

## **Ageing Germans an Investment Target**

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Irish investors could reap dividends from the higher age average in Germany. This is according to the Third Augusta Syndicate, which is offering an opportunity to invest in a medical centre in Berlin.

Augusta director Declan Kennedy said the average age in Germany is 42.6, significantly higher than the EU average of 35. “The higher age of the average German is likely to lead to a greater demand for medical care in the future.” He said. Augusta is planning to raise €2.35 million from investors and then use the additional debt to acquire the €6.5 million medical centre.

A minimum investment of €50,000 is required. The investment will offer them an initial yield of 8.59%.

Mr. Kennedy said that demand for units in a medical centre in Berlin, opposite what might be described as the equivalent of St. Vincent’s Hospital in Dublin, will remain high.

“We believe that this is an ideal opportunity for investors looking for capital appreciation to get into the German property market just as the German market is on the upswing.” He said.

“The OECD has already stated that political and economic reforms already underway in Germany should allow for further economic growth in the property sector.”

The annual rent roll will be used to primarily to pay of the bank debt associated with the acquisition, so investment may be suited to those seeking capital appreciation, said Mr. Kennedy.

The medical centre is a 4,000 square metre property and was constructed in 2002. It is currently full let to doctors, dentists, consultant clinics and other medical professionals, as well as a large pharmacy and three residential units.