



# HYGGENDAHL

Better homes. Better investments.

## Who is **HYGGENDAHL** ?

We, Theodor Fuchs and Thomas Lindberg, founded Hyggendahl Ltd. in late 2019. Our mission is to upgrade old and existing buildings to premium living space by restructuring and modernizing properties. We're specifically passionate about those hidden gems like apartments from the 1960's to 70's or commercial buildings in the Munich, Augsburg and Rosenheim area. Seeing those old properties rise from zero to hero with our help is the very drive of our business.

As a modern and young company, we combine the experience of several years of private investor activity with various refurbishment projects as well as a broad network of competent partners. Due to our focus on locations with strong, positive development (for example Munich and the surrounding area as well as Augsburg and Regensburg) you benefit from excellent returns with very low risk.





# HYGGENDAHL MANAGEMENT

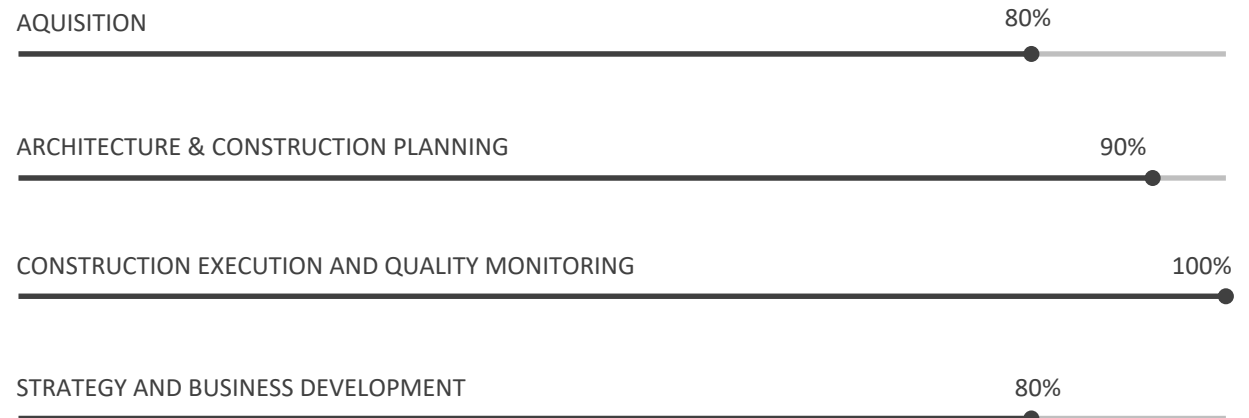
Strategy. Competence. Trust.

## Theodor Fuchs (CEO)

REAL ESTATE INVESTOR, BANKER UND ENTREPRENEUR

Theodor Fuchs is the strategic mastermind behind the Hyggendahl projects. Having been a very successful real estate investor since young age, he can rely on his excellent network within the South-German construction and real estate industry. His professional background in the financial industry ensures professional capital management and controlling during operations.

Due to his passion for sales and acquisition, Theodor consistently finds attractive deals in challenging markets and generates high purchasing profits. His sixth sense for market movements enables him to precisely tailor development projects to customer's needs and produce excellent and consistent sales results.



