

Property Valuation, Sale Price (Sample Document)

Sample document with a fictitious property, order WE-2026-000, valuation date 21 September 2026

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Result

This is a sample document by digo.immo. The property valued here, a three-room condominium flat in Egenolffstraße in Frankfurt's Nordend-Ost, is entirely fictitious; no flat with this layout and fit-out exists in that street. All market figures used are real and sourced: the standard land value (Bodenrichtwert), the Frankfurt rent index 2026 (Mietspiegel), the property market report Frankfurt am Main 2026 published by the local valuation board (Gutachterausschuss) and the market reports quoted, each as at 21 September 2026 or as at the date stated with the figure. The sample shows how digo.immo builds a valuation methodically and serves as a reference for clients and referral partners.

For the fictitious flat with 82 m² of living space on the second upper floor of a Wilhelminian-era building from 1908, we determine a market value of around EUR 513,000 as at 21 September 2026, which is around EUR 6,256/m². The flat is vacant, so no let value applies. The market range runs from EUR 492,000 to EUR 534,000. For marketing we recommend an asking price of around EUR 539,000, which is around EUR 6,573/m² (Figure 1).



Figure 1: How the market value is derived from the three weighted approaches. Own illustration by digo.immo based on Chapters 4 to 6.

Approach	EUR/m ²	Value	Weight
Comparison value from the valuation board's purchase prices	6,579.51	EUR 539,520	50 %
Comparison with current listings, adjusted	6,404.16	EUR 525,141	30 %
Income value as a plausibility check	5,238.29	EUR 429,540	20 %
Market value of the flat, weighted and rounded	6,256	EUR 513,000	100 %
Market range	-	EUR 492,000-534,000	-
Asking price	6,573	EUR 539,000	-

The comparison value from the valuation board's purchase prices (50 % weight) and the comparison with current listings (30 % weight) are only around 2.7 % apart at around EUR 6,580/m² and EUR 6,404/m², so they support each other. The income value (20 % weight) is noticeably lower at around EUR 5,238/m², because in central Frankfurt locations owner-occupiers rather than investors set the prices; for condominium flats of this age and location the valuation board even reports slightly negative property yields (Liegenschaftszinssätze) in its own model, see Chapter 6. The income value therefore only serves as a plausibility check and carries a weight of 20 %.

The range is deliberately narrow because for this sample property the site visit, the stated living space and the fit-out features are assumed rather than evidenced by documents of an owners' association. For a real property the range narrows or widens once the declaration of division, the minutes of owners' meetings and the balance of the maintenance reserve are available.

This valuation serves the client as a basis for their own pricing and financial decisions. It is not a market value determination within the meaning of § 194 BauGB and it is not intended for submission to a tax office, a court or a lender. Third parties can derive no claims from it.

It rests on an assumed site visit on 15 September 2026 and on property details about fit-out, modernisation and the owners' association, all of which were invented for this sample. Publicly available geodata, the Frankfurt rent index 2026 and the property market report Frankfurt am Main 2026 are, by contrast, real sources with a stated origin and date. The valuation date is 21 September 2026; market and listing data were collected on that day or as at the date stated with the source.

1. Property

This chapter describes the FICTITIOUS sample property: a three-room condominium flat with 82 m² of living space on the second upper floor of a four-storey Wilhelminian-era building with eight residential units in Egenolffstraße, Frankfurt-Nordend-Ost. The flat has three rooms, a kitchen, a bathroom and a balcony, plus a cellar compartment. No parking space belongs to the flat. The client is an unnamed owner who wants to sell the flat and therefore needs a market-based asking price. A site visit is assumed for 15 September 2026.

