

## David Borck Immobiliengesellschaft

**Caren Rothmann and David Borck transformed their Company from a Brokerage into a Real Estate Service Provider / The Result: Over 2.000 Properties since the founding of the company**

David Borck Immobiliengesellschaft was founded in 2010 by Caren Rothmann and David Borck. Their goal: “We want to operate just as individually, innovative and design-oriented like an upscale boutique hotel – and, at the same time, offer the standard of international houses.” In accordance with this credo, the company provides professional full-service operations related to the **sale and marketing of properties**. The consultation includes even fundamental aspects such as **pricing and the drafting of ground plans**, which will be adapted by the experts and reviewed for a sustainable positive performance. Moreover, the **establishment of a professional marketing plan**, target group analysis as well as the **creation and designing of logos, names, brochures, and sales documents** are part of the company’s portfolio. And the service of David Borck Immobiliengesellschaft includes even more: **financing at particularly favorable terms** can be inquired via the large network which also provides specialist lawyers, notaries, and architects, so that clients can profit by the full service from a single source. “Thanks to our great network and our long-term market experience we were able to group the best experts around our company. This also benefits our clients, because they can make use of our expert network,” explains managing director and owner David Borck the company’s philosophy. Moreover, 27 staff members attend to the projects and are ready to provide assistance to stakeholders, sellers, and buyers.

“No matter if it is a single apartment that needs to be put on the market or the exclusive distribution of a major project with 200 units – we always work with full-hearted commitment,” says managing director and owner Caren Rothmann. Their customer data base contains over 30.000 people including their personal wishes of a property object. “Usually, it is enough to address a handful of stakeholders because we know exactly what our clients are looking for,” says David Borck. Apart from **institutional investors from Germany**, the regular clients of David Borck Immobiliengesellschaft are **private investors from Berlin**. “The aim is to continue our dynamic growth and we are planning to approach **reliable international investors** directly,” explains David Borck the strategy for the coming years. “Because the real estate prices in Berlin are favourable by international comparison and have growth potential.” In order to keep offering good products at reasonable prices to their clients, Caren Rothmann and her team regularly scan the neighbourhoods of Berlin. Due to these trend analyses David Borck Immobiliengesellschaft early predicted the upturn of the so-called “Kreuzkölln”. “Currently, we are observing a very rapid development of the Scandinavian Quarter in Prenzlauer Berg. The areas around the airport BER also promise attractive returns,” Caren Rothmann sums up.

Aside from the real estate business, Caren Rothmann and David Borck are committed to social work. In doing so, they try to maintain the diversity and charm of Berlin in spite of its rapid development. For example, David Borck Immobiliengesellschaft is a sponsor of the sports club **TuS Makkabi** and of **WIZO** and even participated in their charity soccer tournament. And the company is also leading sponsor for the annually Chanukka ball.

**About Caren Rothmann:**

Caren Rothmann founded her first own company already at the age 25. Since then, she has begun an impressive career as a successful businesswoman within the property sector, during which she – among other things – has accompanied the purchase of over 200 apartment buildings for a Danish investor. Since 2010, Rothmann manages as a central figure the development of David Borck Immobiliengesellschaft within the property market of Berlin and contributes her commercial and strategic know-how as well as her love for design and aesthetics.

**About David Borck:**

David Borck is regarded as one of the experts of Berlin's property market. Starting his career at 18 years as a broker and after more than 35 years in this business, David Borck knows the field like no other. His network contains well-known stakeholders and Borck uses their know-how for the benefit of the customers. With his negotiating talent he pushes the internationalization of the David Borck Immobiliengesellschaft and targeted appeals of institutional investors.

