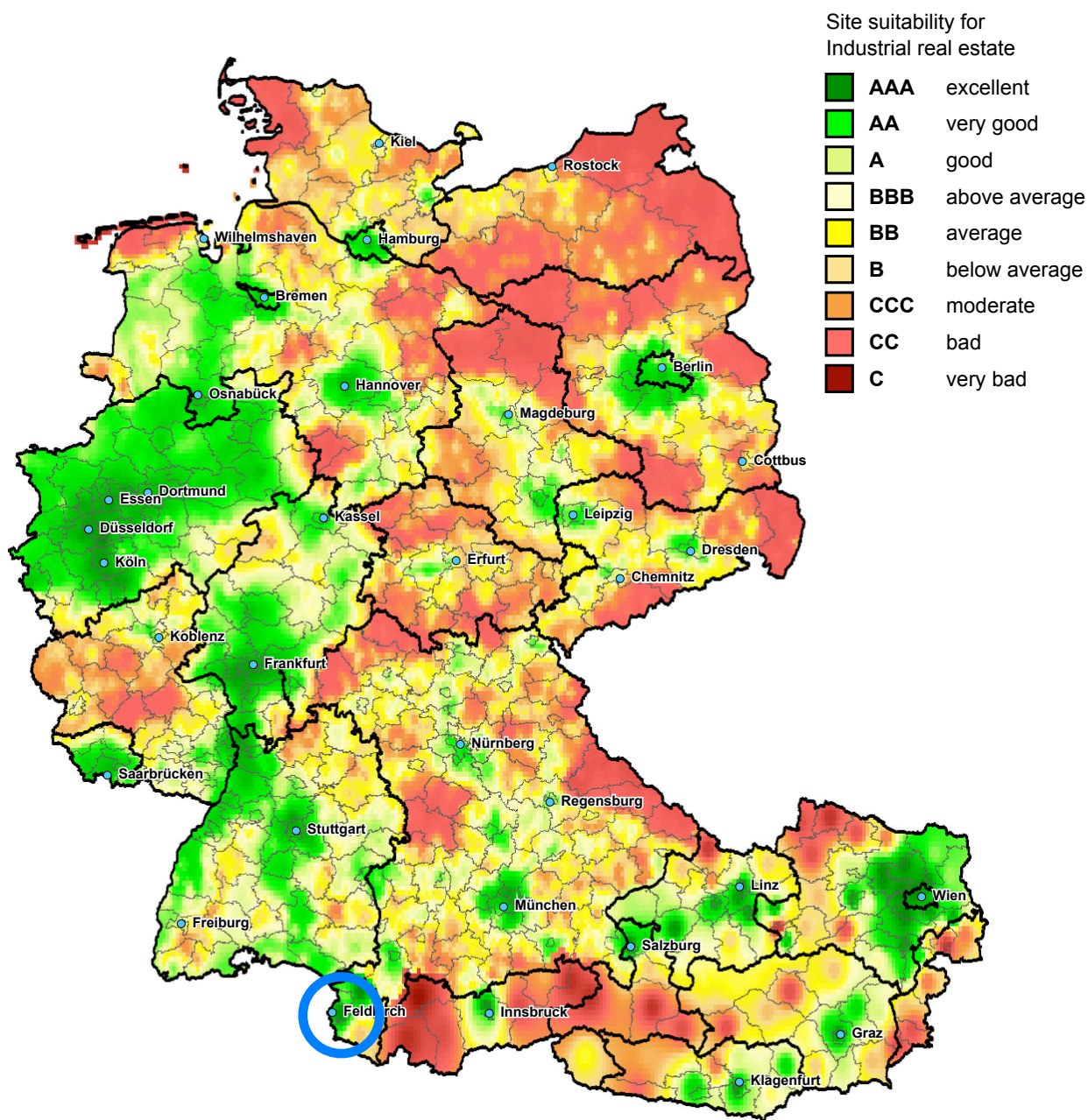




## IndustrialBundle Röns - 2019 -

(Date: 31. Dec 2019)












