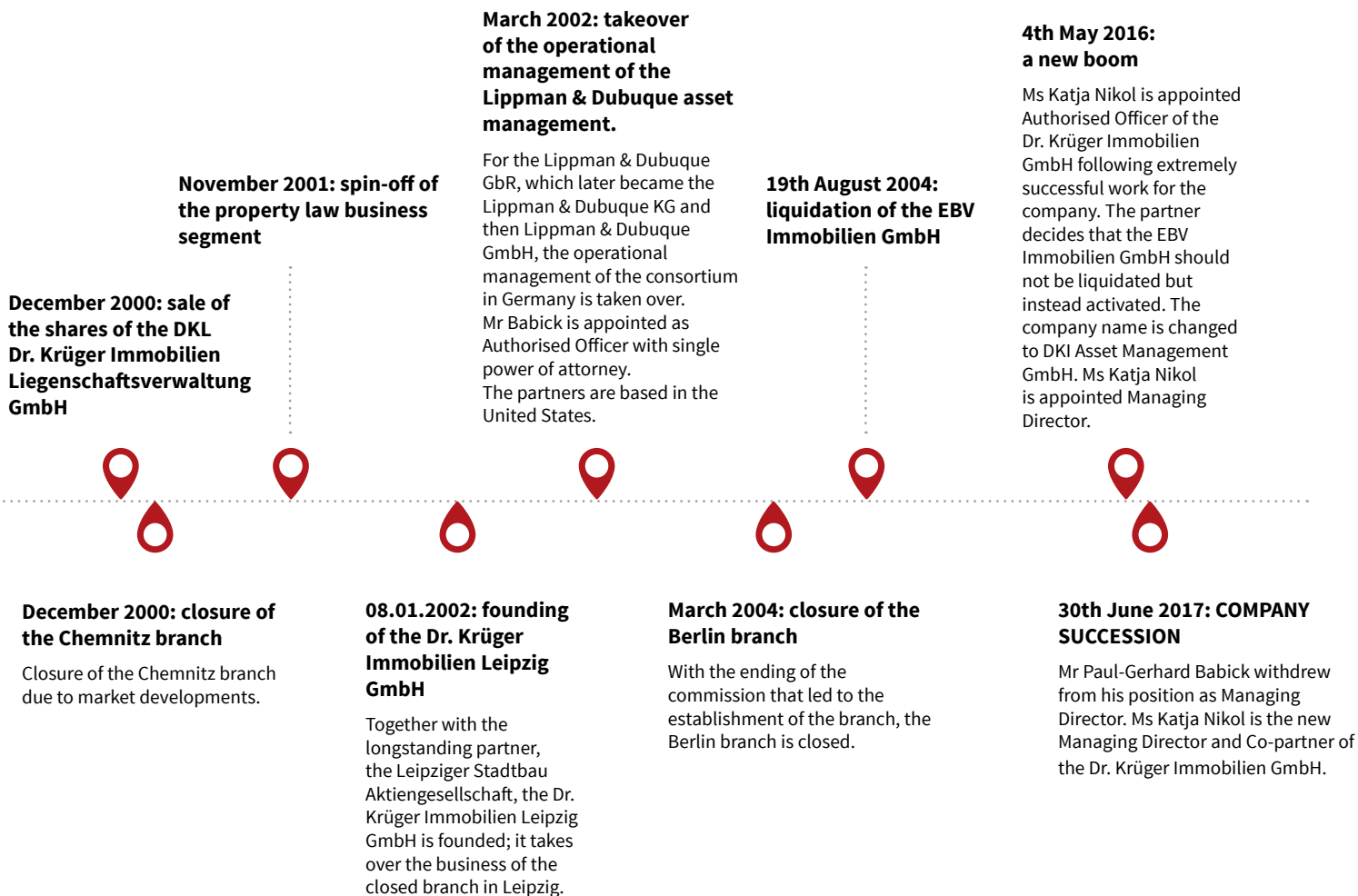


HISTORY

“The future belongs to those who recognise possibilities before they become obvious.”

– Theodore Levitt –







REFERENCES

Steigenberger Hotel de Saxe, Neumarkt 9 in 01067 Dresden

Restitution of the property on behalf of the Sommer family – development of the construction concept and participation in the renting of the hotel, brokering of the project package



Goldkugelhaus, Richard-Wagner-Straße 10 in 04105 Leipzig

Restitution and brokering on behalf of the owners.



Hotel Astoria in 04105 Leipzig

Restitution and brokering of the property on behalf of the Claims Conference and co-owners.



Tiergartenstraße 8 in 01219 Dresden

Restitution and brokering on behalf of the Salzburg family.



Rampische Straße 33 / at the corner of Salzgasse in 01067 Dresden

Brokering by the Dr. Krüger Immobilien GmbH.
Sale conducted on behalf of 36 Norwegian heirs, who had to be identified.



Lukas-Areal, Reichenbachstraße in 01217 Dresden

Conversion of a commercial space and development of the utilisation and redevelopment concept on behalf of the Concordia Bau und Boden AG in cooperation with the Müller Reimann architects office. Brokering the project package to the property developer.



Dr. Lahmann Park in 01324 Dresden

Participation in the development of the utilisation concept and brokering the property on behalf of the Collegium Augustinum e.V., Munich.

Further references are available at:

www.dki-immo.com



Dr. Krüger Immobilien GmbH

An der Pikardie 6
D-01277 Dresden

☎ (0351) 315 95-0
📠 (0351) 315 95-11
✉ info@dki-immo.com

www.dki-immo.com