Feature	Detail	Basis
Location	Egenolffstraße, 60316 Frankfurt am Main, Nordend-Ost	OpenStreetMap
Order number	WE-2026-000 (sample)	Property detail
Building	Wilhelminian-era building, 8 residential units, 4 upper floors	Property detail
Construction year	1908	Property detail
Flat	3 rooms, kitchen, bathroom, balcony, 2nd of 4 upper floors, cellar compartment, no parking space	Property detail
Living space	82 m ²	Property detail
Co-ownership share	128/1,000 (fictitious)	Property detail
Plot	420 m ² (fictitious, for the land value calculation)	Property detail
Heating	Central heating, gas condensing, renewed 2016	Property detail
Windows	Plastic windows with thermal glazing, renewed 2012	Property detail
Roof	Insulation of the top floor ceiling, renewed 2019	Property detail
Bathroom	Modernised 2015, level-access shower, wall-hung WC, window	Property detail
Electrical installation	Partly renewed, extent not evidenced	Property detail
Service charge, reserve	Service charge EUR 390 per month, maintenance reserve of the association EUR 68,000, share of the flat around EUR 8,704, no special levy resolved	Property detail
Use	vacant (owner-occupied)	Property detail

The building was erected in 1908 in solid construction, as was typical for Frankfurt's Nordend at that time: ceiling heights of around 2.80 m, a representative staircase and facades with decorative elements. According to the property details, several components have been renewed since: the windows in 2012 with plastic frames and double thermal glazing, the bathroom in 2015 with a level-access shower, a real-glass screen, a wall-hung WC and a window for daylight, the central heating in 2016 as a gas condensing system and the roof in 2019 with contemporary insulation of the top floor ceiling. The electrical installation has, according to the property details, only been partly renewed; a complete modernisation of the rising mains is not evidenced. The facade and the window layout are not preserved in the original period style with divided casements, because the windows were replaced with contemporary elements in 2012; this affects the classification in the rent index, see Chapter 6.

Because this is a sample document with a fictitious property, no real documents of an owners' association exist. The service charge, the maintenance reserve, the co-ownership share and the fictitious plot area used for the land value calculation are assumptions made for this sample and are explained in Chapter 6. In a real valuation these details would have to be evidenced by the annual budget, the service charge statement and proof of the reserve.

2. Location

Macro location

Egenolffstraße lies in the Nordend-Ost district, around 1.8 km north-east of Hauptwache and around 1.4 km north-east of Konstablerwache, each as the crow flies. The Palmengarten is around 2.8 km away and the main station around 3.2 km, again as the crow flies (Figure 2). The neighbouring district of Bornheim with its shopping street Berger Straße is a few minutes away on underground line U4.

