

FOR SALE UNIQUE INVESTMENT IN AMSTERDAM



**Address**

1. Bilderdijkstraat 59-H in Amsterdam (1053 KL);
2. Bilderdijkstraat 134-H in Amsterdam (1053 LA);
3. De Clercqstraat 74 and 76-H in Amsterdam (1052 NK);
4. 3<sup>e</sup> Kostverlorenkade 33-H in Amsterdam (1054 TR).

Yield Real Estate sells the investment property 'Da Costa Portfolio', consisting of 3 separate shops and 1 office total approx. 731 m<sup>2</sup> , fully let for € 201,824.44 per year.

Invest in 3 let shops and 1 let office in the vibrant heart of Amsterdam, located on Bilderdijkstraat, Clercqstraat and 3<sup>e</sup> Kostverlorenkade. Known for their vibrant mix of restaurants, boutiques and specialty shops, these locations attract both local residents and visitors. With high footfall and growing popularity, these properties offer stable rental streams and value-based growth.

Benefit from the unique charm of Amsterdam's city centre and a solid tenant base, ideal for investors looking for returns in a sought-after area. Seize this opportunity to invest in a core location of Amsterdam, where demand for retail spaces continues to rise.



#### **Bilderdijkstraat 59 in Amsterdam (1053 KL)**

- 94.39 m<sup>2</sup> f.v.o;
- Rent commenced 1-12-2014;
- Lease term 3 years at a time;
- Notice period 12 months;
- Current rent €37,015.44 per year plus tax;
- Security deposit/bank guarantee € 9,075;
- Tenant Wineview Netherlands B.V.;
- Rental regime retail space and other business premises (7:290 BW) with ROZ general provisions 2012;
- Cadastral: municipality of Amsterdam, section Q, plot number 4541;
- Leasehold: continuous, expiry date 31-3-2025, AB 1915. Canon entire plot: €600.53 per year;
- WOZ 1.1.2023 € 266,000
- OZB 2024 €496.88;
- Sewer €166.85;
- Canon after A1-A2 split not yet known;
- A1-A2 split in preparation;
- Energy label A;
- Building insurance €611.61 per year;
- Details: foundation has been renewed. Garden has been beautifully renovated by tenant.

**Purchase price € 550,000,- K.K.**

Optionally, the entire property is for sale for €1,800,000;  
Annual rent €79,357, total (approximately) 350 m<sup>2</sup> and 21.5 m<sup>2</sup> storerooms, shop and 3 dwellings.