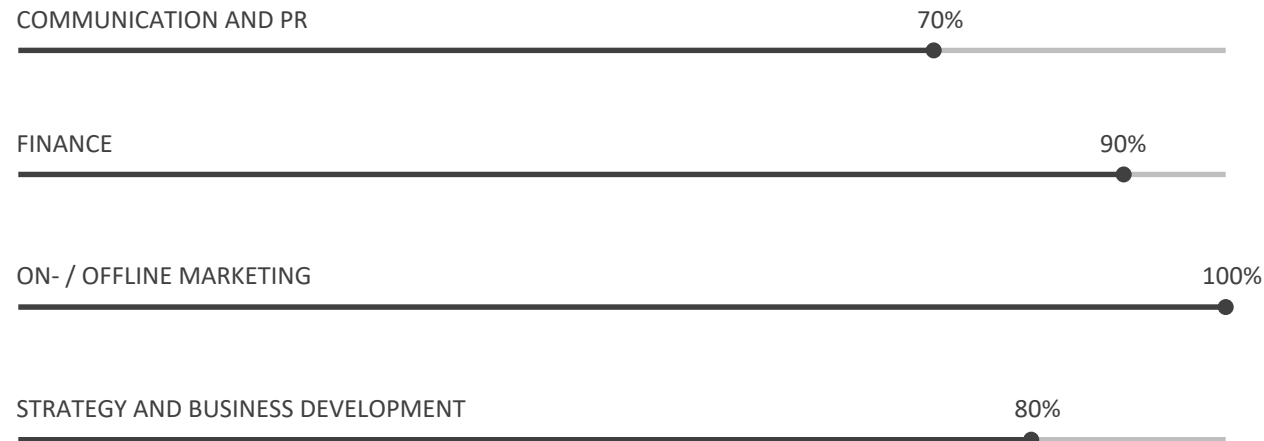
# HYGGENDAHL MANAGEMENT

Strategy. Competence. Trust

## CTO: Dr. Thomas Lindberg

ENGINEER AND INVESTOR

Through his career as development lead for digital products in a large automotive group, Thomas acquired project and risk management expertise for complex engineering projects. His background enhances the Hyggendahl skillset with today's essential know-how in digitalization, new technologies and online marketing. Supported by several years of experience as a real estate investor ([www.immovators.com](http://www.immovators.com)), Thomas is responsible for finance and project management in the Hyggendahl environment. In addition, he is involved in setting up global investor networks to enable co-investors to access the lucrative Hyggendahl projects.



# REFERENCES

## Case Study #1: Expat-Apartment Munich-Giesing (2017)

### RENOVATION & FURNISHING

74 m<sup>2</sup> | 5<sup>th</sup> floor | Munich-Giesing

**408,200 €** purchase price incl. fees

**26,500 €** renovation and decoration

BEFORE



AFTER



**1,760 €** base rent / month

**4.9 %** net rental return

**553.000 €** sales value

# REFERENCES

## Case Study #2: Expat-Apartment Munich-Riem (2019)

### RENOVATION & FURNISHING

78 m<sup>2</sup> | ground floor | Munich-Riem

**8,500 €** renovation & decoration

BEFORE



AFTER



**2,250 €** base rent / month

**5.3 %** net rental return



# REFERENCES

## Case Study #3: Premium Apartment Leipzig (2019)

### RENOVATION & FURNISHING

35 m<sup>2</sup> | ground floor | Leipzig Anger-Crottendorf

**45,000 €** purchase price incl. fees

**19,000 €** renovation and decoration

**480 €** base rent / month

**8.5 %** net rental return

BEFORE



AFTER



# REFERENCES

## Case Study #4: 1-bdr with mould and substantial structural damage (2019)

### REFURBISHMENT & STAGING

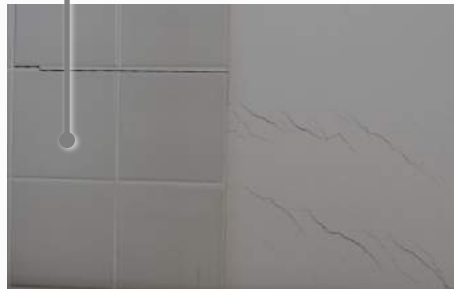
48 m<sup>2</sup> | ground floor | Leipzig-Lausen

**33,400 €** purchase price incl. fees

**25,570 €** refurbishment and renovation

**3,150 €** home staging

BEFORE



AFTER



**93,000 €** selling price

**30,880 €** net profit



# THE PROJECT

Augsburg | 83 m<sup>2</sup> 2-bdr ground floor | prime location

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## Location

Welcome to Augsburg – Bavaria's open-minded and fast growing economical powerhub in Munich's direct vicinity! The district “Antonsviertel” south of the city center is known for its picturesque brick stone facades and the noble two- and three-storey townhouses in neo-baroque style. The Wittelsbacher Park as one of the largest green areas in the city offers some relief from the hustle of everyday life. In less than 10 minutes you'll reach the Augsburg main station.