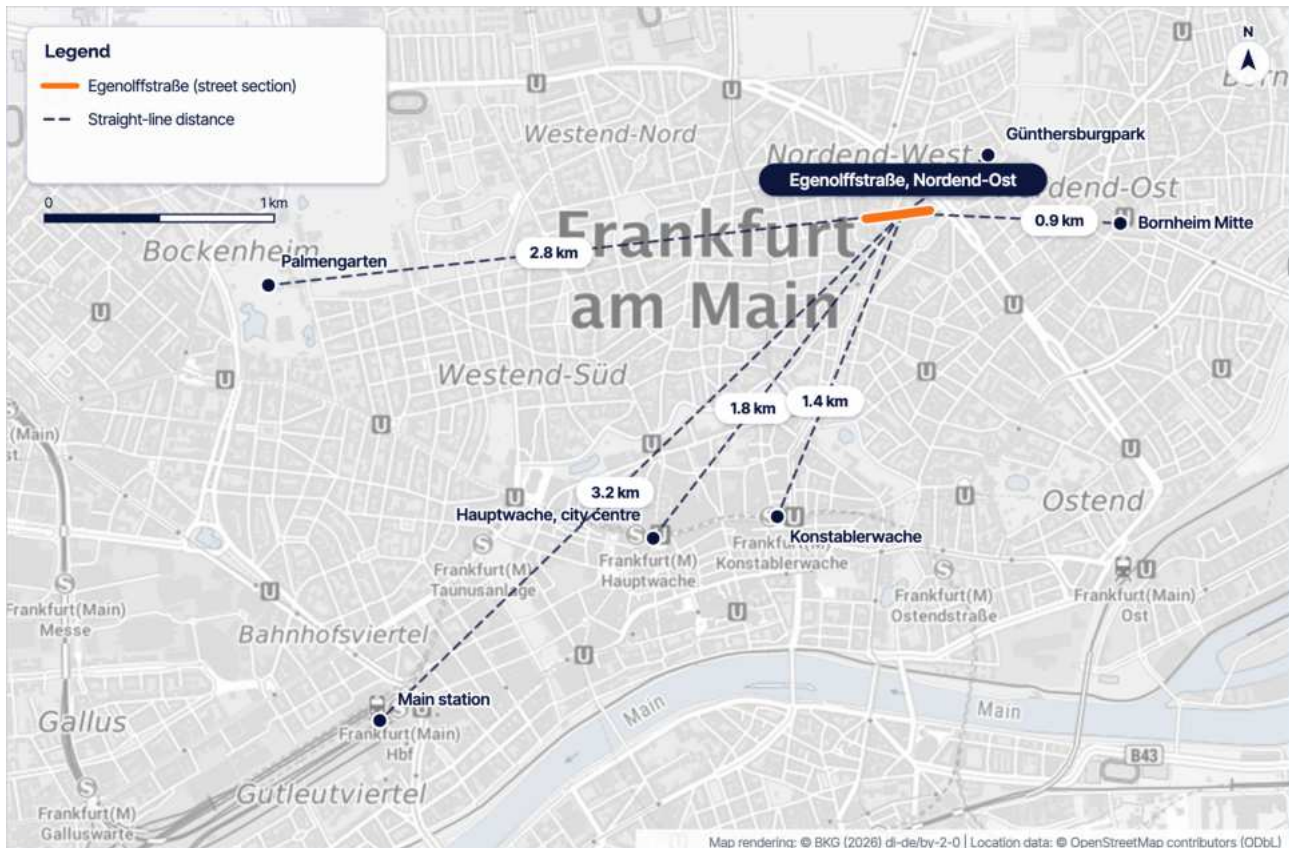


Figure 2: Macro location of Egenolffstraße in Frankfurt's Nordend-Ost with straight-line distances. Only a section of the street is marked, not a particular building. Map rendering: © BKG (2026) dl-de/by-2-0, data sources:

https://sgx.geodatenzentrum.de/web_public/gdz/datenquellen/datenquellen_topplusopen_21.09.2026.pdf. Location data: © OpenStreetMap contributors, ODbL.

Micro location

Nordend-Ost is a densely built, largely Wilhelminian-era residential quarter with quiet side streets such as Egenolffstraße and busier axes such as the adjoining Friedberger Landstraße. Day-to-day amenities are very good (Figure 3). The tram stop Matthias-Beltz-Platz is around 180 m away, the Rotlint pharmacy around 210 m, a REWE City around 350 m and Nibelungenplatz with cafés and restaurants around 360 m. Day care centre Kita 103 is around 420 m away, a further day care centre and a second pharmacy 440 to 550 m away. Friedberger Platz with its weekly market and the Günthersburgpark as a large green space are each around 450 m away. The underground stations Höhenstraße, Glauburgstraße and Merianplatz can be reached within 630 to 730 m, each as the crow flies.



Figure 3: Neighbourhood with local shops, health care, child care, tram, rapid transit and green spaces, distances as the crow flies. Only a section of the street is marked, not a particular building. Map rendering: © BKG (2026) dl-de/by-2-0, data sources: https://sgx.geodatenzentrum.de/web_public/gdz/datenquellen/datenquellen_topplusopen_21.09.2026.pdf. Location data: © OpenStreetMap contributors, ODbL.

Plot and access

Because the property is fictitious, there is no real plot and no specific building that could be shown. For the land value calculation in Chapter 6 a fictitious plot of 420 m² is assumed, as would be plausible for a Wilhelminian-era apartment building with eight units in this location. Figure 4 therefore only shows the section of Egenolffstraße in an aerial image, without a cadastral boundary and without marking any particular building. Egenolffstraße is designated as a residential access road with a 30 km/h limit and has pavements on both sides; it is lined mainly with four-storey residential buildings with a mansard floor.