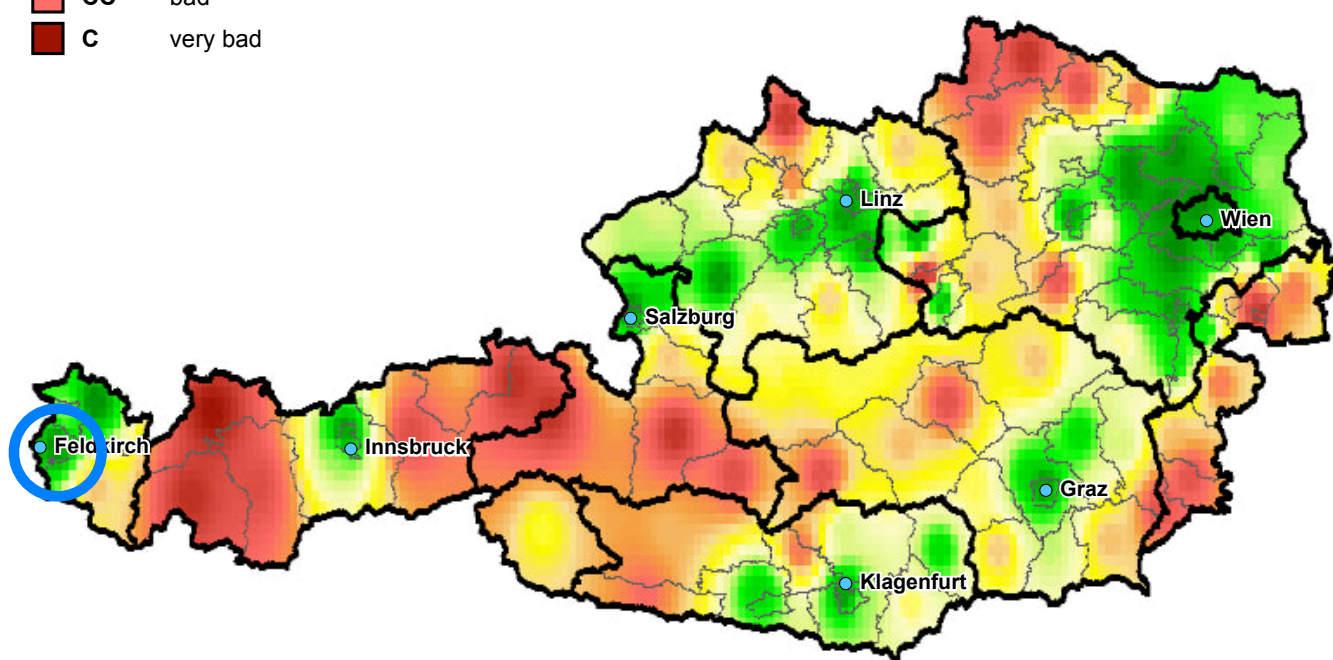
Map source: IndustrialPort in cooperation with Hochschule Fresenius



## National Map

Site suitability for  
Industrial real estate

	<b>AAA</b>	excellent
	<b>AA</b>	very good
	<b>A</b>	good
	<b>BBB</b>	above average
	<b>BB</b>	average
	<b>B</b>	below average
	<b>CCC</b>	moderate
	<b>CC</b>	bad
	<b>C</b>	very bad



Map source: IndustrialPort

**Site suitability according to IndustrialScore for Röns: C**

This place is within the fourth quartile in the national comparison.



## 1 Statistical data

Federal State	Vorarlberg	Metropolitan Area	Feldkirch
County		Association of local authorities	Röns
Population	352	Population density	244 citizens per km²
Industrialscore	C (very bad)		
Reachability	Ntnl. Average	Röns	Diff. to national average
Motorways	242 Min.	10 Min.	-95,9 %
Regional metropolities	86 Min.	126 Min.	+46,5 %
District center	73 Min.	15 Min.	-79,5 %
Statistical data	Ntnl. Average	Röns	Diff. to national average
Unemployment rate	7,7 %	5,8 %	-24,7 %
Assessment rate	Ntnl. Average	Röns	Diff. to national average
Tax on land and buildings	500,0 %	500,0 %	0,0 %
Industry distribution	Ntnl. Average	State Average	Diff. to national average
Manufacturing (Mf)	17,1 %	26,5 %	+55,0 %
Construction (Co)	7,4 %	6,8 %	-8,1 %
Trade (Td)	14,8 %	13,7 %	-7,4 %
Transportation (Tp)	5,2 %	4,4 %	-15,4 %
Other (Ot)	55,5 %	48,6 %	-12,4 %