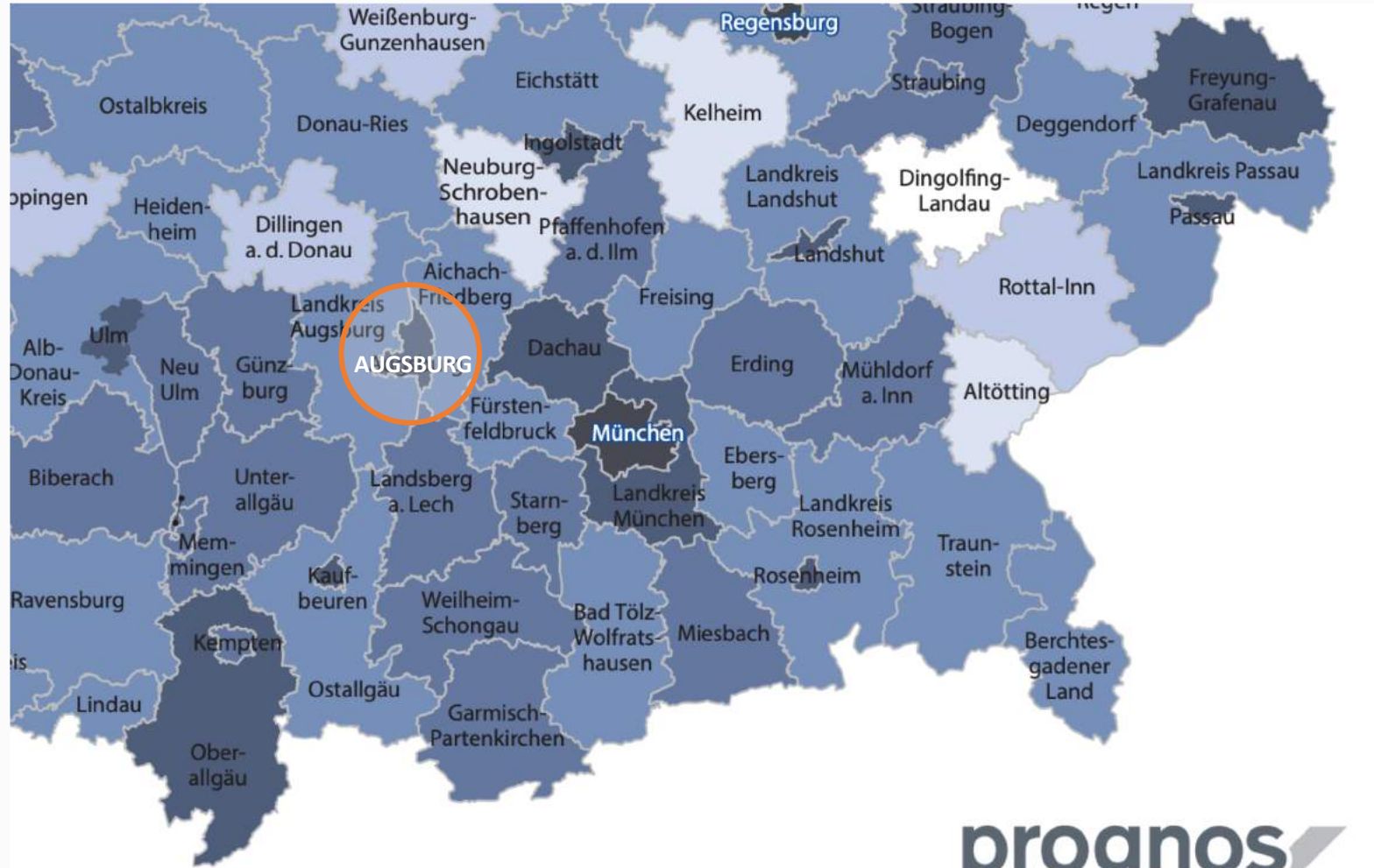
## Property

The subject apartment needs a full refurbishment and complete modernization after long years without any improvements or maintenance. Thanks to a very flexible and adaptable floor plan, Hyggendahl can exploit its full creative potential for the design of this apartment. The location on the ground floor makes senior-friendly accessibility a must.