## **Digital property sales – not only in times of crisis**

**David Borck real estate agency takes full advantage of digital tools, including video chat and 3D tours, to facilitate personalized property viewings**

The sales experts at David Borck real estate agency have long utilized digital tools to market properties via a range of channels and innovative tools. Taking real estate service to the next level, the company's portfolio of digital solutions has now been expanded to include **digital, 360-degree, 3D tours**. This new feature allows prospective buyers to explore our real estate listings and gain a personal impression of a property whenever and wherever they are. Once buyers have found what could well be their next dream home, each property can also be viewed **via video chat**. "Our 3D tours and video chat services provide a great way to view properties, even while protective measures remain in place to limit the spread of coronavirus," explains managing partner Caren Rothmann, "We not only want to reach prospective customers through the most innovative channels, we also want to safeguard the health of both our customers and employees. Rothmann's business partner David Borck adds: "The 3D tours convey **authentic impressions** of each property, almost as if you were there. We are happy to be able to provide such a realistic experience of the look and atmosphere of each of our stunning properties. And once the digital tour has piqued the potential buyer's interest, we can easily arrange for a personalized viewing via video chat."

Using the latest technology from Matterport, 3D tours can be accessed not only via the website and landing pages of the David Borck real estate company, but also via the agency's social media channels and online advertisements. "For our customers, the benefits are tangible. More than ever before, safety is paramount, and such digital services mean that our customers do not have to visit a property in person and can still inspect every feature of each property in unrivaled detail," says Caren Rothmann. During video chat viewings, David Borck's real estate experts are of course present via video chat and can answer any questions prospective buyers might have about their chosen property.

### **About David Borck Immobilienengesellschaft:**

When Caren Rothmann and David Borck founded David Borck Immobilienengesellschaft mbH in 2010, both managing partners already possessed a wealth of real estate expertise. From day one, their vision has been to market real estate with an individual touch and an innovative flair, offering a complete range of real estate services from a single source. Together with their team, they draw on an extensive network of agencies, financing experts, appraisers, lawyers and banks. Whether classic pre-war buildings or new developments, villas or condominiums, portfolio or individual properties, the team of seasoned real estate professionals handles every facet of property and development marketing and develops highly targeted, bespoke marketing strategies. Over the last decade, David Borck Immobilienengesellschaft has successfully connected more than 2,000 buyers with their dream property. The company has been repeatedly rated as one of the top real estate agents in Germany by *Focus* magazine and *Capital Maklerkompass* and has also won the European Property Award.

<https://david-borck.de/news/unsere-service-fuer-sie-digitale-besichtigungen-via-videocall/>

## **Claudius - reinterpreting a piece of Berlin's history**

**Luxurious renovation of the Wilhelminian-era building nears completion / Penthouse with approx. 166 sqm of living space, rooftop terrace, and two loggias as highlights / First of the uniquely designed residential units already sold**

Berlin is renowned for its historical classic buildings and distinctive architecture. At the same time, residents often do not want to forego modern comfort. The perfect combination of these two worlds is offered by the Claudius project in Berlin-Tiergarten, right in the heart of the capital. The Wilhelminian-era building with 15 residential units has undergone extensive renovation in recent months, not only equipped with high-quality amenities and the latest technology but also complemented with select materials and luxurious living elements. In addition to the residential units, the common areas have now been finished, and the redesign of the courtyard will be completed soon. The David Borck Immobiliengesellschaft has exclusively taken over the marketing. The first residential unit has already been sold.

The Claudius project stands out with the highest quality of life and stylistic sophistication while remaining true to its historical substance: Here, genuine wood parquet, marble tiles, and elaborate stucco elements meet modern technology and a glazed elevator. The aesthetics of the building start with lovingly restored doors, Bauhaus-inspired light switches, Calacatta marble, and hand-brushed brass fixtures. The renowned architecture firm NOVONO has also curated a unique interior design for all apartments. Tailored to the various sizes of the apartments, interior designer Nora von Nordenskjöld has created unique living spaces. The two furnished model apartments demonstrate how the historical elements of the building harmonize with these unique interior details and are tailored to the needs of urban living.

In addition to spacious apartments ranging from approx. 66 sqm to 150 sqm, ideal for couples and families, the project Claudius also offers four bright and elegant studios perfectly suited for singles. All apartments have a balcony or terrace. The spacious penthouse offers a breathtaking view over the rooftops of Berlin. With an area of approx. 166 sqm, an expansive rooftop terrace, and two loggia-like terraces, residents can individually enjoy the pleasures of this unique property.