### Industry distribution

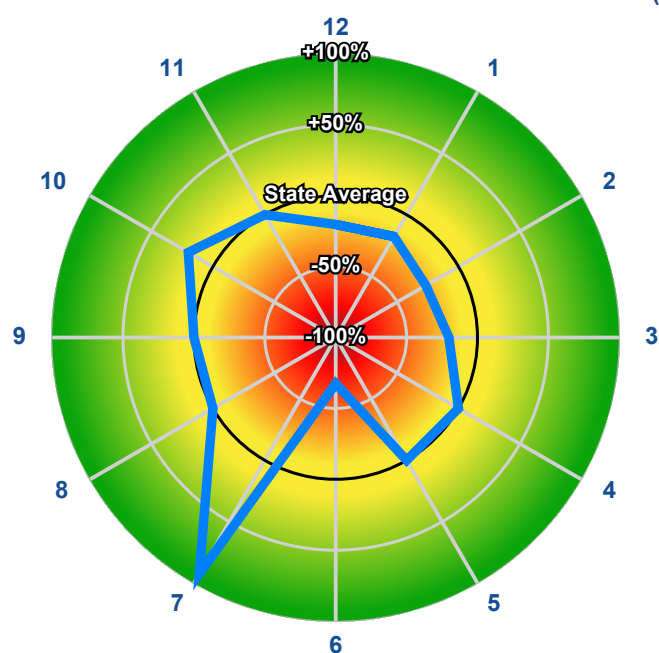
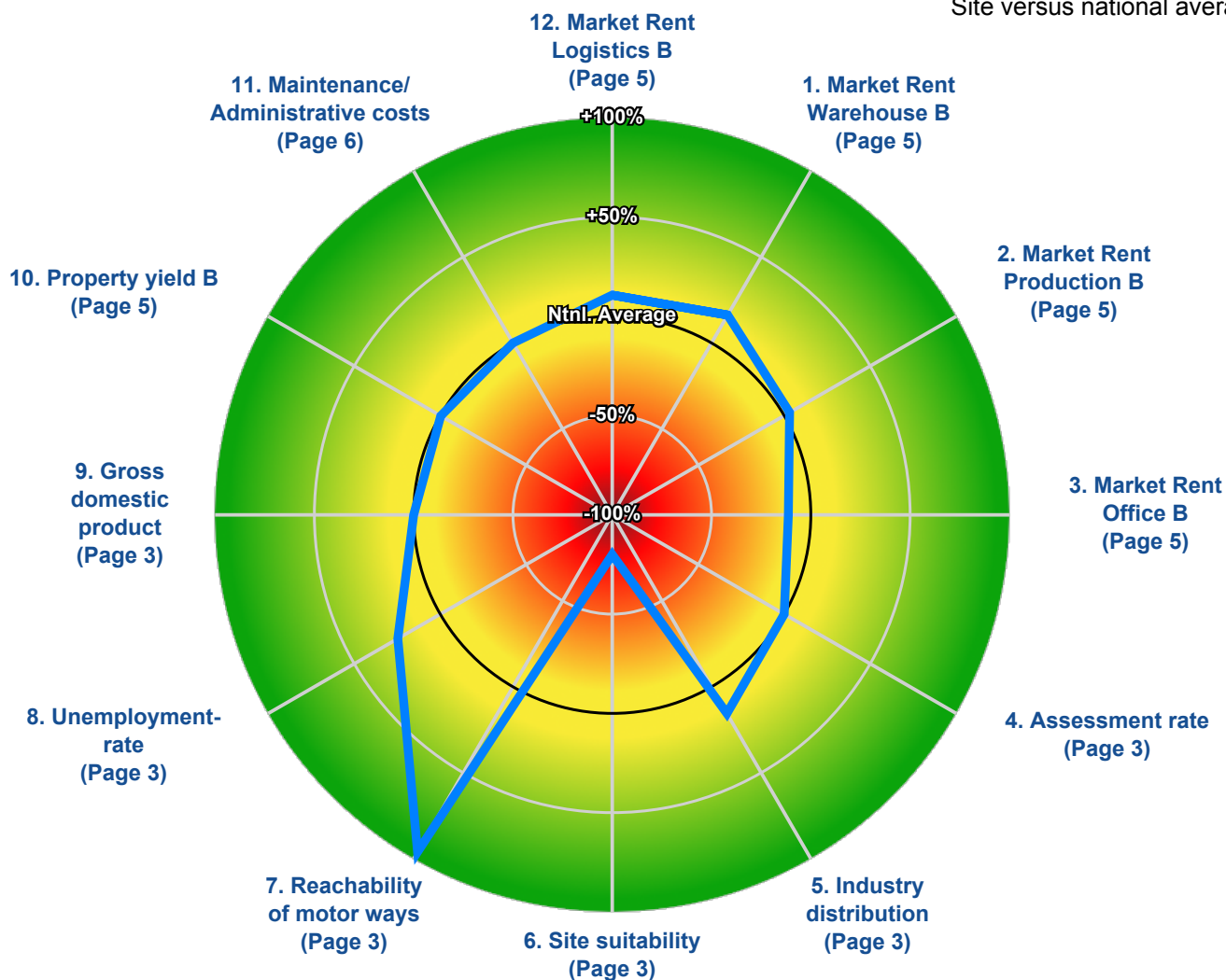
Ntnl. Average	Mf	Co	Td	Tp	Ot
State Average	Mf	Co	Td	Tp	Ot