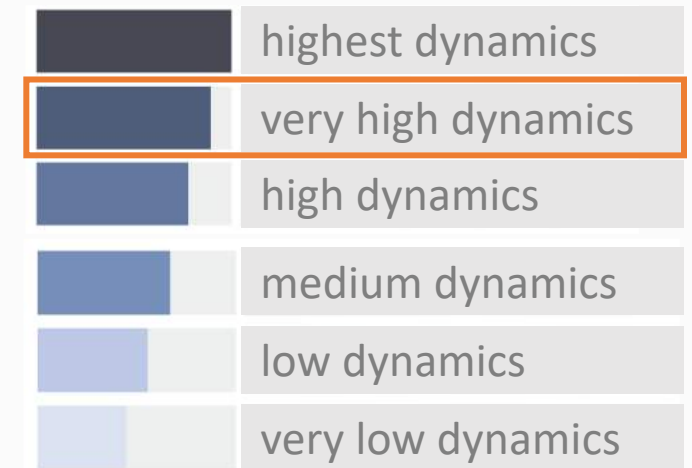


# SOUTHERN GERMANY: EUROPE'S POWERHOUSE

## Augsburg – one of Germany's growth centers in the middle of the booming Southern region



# ECONOMICAL DYNAMICS OF SOUTH GERMAN REGIONS



Courtesy of Prognos AG  
www.prognos.com



# MACRO LOCATION

Augsburg – one of Germany's growth centers in the middle of the booming Southern region

## QUIET RESIDENTIAL AREA WITH EXCELLENT INFRASTRUCTURE

The Antonviertel benefits from Augsburg's well-developed infrastructure and the direct proximity to the main train station with rail connections to Munich and all major German cities. The nearby motorway quickly connects to Stuttgart, Ulm or Munich.