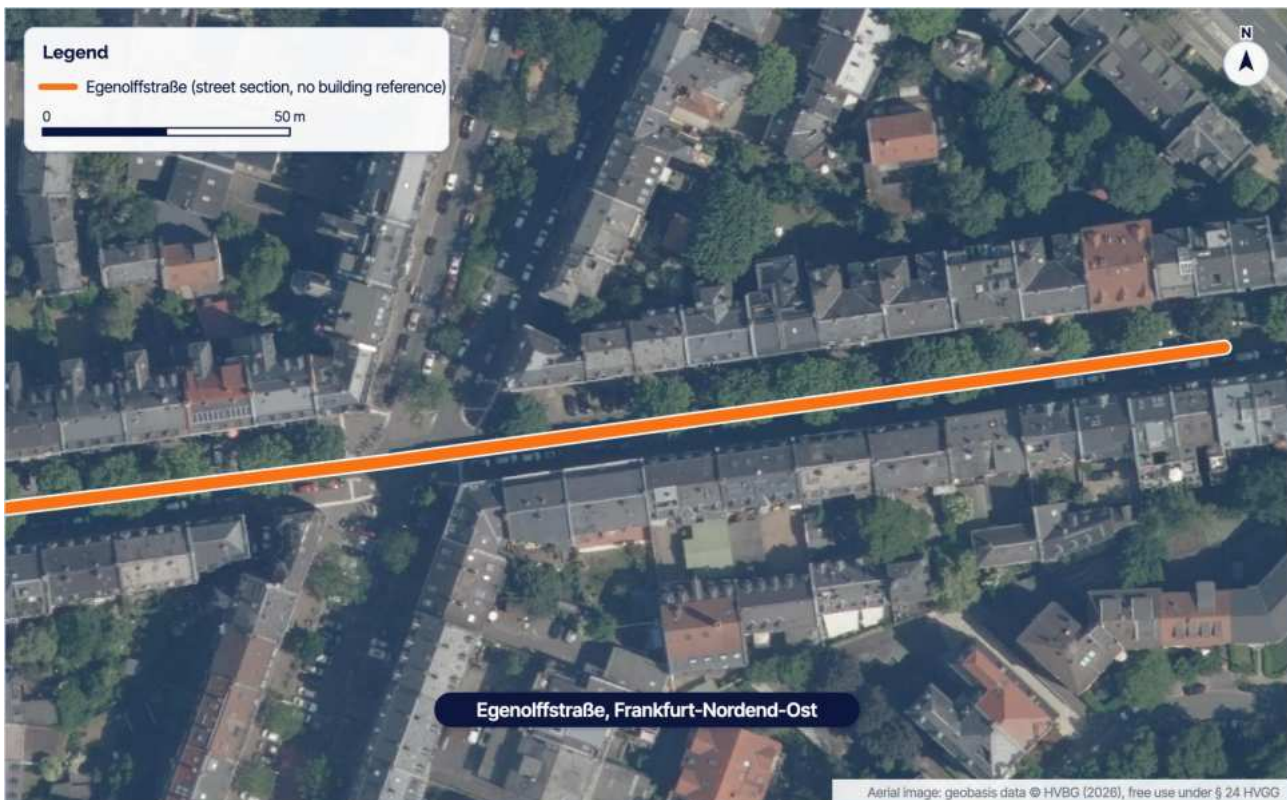


Figure 4: Aerial image of the Egenolffstraße street section, without a cadastral boundary and without marking a particular building, because the property is fictitious. Aerial image: geobasis data © HVBG (2026), free use under § 24 HVG.

Location rating

The Frankfurt rent index 2026 places Egenolffstraße in location category 7 of 10. Under the methodology of the rent index these categories express the price effect of the location and are not to be read as simple, good or very good locations, but as price classes from a regression model. The standard land value of zone 43291068, in which Egenolffstraße lies, is officially EUR 4,900/m² as at 1 January 2026 for residential building land in multi-storey housing (apartment buildings), at a value-relevant floor space index of 2.20. By comparison, the standard land value of the same zone was still EUR 5,800/m² as at 1 January 2024; the decline reflects the general price correction on the Frankfurt property market in 2023 and 2024. According to the property market report Frankfurt am Main 2026, the Nordend together with the Ostend is one of the sought-after, city-centre locations with above-average purchase prices for period condominium flats, see Chapters 3 and 4.