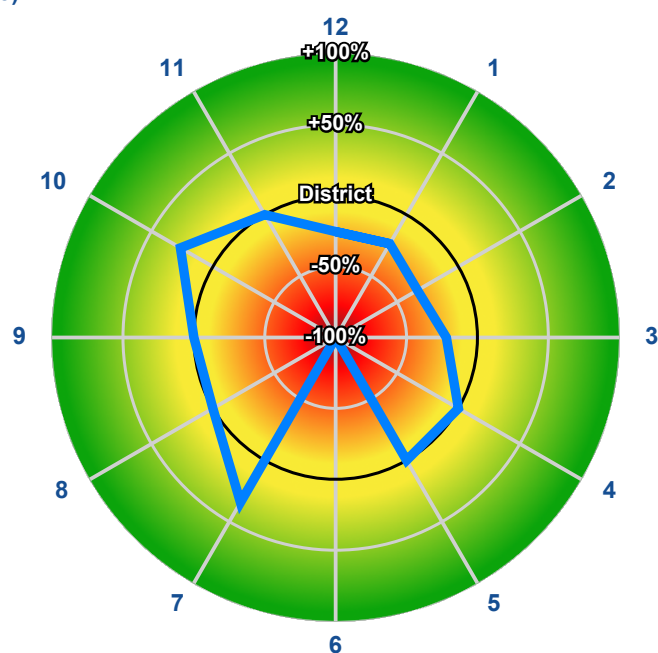


## 2 Site overview

Site versus national average



Site versus state average



Site versus district average



### 3 Median market rent (municipality)

Median market rents in Röns (2019)

Equipment class	Rent <sup>1</sup>	Average <sup>2</sup>	Deviation <sup>3</sup>	Standard dev.
Storage areas A	2,30 €	2,15 €	+7,0 %	±39,1 %
Storage areas B	2,10 €	1,80 €	+16,7 %	±41,0 %
Storage areas C	1,65 €	1,40 €	+17,9 %	±43,3 %
Logistics space A	2,40 €	2,35 €	+2,1 %	±36,5 %
Logistics space B	2,20 €	2,00 €	+10,0 %	±38,0 %
Logistics space C	1,80 €	1,55 €	+16,1 %	±39,0 %
Production areas A	2,20 €	1,95 €	+12,8 %	±41,9 %
Production areas B	1,65 €	1,60 €	+3,1 %	±46,5 %
Production areas C	1,35 €	1,25 €	+8,0 %	±48,3 %
Office spaces A	5,00 €	5,65 €	-11,5 %	±12,5 %
Office spaces B	4,10 €	4,65 €	-11,8 %	±13,3 %
Office spaces C	6,10 €	4,95 €	+23,2 %	±22,0 %

### 4 Property yield per quality class (municipality)

Average property rates in Röns (2019)

Equipment class	Interest rate
Property yield A	7,7 %
Property yield B	9,9 %
Property yield C	12,2 %



## 7 Sources

The Heatmap is developed in cooperation of IndustrialPort and Hochschule Fresenius.