### AUGSBURG MAIN STATION

Car: 6 min  
Public transport: 9 min



### INT'L AIRPORT MUNICH

Car: ca. 53 min  
Public transport: 2 h



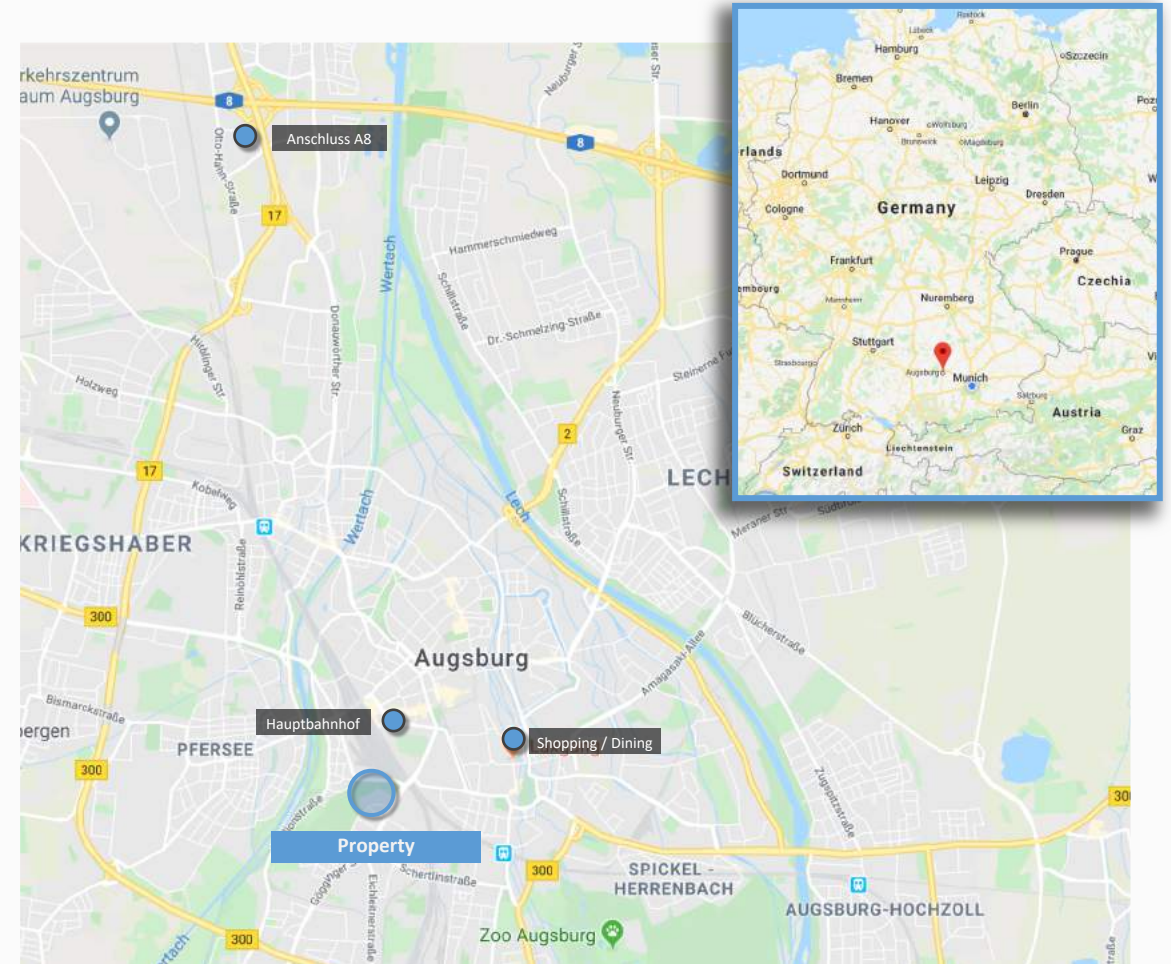
### SHOPPING & DINING AUGSBURG-INNENSTADT

Car: 8 min  
Public transport: 15 min



### HIGHSPEED MOTORWAY A8

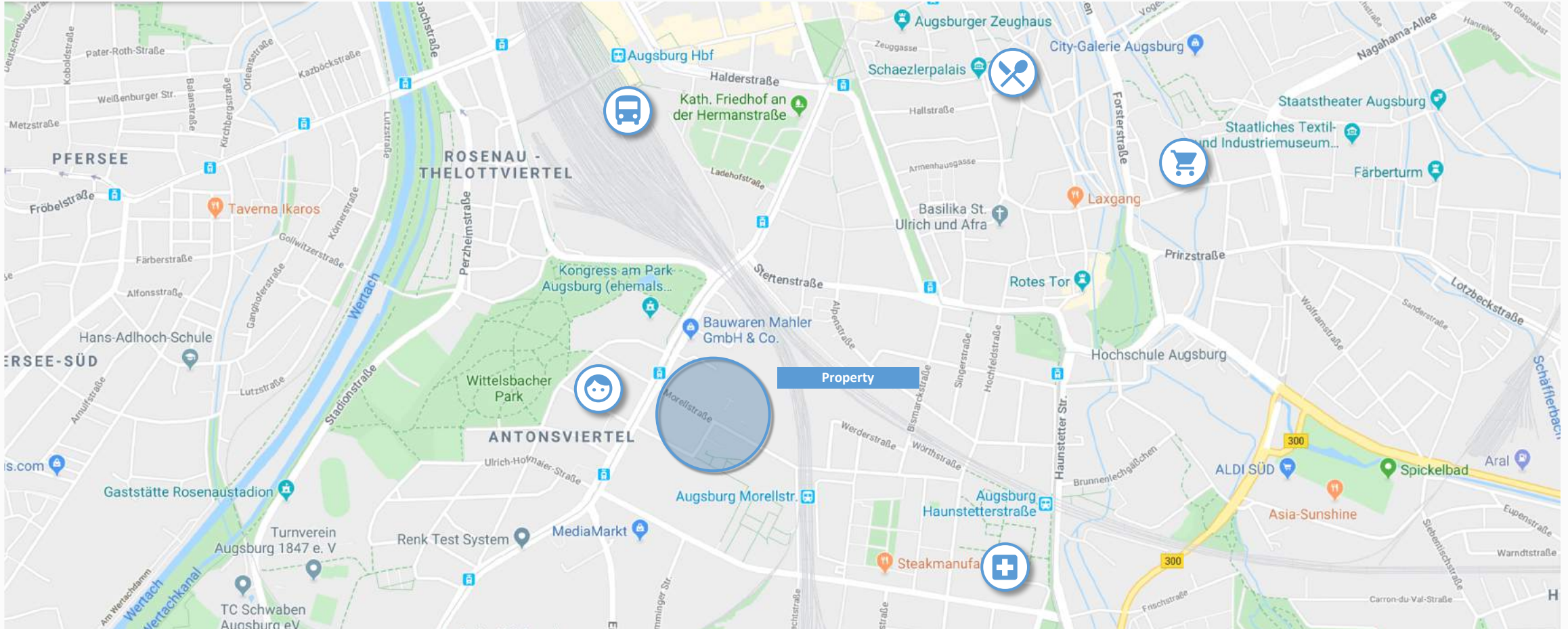
Car: 12 min





# MICRO LOCATION

Everyday needs like grocery, child care and restaurants in close vicinity, spacious park area “Wittelsbacher Park” at your doorstep