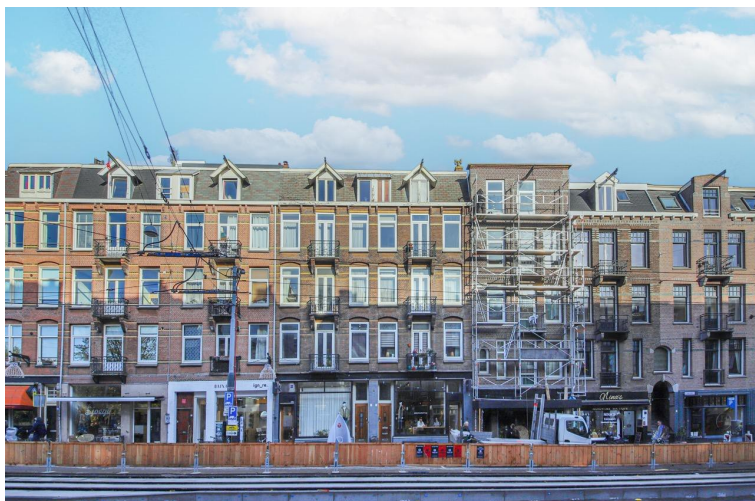


### **Bilderdijkstraat 134 in Amsterdam (1053 LA)**

- Ground floor 181.28 m<sup>2</sup> l.f.a. and basement 33.62 m<sup>2</sup> l.f.a;
- Start of lease 1-1-2021;
- Lease term 7 years with an option period of 5 years;
- Notice period 12 months;
- Current rent € 75,864 plus VAT;
- Security deposit €12,100;
- Tenant PLTS Netherlands B.V.;
- Rent regime: retail space and other business premises (7:290 of the Dutch Civil Code) with ROZ general provisions 2012;
- Cadastral: Municipality Amsterdam, section Q, plot number 9415, flat index 1;
- 225/568<sup>e</sup> share in the VVE;
- Leasehold: continuous, issue 16-12-1901, AB 2000, revision date: 16-12-2026, canon: €237.16 per year;
- WOZ 1.1.2023 €567,000;
- OZB 2024 €1,059.15;
- Sewer 2024 €166.85;
- Building insurance €880.44 per year;
- Energy label: A.

### **Purchase price € 1,200,000, - K.K.**

Optionally, the entire property is for sale for € 3,000,000 K.K. Annual rent € 131,572 (excluding 1<sup>e</sup> floor);  
 Dwelling 1<sup>e</sup> floor is empty;  
 Property is split;  
 Total (approximately) 506 m<sup>2</sup> , shop and 4 residential units.



#### De Clercqstraat 74-76 in Amsterdam (1052 NK)

- Shop 260.01 m<sup>2</sup> l.f.a. and basement 109.21 m<sup>2</sup> l.f.a;
- Commencement of lease 1-11-2018;
- Lease term 5 years with an option period of 5 years each;
- Notice period 12 months;
- Current rent: €68,977 per annum, plus VAT;
- Security deposit €18,150;
- Tenant ABOUT.Clercqstraat B.V.;
- Rent regime: retail space and other business premises (7:290 of the Dutch Civil Code) with ROZ general provisions 2012;
- Cadastral: Municipality Amsterdam, section Q, plot number 9099, flat index 1;
- VVE 455/943<sup>e</sup> share
- Leasehold: review date 30-09-2027, AB 2000, Canon €494.34 per year;
- WOZ 1.1.2023 €775,000;
- OZB 2024 €1,447.70;
- Sewer 2024 €166.85;
- Building insurance €1,416.32 per year;
- Energy label C.

**Purchase price € 1,150,000, - K.K.**

Optionally, the entire property is for sale for € 3,700,000 K.K. Annual rent € 161,920

Total (approximately) 784 m<sup>2</sup> , 30 m<sup>2</sup> storerooms and 107 m<sup>2</sup> basement, shop and 6 dwellings.



### 3<sup>e</sup> Kostverlorenkade 33-hs in Amsterdam (1054 TR)

- 72 m<sup>2</sup> (ground floor) + 42 m<sup>2</sup> (basement) I.f.a;
- Commencement of lease 1-5-2006;
- Lease term 5 years at a time;
- Notice period 12 months;
- Current rent: €19,968 per annum (no VAT);
- Bank guarantee €3,450;
- Tenant Kinneging & Heijer Makelaardij o/z B.V.;
- Rent regime: office space (7:230a BW) with ROZ general provisions 2003;
- Cadastral: municipality of Amsterdam, section T, plot number 7223-A1;
- Leasehold: Expiry date 30-09-2036, AB 2000, canon € 198.56 per year;
- 114/352<sup>e</sup> share in the VVE;
- WOZ 1.1.2023 € 209,000;
- OZB 2024 €390.41;
- Sewer 2024 €166.85;
- Building insurance €471.54 per year;
- Energy label G.

### Purchase price € 400,000,- K.K.

Possibly the entire property (no. 32-I, II and III) in combination with the property Vosmaerstraat 12- I, II and III is for sale for € 1,900,000.

Annual rent €54,513 + €25,251 = €79,764.

Total (approximately) 237 m<sup>2</sup> and 35 m<sup>2</sup> storage + 120 m<sup>2</sup> and 38 m<sup>2</sup> storage;  
Office and 6 dwellings.

### **Acceptance and delivery**

To be agreed and 'as is where is'. That is to say, in the technical, architectural, legal, fiscal and/or environmental condition in which the property is located, with any known and non-knowable defects. The Buyer shall declare in the deed of conveyance that - except for the situation in which the Seller has deliberately provided incomplete or incorrect information to the Buyer - it can never invoke vis-à-vis the Seller that the object does not comply with the contract and shall indemnify the Seller against all third-party claims.