Statistical data: Statistisches Bundesamt, regional statistic authorities, modell of reachability of the BBSR

Market rents: Own Research

Property rates: Own Research

FM-Costs: WISAG Facility Management Holding GmbH & Co. KG, Frankfurt on the Main

## 8 Definitions

### IndustrialScore (Site suitability analysis)

The ability for a location/Site suitability is a measure of the suitability of the municipality/city as location for the settlement/existence of industrial real estate. The ability for a location/ Site suitability was developed by IndustrialPort in conjunction with Hochschule Fresenius (Fresenius University of applied sciences).

For further information on the ability for a location/site suitability, please see website [www.heatmap-magazin.de](http://www.heatmap-magazin.de)

### Classification of Hall- and office areas

**Warehouses** are primarily used for the storage of goods. They often have a low ceiling height and have only a limited number of ground level gates or ramps.

	Equipment class A	Equipment class B	Equipment class C
<b>Age of building</b>	below 10 years	10 to 25 years	25 years and older
<b>Hall height</b>	6.5m or higher	6.0m until 6.5m	below 6.0m
<b>Hall floor bearing capacity</b>	minimum 5t/sqm	4.0t/sqm to 5t/sqm	below 4.0t/sqm
<b>Gates</b>	minimum 1 gate per 1,500sqm hall area	minimum 1 gate per 3,000sqm hall area	less than 1 gate per 3,000sqm hall area
<b>Service area/switching area for trucks</b>	broad	adequate	insufficient
<b>Heating system</b>	efficient	adequate	no heating system
<b>Illumination through daylight</b>	Daylight through light domes and window bands	Daylight through light domes or window bands	insufficient



**Logistic halls** combine storage and distribution functions. They have a higher hall height and depth and a higher number of ramp gates than conventional warehouses. Logistics halls are usually heated and equipped with a sprinkler system.

	Equipment class A	Equipment class B	Equipment class C
<b>Age of building</b>	below 10 years	10 to 25 years	25 years and older
<b>Hall height</b>	10.0m or higher	7.0m until 10.0m	below 7.0m
<b>Hall floor bearing capacity</b>	minimum 5t/sqm	4.0t/sqm to 5t/sqm	below 4.0t/sqm
<b>Gates</b>	minimum 1 ramp gate per 1,000sqm hall area plus ground level gates	minimum 1 ramp gate per 3,000sqm hall area	less than 1 ramp gate per 3,000sqm hall area
<b>Service area/switching area for trucks</b>	broad	adequate	insufficient
<b>Heating system</b>	efficient	adequate	no heating system
<b>Illumination through daylight</b>	Daylight through light domes and window bands	Daylight through light domes or window bands	insufficient

**Production halls** primarily serve the production of goods. They are mostly heated and have walk-in roller doors, daylight and partly crane systems.

	Equipment class A	Equipment class B	Equipment class C
<b>Age of building</b>	below 10 years	10 to 25 years	25 years and older
<b>Hall height</b>	6.5m or higher	5.5m to 6.5m	below 5.5m
<b>Hall floor bearing capacity</b>	minimum 5.0t/sqm	4.0t/sqm to 5.0t/sqm	below 4.0t/sqm
<b>Gates</b>	minimum 1 ground level gate per 1,500sqm hall area plus ramp gates	minimum 1 ground level gate per 3,000sqm hall area	less than 1 ground level gate per 3,000sqm hall area
<b>Service area/switching area for trucks</b>	broad	adequate	insufficient
<b>Heating system</b>	efficient	adequate	no heating system
<b>Illumination through daylight</b>	Daylight through light domes and window bands	Daylight through light domes or window bands	insufficient



The indicated rental prices of **office spaces** refer exclusively to office space in commercial and / or industrial areas, which are located directly in or on an indoor area.