3. Market environment

The property year 2025 was mixed in Frankfurt am Main: the number of notarised purchase contracts rose by around 10 % compared with 2024, while turnover barely moved. For period condominium flats built before 1919, sales across the city rose by around 15 % year on year, while average purchase prices developed differently depending on location. Across the city, vacant period condominium flats built before 1919 sold for an average of around EUR 6,200/m² in 2025, let ones for around EUR 5,210/m². In the Nordend and Ostend

combined, the average purchase price for condominium flats built up to 1918 was around EUR 6,650/m² in 2025, after around EUR 6,560/m² in 2024.

Source	As at	EUR/m ²	Type
Valuation board, condominium flats Nordend/Ostend, built up to 1918	2025	6,650	Purchase price
Valuation board, condominium flats Nordend/Ostend, built up to 1918	2024	6,560	Purchase price
Valuation board, condominium flats Frankfurt overall, built before 1919, vacant	2025	6,200	Purchase price
Engel & Völkers, Nordend-Ost	09/2026	7,310	Listing price
Engel & Völkers, Nordend-West	09/2026	7,001	Listing price
marchaerter-immobilien.de, Nordend-Ost (median)	02/2026	7,218	Listing price

The nationwide house price index published by Destatis for the seven largest cities, which include Frankfurt, rose by 1.4 % in the first quarter of 2026 year on year, after 3.0 % in the fourth quarter of 2025; a Frankfurt-specific purchase price index for condominium flats is not publicly available. Mortgage rates for a ten-year fixed period stood at around 4.0 to 4.2 % effective in September 2026 and thus noticeably above the level at the start of 2026 (around 3.3 %). This limits what financed buyers are able to pay, while well-funded owner-occupiers and investors continue to pay high prices in central Frankfurt locations.

4. Comparison value from purchase prices

The basis is the property market report Frankfurt am Main 2026 of the valuation board for property values for the area of the City of Frankfurt am Main. For the land registry districts Nordend and Ostend combined it reports average purchase prices for condominium flats separately by construction year class, each from suitable purchase contracts within a 90 % sample. For construction years up to 1918, into which the sample property with its year of 1908 falls, around 90 purchases with an average purchase price of EUR 6,650/m² were evaluated for 2025. The valuation board does not publish a finer breakdown by number of rooms and size class within this construction year class for the Nordend and Ostend; that breakdown therefore remains unevidenced and is backed here by the listing comparison in Chapter 5 and the income value in Chapter 6.

Step	Factor	EUR/m ²
Valuation board, Nordend/Ostend, built up to 1918, 2025 (chapter 3.7.3, p. 30)	-	6,650
Carry-forward to the valuation date 21 September 2026	× 1.02	6,783
Modernisation level: windows, heating, bathroom and roof renewed, electrics partly	× 0.97	6,580
Comparison value of the flat at 82 m²	-	EUR 539,520

The 2025 figure is carried forward to the valuation date of 21 September 2026 by 2 %. This carry-forward is our own estimate, because a Frankfurt-specific purchase price index for condominium flats with sub-annual resolution is not publicly available; it follows the moderate upward movement of the nationwide house price index for the seven largest cities in the first quarter of 2026 (Chapter 3). The figure is then adjusted to the modernisation level of the flat (3 % deduction): windows, heating, bathroom and roof have been renewed, the electrical installation only in part, and there is neither facade insulation nor a full refurbishment. The valuation board expressly points out that these average figures are not standardised and cannot be used directly as

comparable prices within the meaning of the German valuation ordinance (ImmoWertV); in this valuation they therefore serve as a starting figure that is backed by the listing comparison and the income value.

5. Comparison with current listings

For this sample document no genuine, up-to-the-day individual listings from the Nordend could be retrieved. Instead, evidenced listing price levels from third-party market reports are used, each with source and date. Engel & Völkers reports an average listing price of EUR 7,310/m² for flats in Nordend-Ost and EUR 7,001/m² for the neighbouring Nordend-West, each as at 1 September 2026. The property portal marchae-ter-immobilien.de states a median listing price of EUR 7,218/m² for Nordend-Ost as at February 2026. Immoportal.com states a range of EUR 5,500 to EUR 8,000/m² for period condominium flats across the whole Nordend as at 1 July 2026, which varies widely depending on condition and location within the district.