# CURRENT CONDITION

Spacious apartment in well-maintained building with individual garden & entrance

## LOCATION



**Augsburg**

Antonsviertel

Upscale residential area

## NET LIVING SPACE



**83 m<sup>2</sup>**

Former commercial object,  
allows floor plan optimization

## APARTMENT



**Ground floor**

Bright apartment with large  
windows, garden area in front

## OVERALL CONDITION



**90%**

Complete refurbishment  
necessary



C



# EXTERIOR VIEW

Set back and quiet property in rear part of courtyard

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Apartment stretches over entire ground floor



Well-maintained building structure



# CURRENT INTERIOR CONDITION

High need for renovation

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Bedroom



Living room

# CURRENT INTERIOR CONDITION

High need for renovation

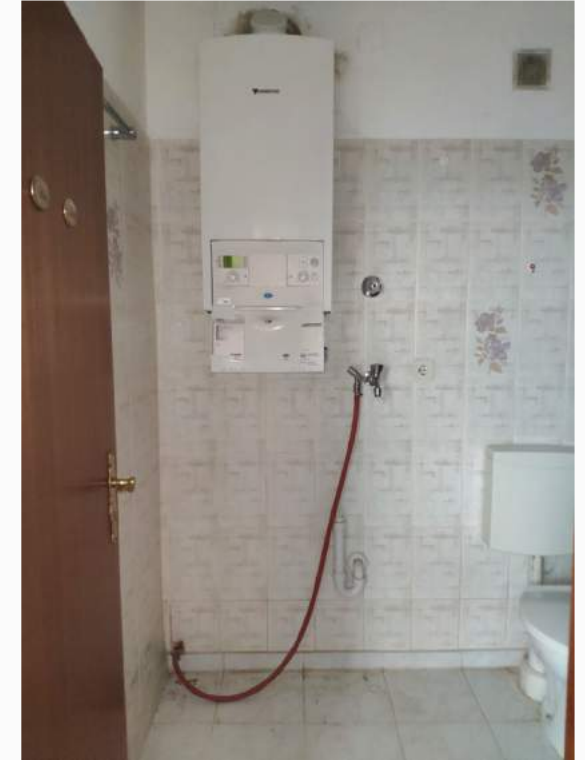
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Kitchen



Bathroom with toilet



Gas-powered heating

# OUR MISSION

The Hyggendahl mission: we transform properties into inspiring design spaces for customers with high expectations

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Non-binding reference image



# THE TRANSFORMATION

Leave nothing untouched

## MODERNISATION MEASURES

The comprehensive renovation and floor-plan optimization will upgrade the property to a premium level:

- Redesign and optimization of floor plan with focus on spacious rooms and a newly-designed bathroom
- New electrical installations
- Modernization of heating system
- New bathroom and sanitary installations
- Upgrade of interior walls with finishing coat, LED spotlights for ceilings
- New parquet flooring
- Redesign of lobby with new entrance door
- Barrier-free entrance and room design