The location of the property is also exceptional. Located in the heart of Berlin-Tiergarten, the surroundings of the Wilhelminian-era building are enriched with numerous amenities: Within walking distance, you can find first-class cafes and bakeries, diverse restaurants, a wide range of shopping opportunities, and educational institutions. The Bellevue commuter train station as well as the Hansaplatz and Turmstraße tube stations are easily accessible on foot in just a few minutes. Travelers will appreciate the excellent transportation connections, as the commuter train ride to Berlin Hauptbahnhof (Main Station) takes only three minutes, and the drive to Berlin Brandenburg Airport (BER) takes only 40 minutes. Thus, Claudius offers not only exceptional living quality but also the convenient accessibility of all the amenities that the German capital has to offer.

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<https://david-borck.de/>

Press release, November 2023

## **28 units in refurbished classic building successfully sold**

### **David Borck Immobiliengesellschaft finds new owners for all apartments at Ebertystraße 54 in Berlin-Friedrichshain**

David Borck Immobiliengesellschaft celebrates another successful marketing achievement! At the end of October, the renowned brokerage firm sold all units in the Eberty 54 project. Previously, the building dating from 1901 underwent comprehensive renovation to meet modern standards. The facades and staircases were refurbished, and new balconies were added to the rear building. Additionally, a new elevator was installed at the back of the front building, enhancing accessibility. The new owners include both owner-occupiers and capital investors from Germany (predominantly from Berlin), Austria, and Italy.

With its 28 units, offering living spaces ranging from approximately 37 to 109 square meters and one to four rooms, the four-story building at Ebertystraße 54 is ideally suited for various needs and lifestyles. The extensive renovation work in both the front and rear buildings meticulously restored popular old-style elements like stucco applications and wooden floors. The apartments themselves were also partially renovated. The outdoor areas have been upgraded as well, now featuring a tranquil courtyard with bicycle parking spaces.

The location of the house is characterized by its centrality and tranquility. Ebertystraße 54 is just a stone's throw away from the popular Volkspark Friedrichshain. Whether it's jogging in the park, relaxing in nature, or visiting one of the play and sports fields – this recreational oasis offers something for everyone and is a perfect place for relaxation and fun. In the immediate vicinity, there are numerous restaurants, charming bars, and cafes. Event and sports enthusiasts can experience a variety of events at the Velodrom or spend pleasant summer evenings at the open-air cinema Friedrichshain. The Eberty 54 project is also well-connected to public transportation: The Landsberger Allee S-Bahn station is only a few meters away, and the tram lines M10, M5, M6, M8, and M18 are within easy walking distance.

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## **More sales success for David Borck Immobiliengesellschaft**

### **Real estate agency completes sales campaigns for two projects at once: 47 residential and three commercial units in Steglitz and twelve condominiums in Treptow-Köpenick successfully sold**

The media is full of stories about high interest rates and a stagnating real estate market. Despite these current challenges, the Berlin real estate agency owned by Caren Rothmann and David Borck has successfully completed sales of two projects with a total of 59 residential and three commercial units. The two residential and commercial buildings in Regattastraße in Berlin-Grünau and Schloßstraße in Berlin-Steglitz boast an attractive variety of apartment types, space maximizing floor plans and fantastic locations.

The property at Regattastraße 112 is home to 11 rented condominiums and one ready-for-occupancy unit in a multi-family house built in 1997. The one- to four-room apartments feature living space of approx. 41 to 90 square meters and all units are equipped with balconies or terraces. The apartments have light-flooded living and dining areas and stylish bathrooms with showers or bathtubs. Residents also enjoy a quiet, landscaped backyard and a bicycle and stroller storage room. The property also benefits from its close proximity to numerous green and recreational areas and is within easy reach of Grünau Lido and Lake Müggelsee, where leisure and recreational opportunities abound. The traditional regatta course, a venue for national and international competitions, is also merely a stone's throw away.

The residential and commercial building on Schloßstraße in Steglitz was built around 1900 and extensively modernized in 2021. This classic, turn-of-the-century apartment building is built around a landscaped courtyard with a playground and has traditional asymmetric "Berliner" roofs, conservatories, balconies and terraces, plus oversized windows. The property comprises 47 one- to six-room apartments ranging from 30 to 275 square meters, from compact single apartments to family-friendly maisonettes and spacious penthouses. In addition to the residential units, three spacious commercial units with attractive floor plans were also available, each offering between 64 and 79 square meters of space, a kitchenette and modern, well-equipped bathrooms. The residential units feature high ceilings, fine parquet flooring, stucco elements, modern bathrooms with walk-in showers and open-plan living and dining areas.