Market report level	EUR/m ²	As at
Engel & Völkers, Nordend-Ost	7,310	1 September 2026
Engel & Völkers, Nordend-West	7,001	1 September 2026
marchae-ter-immobilien.de, Nordend-Ost (median)	7,218	02/2026
immoportal.com, period flats Nordend (range)	5,500-8,000	1 July 2026
Average of the three point levels	7,176	-
After negotiation discount (8 %) and condition adjustment	6,404	-
Listing comparison of the flat at 82 m²	EUR 525,141	-

Experience shows that listing prices exceed the purchase prices actually paid later. For this sample document a negotiation discount of 8 % is therefore applied; it follows the gap of around 10 % between the average listing level of the three point sources and the carried-forward purchase price of the valuation board from Chapter 4. The same modernisation deduction as in Chapter 4 is then applied, because the listing levels also reflect fully or partly modernised flats. Automated estimates from individual property portals for the district are likewise based on listing prices without knowledge of the construction year and condition of the specific flat and are therefore not adopted separately.

6. Income value and owners' association

In this sample the flat is vacant and no tenancy exists. The income value nevertheless shows what a buyer would pay on the basis of the sustainably achievable rent, and serves here solely as a plausibility check on the other two methods.

Under the qualified Frankfurt rent index 2026, the base net rent of EUR 8.66/m² for 82 m² of living space (table 1 of the rent index) plus EUR 5.01/m² of supplements from table 2 of the rent index gives a local comparative rent of around EUR 13.67/m². The supplements are made up of location category 7 (+2.46 EUR/m²), an insulated roof (+0.24 EUR/m²), thermal glazing (+0.38 EUR/m²), a ceiling height of 2.61 m or more (+0.21 EUR/m²), a wall-hung WC (+0.19 EUR/m²), a bathroom with a window (+0.19 EUR/m²), a high-quality shower (+0.95 EUR/m²) and an outdoor seating area (+0.39 EUR/m²). The catalogue of features in the rent index provides a further supplement of 1.30 EUR/m² for a high-quality period building; it does not apply here, because

that would require period-appropriate divided window casements, whereas the windows in Egenolffstraße were replaced in 2012 with contemporary, undivided casements.

A rent brake (Mietpreisbremse) has applied in Frankfurt since 2019 in principle, limiting a new letting to no more than 10 % above the local comparative rent. In June 2026 the local court of Frankfurt am Main declared the underlying ordinance void in an individual case because, in its view, the data basis was outdated; according to our research there is as yet no supreme court ruling or decision binding in all cases, so the legal position as at the valuation date is to be treated as unsettled. This has no effect on the income value in this sample document, because the calculation uses the local comparative rent itself and applies no supplement beyond it.

Item	Approach	Amount
Net cold rent p. a.	EUR 13.67/m ² × 82 m ² × 12 months	EUR 13,451
Management costs	ImmoWertV annex 3, per condominium flat	-EUR 439
Maintenance costs	14.40 EUR/m ² × 82 m ²	-EUR 1,181
Rent loss allowance	2 % of the net cold rent	-EUR 269
Net income p. a.	management costs 14.0 %	EUR 11,562
Land value share	54 m ² (co-ownership share 128/1,000 of 420 m ²) × EUR 4,900/m ²	EUR 264,600
Interest on the land value	1.7 % × land value share	-EUR 4,498
Net income of the building	net income less interest on the land value	EUR 7,064
Present value factor	remaining useful life 30 years, property yield 1.7 % (assumption)	23.35
Income value of the building	net income of the building × present value factor	EUR 164,940
Income value of the flat	income value of the building plus land value share, rounded	EUR 429,540

The remaining useful life of 30 years follows the valuation board's own model convention for condominium flats built up to 1949: because the 118-year-old building has already exceeded the model total useful life of 80 years under the German valuation ordinance, the valuation board applies a flat 30 years for this age class. For the property yield, however, this valuation departs from the official model calculation: the valuation board reports a slightly negative average property yield for condominium flats built before 1950 in good and upper locations, because its model is calibrated with a heavily simplified rent (location supplement plus a flat 1.00 EUR/m²). With the higher rent derived here in detail from all supplements and deductions of the rent index, that negative yield would raise the income value implausibly above the officially reported price level. We therefore apply a positive property yield of 1.7 %; it corresponds to the average net initial yield reported by the valuation board for the same market segment.