### **Notary**

The deed of sale and delivery will be executed through the notary office of the buyer's choice.

### **Collateral**

A bank guarantee in the amount of 10% of the purchase price to be paid to the notary office within 1 week after signing the deed of sale.

### **Reservation seller**

This sale is made subject to the express condition of:

- approval by management seller.

### **Details**

The Buyer is expressly aware that the Seller has not actually used the goods sold for a long time and that the Seller has therefore not been able to inform the Buyer about properties and/or defects in the goods sold of which he would have been aware if he had actually used or would have used the goods sold. In this context, the Seller and the Buyer expressly agree that such properties and/or defects shall be entirely for the Buyer's account and risk. The buyer is given the opportunity, after prior consultation with Yield Real Estate and up to the time of signing the deed of sale, to examine the sold property extensively (structural engineers otherwise). The buyer declares that the seller has thereby adequately fulfilled his obligation to provide information and that the buyer has made exhaustive use of this opportunity in a manner conducive to him. The Seller and the Buyer expressly agree that the sale is sold and delivered "as is", by which the Seller and the Buyer understand that:

- Articles 7:17, 7:20, 7:23 and 6:228 of the Civil Code are expressly excluded, as well as;
- no implied or express warranties are granted by the seller in respect of the sold property except to the extent expressly set out in writing in the deed of sale.

The Buyer explicitly declares to accept the sold property upon delivery in its actual, technical, environmental and/or legal condition. The Buyer thereby accepts all the defects of the sold property, as well as the actual condition of among other things (but not exclusively) the foundation, construction, (used) materials, (presence of) asbestos, oil tanks and soil contamination and the technical installations. The Purchaser furthermore expressly declares to have taken cognisance of and expressly accepts: all suffering easements, special, public and private law charges and restrictions, r i g h t s in rem, chain clauses and qualitative obligations also appearing and/or

arising from the last and previous deed(s) of transfer of ownership and deed(s) of (sub)division and/or any public register or public source of information. The Purchaser and the Seller expressly agree that the purchase price will include the actual condition of the sold property and a full buy-out of all risks, defects and/or repairs (yet to be) carried out in relation to the sold property, irrespective of the nature thereof and irrespective of the extent to which the aforementioned elements have been examined by the Purchaser and/or discussed between the Seller and the Purchaser.

The Buyer shall indemnify the Seller against any claims, as well as any claims of third parties, arising from any of the aforementioned paragraphs and/or relating to the condition of the sold property upon delivery. The Buyer further indemnifies the Seller against any (invisible) defects that may appear later, whether of an architectural, environmental, factual or legal nature.

#### **Reservation Yield Real Estate**

This non-binding information has been compiled with care. No liability is accepted by Yield Real Estate for its accuracy, nor can any rights be derived from it. This information is not intended as an offer. By accepting the conditions stated or making an offer which may or may not deviate from them, neither Yield Real Estate nor its clients are bound in any way, not even to make a counter-offer. Yield Real Estate explicitly acts only as advisor to its principal and not as agent on its behalf. Furthermore, the parties can only be legally bound after definitive agreement has been reached with respect to everything they intend to arrange with each other and this agreement has moreover been laid down in a written agreement duly signed on behalf of both parties, whereby article 3:39 of the Dutch Civil Code applies mutatis mutandis. Yield Real Estate is a one-man business, registered with the Chamber of Commerce under number 74633430. The general terms and conditions Yield Real Estate apply to all assignments issued to it or to be issued to it and/or to the supply of all its services and products to whomsoever. The general terms and conditions will be sent on request. Yield Real Estate's liability in all circumstances and to any person is limited to the amount paid out by its professional liability insurance in the case in question.

#### **Privacy & Wwft**

Buyer -in the context of this sale- expressly declares in advance:

- consent to the processing of its data in accordance with the Yield Real Estate Privacy Statement, as well as;
- provide its full and unconditional cooperation in all possible necessary investigations based on applicable laws and regulations, including at least the Wwft.