The property is situated directly adjacent to one of Berlin's most popular high streets, Schloßstraße, which is home to countless stores, restaurants and cafes, as well as numerous cultural venues, including the famous Schlosspark Theater. Nearby, Grunewald Forest and the Botanical Gardens ensure that a spot of relaxation in the countryside is never more than a few minutes away.

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Press release, August 2023

## **David Borck Immobiliengesellschaft announces the sale of two multi-family properties Berlin**

### **Brokerage house delighted to confirm the sale of two properties comprising four condominiums in Heiligensee and 17 residential units in Karlshorst**

A spectacular double strike for David Borck Immobiliengesellschaft! The renowned Berlin-based brokerage house was delighted to celebrate the successful completion of two projects in July. With the sale of the two multi-family properties in Heiligensee and Karlshorst, the team led by Caren Rothmann and David Borck has once again demonstrated its unrivaled expertise in the Berlin real estate market. The two properties, at Heiligenseestraße 39 and Trautenauer Strasse 6, enchanted buyers with superb locations, first-class amenities for owner-occupiers, and great prospects for buy-to-let investors.

Heiligenseestraße 39 is a three-story apartment building with four rented and ready-for-occupancy condominiums constructed in the late 1960s. The two- to three-room apartments are equipped with balconies or terraces and have floor plans ranging from 78 to 140 square meters. The absolute highlight is the bright and spacious maisonette unit. With stylish interiors, the units score maximum points for their light-flooded living and dining rooms and elegant bathrooms with either a shower or bathtub. All units also share hobby rooms in the basement and a terrace in the garden. Not far from downtown Berlin, the new owners will enjoy a tranquil life surrounded by nature – in this stunning green oasis between Heiligensee and Tegeler Forest.

David Borck Immobiliengesellschaft also secured the sales of 17 units in the multi-family complex at Trautenauer Strasse 6, corner of Rödelstrasse 8. The four-story property dates from 1910 and is home to one- to five-room apartments with optimal floor plans measuring 51 to 105 square meters in a truly exceptional location. The area, famous for its historic architecture and wealth of cultural and recreational opportunities, is affectionately known as the “Dahlem of East Berlin.” Balconies or terraces, plus winter gardens, offer residents breathtaking views and pure relaxation. The interiors are equally impressive, combining modern and historic features such as stucco, plank and parquet flooring, and solid wooden doors.

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Press release, January 2023

## **Spacious pre-war building in the heart of Berlin seeks new owners**

### **David Borck Immobiliengesellschaft launches marketing of 23 condominiums at Gitschiner Strasse 93**

Classic Berlin charm meets urban city flair! This residential building at Gitschiner Straße 93 combines the best of new and old Berlin: stucco elements and high ceilings are combined here with trendy interior designs with a concrete look, new parquet floors, open kitchens and modern floor plans. In the extensively modernized 19th-century building, there are 23 residential units for sale that are ready for occupancy. Highlights are the two newly developed loft apartments on the fifth floor with their spacious roof terraces. David Borck Immobiliengesellschaft has taken over the exclusive marketing.

This Wilhelminian style building from 1860 consists of a front house as well as a right side wing with a one-story shed and a left side wing with a two-story annex. The units comprise one to four rooms or offer approx. 38 to 132 square meters of living space and are thus suitable for a mix of singles, couples and families. The entire building is currently undergoing extensive modernization and upgrading. In the process, all the residential units are also being converted to modern living standards and will, for example, feature open-plan kitchens and, in some cases, new balconies upon completion. The front building will also have an elevator at the rear. For the smallest residents, there will be playgrounds and green areas in the inner courtyard. The solar system on the roof will sustainably support the central hot water supply.