Non-binding reference image

# TARGET CONDITION

Premium apartment for couples or small families with high expectations

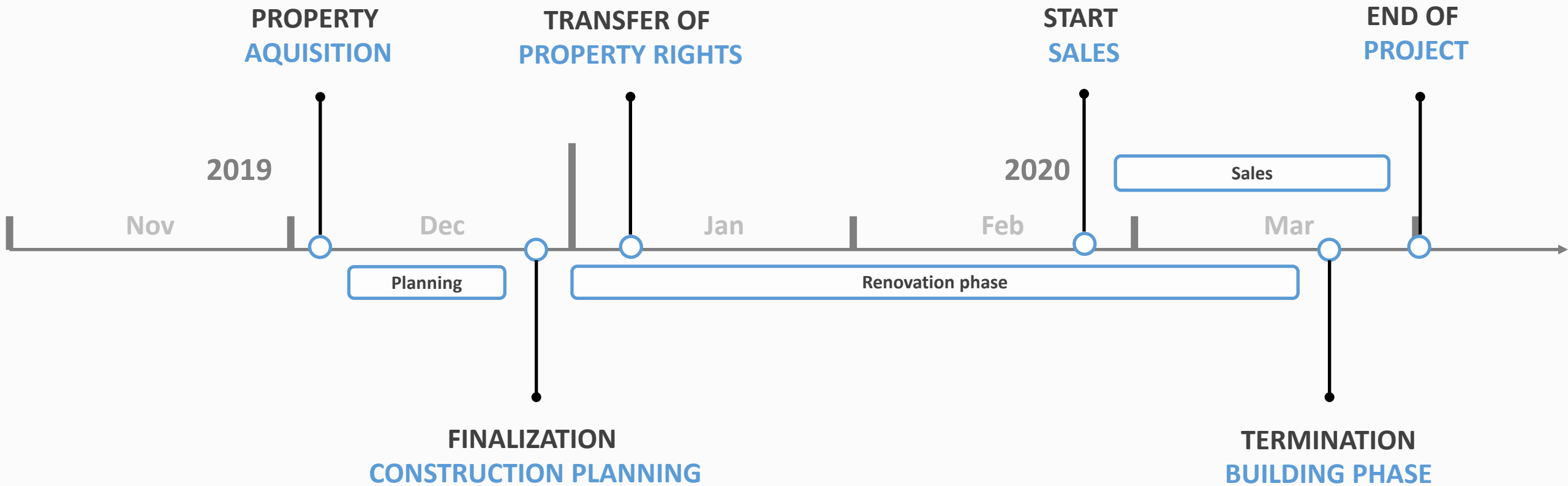
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Non-binding reference image

# TIMELINE

Finalization and sales planned until April 2020



\*: estimated planning – details to follow after project start



# YOUR INVESTMENT OPPORTUNITIES

Highly-attractive options for yield-oriented investors

**TARGET PRICE FINISHED PROPERTY > 360,000 €**

## CO-INVESTMENT OPTIONS

### 1. Profit Share (after project termination)

Reference calculation (\*):

- invest 50,000 € with 10% profit share
- Expect up to 3,000€ of profits in 5 months
- Equivalent of over 14% ROI on a yearly basis! (\*)

**Get your individual offer!**

### 2. Interest-bearing loan with monthly payments

Reference calculation (\*):

- invest 50,000 € in form of 1 year loan (or longer)
- Interest rate: 8%
- Expect monthly payments of ca. 330€ (total of 4,000€ per year)

**Get your individual offer!**

\*: non-binding estimation

Augsburg-Hochfeld

**4.790 €/m<sup>2</sup>**



**NEU** Geräumige, sanierte 2-Zimmer-Wohnung zum Kauf in Augsburg - Rotes  
0.89 km | [Hochfeld, Augsburg](#)  
**369.000 €** **77 m<sup>2</sup>** **2,5**  
Kaufpreis Wohnfläche Zi.  
Provisionsfrei\* Keller  
Frau Christine Schreiber  
K & K Neues Wohnen GmbH

Augsburg-Antonsviertel

**6.080 €/m<sup>2</sup>**



**NEU** Wohnen in historischen Gemäuern!  
0.02 km | [Antonsviertel, Augsburg](#)  
**480.000 €** **78,91 m<sup>2</sup>** **3**  
Kaufpreis Wohnfläche Zi.  
Balkon/Terrasse > Grundriss  
**VR-Bank** Herr Bernd Sauer  
Handel- und Gewerbetreibende VR-Bank Handels- u...

Augsburg-Domviertel

**4.390 €/m<sup>2</sup>**



**NEU** DOM-Viertel: Stilvolle, gepflegte 3-Zi...  
1.69 km | [Johannissgasse 4, Innenstadt, Augsburg](#)  
**360.000 €** **82 m<sup>2</sup>** **3**  
Kaufpreis Wohnfläche Zi.  
Provisionsfrei\* Einbauküche Keller > Grundriss  
**von privat**

# INVEST IN LOW-RISK OPPORTUNITIES WITH HIGH RETURNS!

Get your individual offer today!

## YOUR CONTACT



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