The land value share follows from the fictitious co-ownership share of 128/1,000 in an equally fictitious plot of 420 m², which is around 54 m², multiplied by the official standard land value of EUR 4,900/m² without further adjustment via the floor space index, because the standard land value plot of the zone, with a value-relevant floor space index of 2.20, already matches the building density of a typical Wilhelminian-era apartment building.

For the fictitious owners' association a service charge of EUR 390 per month and a maintenance reserve of EUR 68,000 are assumed, of which around EUR 8,704 is attributable to the flat. No special levy has been resolved; according to the property details a facade painting for 2028 is under discussion within the association but has not been resolved. Real minutes of the last three owners' meetings, a current annual budget and proof of how the reserve has developed naturally do not exist for this fictitious property; in a real valuation they would be mandatory documents, see Chapter 9.

7. Factors affecting the price

The following points can shift the achievable price against the determined market value of EUR 513,000. The amounts are based on the market data evaluated and on experience.

Factor	Effect on the price
Fully rather than only partly renewed electrical installation	slightly positive, removes a talking point for buyers and banks
Facade painting 2028 is resolved and falls due as a special levy	special levy pro rata on the flat (share 12.8 %), amount unevidenced
Lower maintenance reserve than assumed or an additional special levy	deduction in the amount of the pro rata shortfall
Unclear allocation of the cellar compartment or of a parking space	deduction where proof is missing
Fully evidenced declaration of division and owners' meeting minutes	no direct effect on value, but shortens the marketing period
Sale with an existing tenancy instead of vacant	deduction of around 10 to 15 % against the vacant value

8. Modernisation and economics

In this sample the flat has already been modernised in its main components: windows, heating, bathroom and roof were renewed between 2012 and 2019. The condition deduction of 3 % applied in the comparison value and the listing comparison is at the same time the approximate upper limit of what further modernisation could still recover in these two methods, because the large, value-bearing components have already been renewed.

Measure	Cost incl. VAT	Effect on the price	Assessment
Completing the electrical modernisation (rising mains, meter cabinet)	EUR 3,000 to 6,000	no directly quantifiable extra proceeds, avoids deductions in financing and negotiation	recommended
Cosmetic refresh (painting, minor repairs)	EUR 1,500 to 3,000	EUR 1,000 to 2,000 more, works above all in photos and on first impressions	recommended
Facade insulation of the whole building	joint measure, costs not individually attributable	little additional benefit, because windows, heating and roof have already been renewed	not an individual decision
Full refurbishment of the flat (layout, bathroom, complete electrics)	EUR 25,000 to 45,000	the extra proceeds are not expected to cover the cost	not recommended

Economically, it is above all worth completing the electrical modernisation, because an only partly renewed installation regularly catches the eye of prospective buyers and lending banks and prompts questions. Bringing forward facade insulation or fully refurbishing the flat itself, by contrast, rarely pays off, because the flat already has the main modern features that the rent index and the comparable prices reward.

9. Recommendation

Asking price: the flat should be offered at around EUR 539,000, which is around EUR 6,573/m². The figure lies deliberately somewhat above the market range and leaves room to negotiate down to the determined market value.

Negotiation target: a sale between EUR 505,000 and EUR 525,000 appears realistic. Prices below the market range would only be justified by negative findings in the property documents, such as a high special levy or an unclear right of exclusive use.

Documents: because this is a fictitious property, none of the following documents actually exist. The overview shows what buyers and lending banks typically request for a real condominium flat of this type.