The building is in a prime location in Berlin-Kreuzberg and benefits from a lively and international environment. Directly in front of the door, Böcklerpark and its green spaces attract visitors and the popular Landwehrkanal invites you to relax. In the nearby Oranienstrasse and around Paul-Linke-Ufer, on the other hand, you will find numerous restaurants and charming bars and cafés. Art and culture enthusiasts will find a variety of galleries and exhibitions in the area or can browse at the trendy weekly market on Maybachufer. The Gitschiner 93 project is also well connected to public transportation: The Prinzenstraße subway station is just a few meters from the building, and the Gneisenaustraße subway station is also only a 10-minute walk away.

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Press release, December 2022

## **David Borck Immobiliengesellschaft successfully sells all units in Jahn Urban**

### **Berlin brokerage house has secured buyers for all 20 residential and two commercial units in the new-build complex in Kreuzberg / The penthouse was the final available unit**

Berlin-Kreuzberg continues to enjoy great popularity as a trendy and creative district. In particular, the Graefe neighborhood between Landwehrkanal and Hasenheide is a magnet for young families, expats and native Berliners. Here, David Borck Immobiliengesellschaft has now secured buyers for the 20 residential and two commercial units in the new-build Jahn Urban complex within twelve months. The last available unit was the fifth-floor penthouse with around 170 square meters of living space on two floors, a roof terrace of around 40 square meters and a balcony, which has now been successfully sold.

Many buyers from Germany have secured apartments in the new building: “The project was also very popular internationally,” remarks Caren Rothmann, Managing Partner of David Borck Immobiliengesellschaft. “In addition to buyers from Sweden, the USA and China, we have also had buyers from the immediate neighborhood looking for a new property close to their roots. This has resulted in a great mix of owner-occupiers who will be living in the apartments themselves, plus a number of buy-to-let investors.”

Her business partner David Borck adds: “Demand in Berlin and the surrounding area is still very strong, despite rising inflation and higher interest rates. Real estate is still the best form of investment even in times of inflation. The current situation is particularly interesting for investors, especially as construction companies are currently putting off numerous new developments, fewer apartments are being built, and the soaring demand for rental apartments cannot be satisfied.”

Jahn Urban was designed by Thomas Hillig Architects and comprises a mix of compact two-room apartments of approx. 35 sqm to larger four-room family apartments with floor plans of up to approx. 170 sqm. The practical commercial spaces have approx. 45 sqm and 74 sqm. Demand was particularly strong for the two commercial units and the two- and three-room apartments. All of the units are equipped with open-plan kitchens/living rooms, modern bathrooms and parquet flooring, underfloor heating and, in some units, floor-to-ceiling windows. A play area in the courtyard also awaits the complex’s youngest residents.

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Press release, November 2022

## **19<sup>th</sup>-century apartments in Berlin-Kreuzberg ready for occupancy**

### **Seven apartments in the beautiful Graefekiez in Berlin-Kreuzberg are looking for new owners**

The Graefe neighborhood in Berlin-Kreuzberg is one of the most fashionable and colorful places to live in Berlin. And here, in the heart of the vibrant City on the Spree, David Borck Immobiliengesellschaft is currently marketing seven units at Schönleinstraße 11 on Hohenstaufenplatz. Set between the Landwehr Canal and the expansive greenery of Hasenheide, this is a perfect residential location for metropolitan nature lovers. And easy access to wide open spaces is not the only attractive feature: The local dining and pub scene also leaves nothing to be desired. And, in addition to a wealth of restaurants and cafés, the Graefe neighborhood also boasts independent stores and weekly markets, as well as popular neighborhood flea markets.

The apartments in this 1876 building all offer between one and three rooms, with floor plans ranging from 39 to 96 square meters. All of the units are ready for immediate occupancy, in a well-kept condition and boast practical layouts for singles, couples and small families. Attractive features include original design details, high ceilings, traditional floorboards and wooden double windows. One 3-room and four 1-room apartments are currently on the market. The 3-room apartment offers three living rooms, a separate kitchen, and a windowed bathroom. The 1-room apartments have either an eat-in kitchen, bathroom and hallway, or a living area, hallway, shower room and separate kitchen. Two further apartments will be available for sale next year.