	Equipment class A	Equipment class B	Equipment class C
<b>Age of building</b>	below 10 years	10 to 25 years	25 years and older
<b>Ceiling height</b>	3.0m or higher	2.5m to 3.0m	below 2.5m
<b>Sun protection</b>	External blinds, electrically operated	External blinds, manually operated	No sun protection
<b>Cabling</b>	False floor	Raised floor	Window sill duct
<b>Cooling</b>	Air conditioning	Cooling ceiling	No cooling
<b>Security technology</b>	Access control, additional video control	Access control	No security technology

## Median

The median is an average for distributions in statistics. The median of a number of values is the number that is in the mid position when sorting the values by size. Generally, a median divides a sample, a number of values, or a split into two halves, such that the values in one half are smaller than the median, and larger in the other.

The median belongs to the group of quantiles and can also be considered as a 0.5-quantile. Compared to the arithmetic mean, often called average, the median is more robust against outliers (extremely differing values).

## Market rent

The indicated market rent are the medians of the asking rents on the basis of the focused community. For this purpose, all offers in all major real estate portals were evaluated and then clustered according to main types of use and facility/equipment classes. Besides comparable object types and location, comparable soil values are also used. The median results from at least five comparable buildings.

The rents are shown separately according to the equipment classes modern (A), functional (B) and simple (C) as well as the main utilisation types logistics, warehouse (storage) and production, amounting to Euro per each square meter (€/sqm) for the gross floor area (BGF).

To avoid the problem of "outliers" in the data groups, no median were deliberately chosen.

The indicated rental prices for office spaces refer exclusively to office space in commercial and / or industrial areas, which are located directly in or on an indoor area.

<sup>1</sup>Average rents for the chosen equipment class in the chosen community in the chosen year

<sup>2</sup>Average rent of chosen equipment class of all cities and municipalities in Germany in the chosen year with a comparable site suitability rating as the chosen community has (see section: IndustrialScore)

<sup>3</sup>Deviation of rent<sup>1</sup> in 2017 to the national average<sup>2</sup> of all comparable locations in 2017





### Property yield

The property yield is defined in accordance with § 14 (3) of the ImmoWertV:

The real estate yield (capitalization interest rates, § 193 (5) sentence 2 point 1 of the Building Code) are the yield at which the market values of real estate, depending on the type of real estate, are subject to normal market interest rates.

They are to be derived on the basis of suitable purchase prices and their corresponding net income for similarly constructed and used land, taking into account the remaining useful life of the buildings in accordance with the principles of the capitalized earnings method (§§ 17 to 20).

The real estate yield is calculated using a converted earnings formula (income value method) analogous to ImmoWertV. The determination here is carried out iteratively.

The stated real estate yield is at community level. The classification A, B and C refers to an industrial property with:

- A: Building age under 10 years
- B: Building ages between 10 and 25 years
- C: Building age older than 25 years

In case of mature industrial plants, the building age per building part or the fictitious mean building age of the entire plant must be used.

### Administrative costs

Administrative costs are, according to §19 ImmoWertV, costs for the manpower and facilities necessary for the administration of the property as well as the legal or voluntary examination of the annual financial statement and supervision.

### Maintenance costs

Maintenance costs are costs incurred to keep the building in its intended and contractual condition. In this case, the costs of the commercial tenancy agreement can in principle be assigned to the tenant, the landlord or even partially to both contracting parties.

### Standard deviation

The standard deviation is defined as the square root of variance. It indicates the range of typical values in a population (ca. 68% for normal distributions) when added to/subtracted from the median. In order to give normalized information, it is expressed as a percentage of the respective average for each indicator. The farther outside the boundaries of one standard deviation a value is, the less common it is within the population.



## 9 Contact and Imprint

IndustrialPort GmbH & Co. KG  
Rodergasse 15  
65510 Idstein  
Germany

Mail: [info@industrialport.net](mailto:info@industrialport.net)  
Phone +49 6126 97 69 619

Managing Director: Graduate engineer. Industrial engineer Peter Salostowitz FRICS  
Commercial Register: District Court Wiesbaden HRA 9699

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