Document	Status	What it is needed for
Declaration of division with the division plan	missing (fictitious property)	separate ownership, co-ownership share, allocation of balcony and cellar compartment
Current land register extract	missing (fictitious property)	encumbrances, third-party rights, size of the co-ownership share
Minutes of the last three owners' meetings	missing (fictitious property)	resolutions on special levies, facade painting and maintenance
Annual budget and service charge statement	missing (fictitious property)	service charge, contribution to the maintenance reserve, allocation keys
Proof of the maintenance reserve	missing (fictitious property)	amount of the reserve and share of the flat
Energy certificate	missing (fictitious property)	mandatory details in the listing under § 87 GEG
Living space calculation	missing (fictitious property)	proof of the area towards buyers and banks
Evidence for windows, heating, bathroom and roof	missing (fictitious property)	proof of the stated modernisation years

Owners' association: before any real marketing, the declaration of division, the minutes of owners' meetings and proof of the maintenance reserve would have to be available, in particular with regard to the facade painting mentioned in Chapter 6, which has not yet been resolved, and to the actual allocation of the cellar compartment.

Currency of the figures: a real document of this kind should be reviewed before marketing begins, because standard land values, rent indices and market reports change continuously. This sample document reflects the market as at 21 September 2026.

Sources

Property and sample assumptions

- The property profile with living space, construction year, fit-out, co-ownership share, service charge and maintenance reserve is invented for this sample document and only illustrates the methodology.
- The assumed site visit on 15 September 2026 is part of the fictitious sample case and did not take place.

Official data and regulations

- The valuation board for property values for the area of the City of Frankfurt am Main publishes the property market report Frankfurt am Main 2026 with data year 2025 and standard land values as at 1 January 2026, in particular chapter 3.7.3 (average prices for condominium flats by land registry district, p. 30), chapter 3.8.3.7 (property yields for condominium ownership, pp. 55 to 57) and chapter 3.8.8.3 (net initial yields for condominium ownership, p. 91 f.), retrieved on 21 September 2026.
- BORIS Hessen provides the standard land value of zone 43291068 as at 1 January 2026 via the WMS service of the Hessian administration for land management and geoinformation, queried live on 21 September 2026.
- The City of Frankfurt am Main recognised the qualified Frankfurt rent index 2026 on 25 June 2026; it applies from 25 June 2026 to 31 May 2028 and is based on a survey as at 1 July 2025. It is published by the housing office of the City of Frankfurt am Main, in particular table 1 (base net rent, p. 10) and table 2 (supplements and deductions, pp. 12 to 22).
- The German valuation ordinance (ImmoWertV) sets out the total useful life of 80 years for condominium ownership in annex 1 and the management costs in annex 3, applied with the values valid from 1 January 2026.

Market and listing data

- Engel & Völkers states property prices for Nordend-Ost and Nordend-West as at 1 September 2026.
- marchaeiter-immobilien.de states median listing prices for Nordend-Ost as at February 2026.
- immoportal.com states a price range for period condominium flats in the Nordend as at 1 July 2026.
- Dr. Klein, FMH and Interhyp state mortgage rates for a ten-year fixed period as at September 2026.
- The Federal Statistical Office (Destatis) publishes the house price index for the seven largest German cities for the first quarter of 2026 and the fourth quarter of 2025.
- The local court decision on the Hessian tenant protection ordinance of June 2026 is reported following coverage by [hessenschau.de](https://www.hessenschau.de).

Maps and geodata

- The Federal Agency for Cartography and Geodesy provides TopPlusOpen in the web_light_grau map style, Data licence Germany attribution 2.0, licence text <https://www.govdata.de/dl-de/by-2-0>, retrieved on 21 September 2026.
- The Hessian administration for land management and geoinformation provides the digital orthophoto DOP20 via the WMS service of the State of Hesse, geobasis data © HVBG (2026), free use under § 24 HVGG, retrieved on 21 September 2026.

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- The OpenStreetMap contributors supply the street geometry as well as the location and route data for the location description and the maps via Nominatim and Overpass, ODbL, licence text <https://opendatacommons.org/licenses/odbl/>, retrieved on 21 September 2026.

Frankfurt am Main, 21 September 2026, Dirk große Osterhues, digo.immo Verwaltung & Invest