The apartment building, which has a newly renovated facade, is also well situated for public transport: Schönleinstraße subway station, on the U8 line, is just under 300 meters from the doorstep, while it is a mere 10-minute walk to Hermannplatz subway station, which is served by the U7 line. Kottbusser Tor station provides access to the U1 and U3 lines and is less than one kilometer away. Drivers will also love the location: In just 10 minutes they can be on the A100 highway. And for cyclists, the property is equipped with secure parking spaces in the courtyard.

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Press release, October 2023

## **David Borck real estate company honored again as top broker** **Berlin-based real estate firm receives its eighth award from the Capital Broker Compass**

The David Borck Real Estate Company has once again been recognized for its expertise and exceptional performance, receiving a top rating of five stars in the latest Broker Compass by the business magazine Capital. This prestigious award marks the eighth consecutive recognition, further solidifying the company's renowned reputation in the real estate industry.

In collaboration with the analysis experts from Scope Fund Analysis and the IIB Institute, the business magazine Capital conducted an evaluation of the performance of a total of 20,127 real estate brokers across 161 German cities in 2023. In a two-stage testing process, the selected brokerage firms were assessed based on four criteria: qualifications, process quality, property listings, and contracts, as well as the quality standards of customer service provided by the companies.

The recognition from the Capital Broker Compass underscores the long-standing success story of the David Borck Real Estate Company. The company has established an excellent reputation for its comprehensive market knowledge, tailored services, and top-notch customer care. Additionally, the brokerage firm stands out due to its strong network, extensive customer database, and the use of cutting-edge technology. The team offers innovative services to its clients, including property visualizations, drone photography, elaborately crafted property videos, and virtual tours. Furthermore, the real estate experts possess years of professional and market experience, along with sustainable qualifications.

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<https://david-borck.de/>

Press release, May 2023

## **David Borck Immobiliengesellschaft wins seventh Focus Top Broker award**

**Berlin agency ranks among Germany's best real estate brokers again this year**

Yet another big win for David Borck Immobiliengesellschaft! The Berlin real estate experts have just been awarded a seventh Top Broker Seal by *Focus Immobilienreport*. This coveted seal of quality is awarded annually to the 1,000 best residential and 200 top commercial real estate brokers in Germany. Once again, David Borck Immobiliengesellschaft was pleased to receive a 5-star rating.

“This award means a lot to us as the seal of quality awards are based on recommendations from fellow real estate industry professionals,” says owner David Borck. Co-owner Caren Rothmann adds: “This latest award confirms that our work is appreciated not only by our clients, but also by brokers.” David Borck Immobiliengesellschaft has a diverse portfolio of real estate listings, including condominiums, single-family houses, villas, residential and commercial buildings, as well as subdivisions and new construction projects for owner-occupiers and/or investors in Berlin and Brandenburg. The added value for the customer is always in the foreground: “The expertise of our brokers is just as important to us as the quality of services we provide to potential owners. After all, we want our customers to enjoy best-in-class service, to know they have received the highest quality advice, and to fully feel that they are in good hands when making such a major decision,” says Rothmann about the company's philosophy.

To be nominated for the Top Broker Seal an agent must be explicitly recommended by fellow ImmobilienScout24 brokers and members of Germany's IVD regional real estate association. If agents receive an identical number of recommendations, the nominees must also have already been selected as candidates for the previous year's award, be a member of the IVD, and be able to document their certifications and services. A total of around 18,000 brokers were invited to take part in the online survey, which was conducted by Statista. Feedback from ImmobilienScout24 users also counted toward selecting the eventual winners.

### **About the Focus Real Estate Atlas:**

Every year, Focus publishes its *Real Estate Atlas* as a guide for potential buyers and sellers of real estate. The Atlas not only analyzes current market conditions and forecasts future trends, it also lists the best real estate agencies in Germany. Presented by region, the Focus Real Estate Atlas helps potential buyers and sellers find the best brokers and benefit from industry leading service quality. The 1,000 Top Real Estate Agents 2023 were selected on the basis of a survey of approx. 12,000 agents who list properties on ImmobilienScout24 and approx. 6,000 agents who are members of the IVD's regional real estate associations up and down Germany. Participation in the survey is free of charge, self-submitted recommendations and recommendations from partners in an official network or association are not counted, and the award cannot be purchased.

**For any further questions and for more detailed information feel free to contact Eckel Presse & PR GmbH**

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