



Hello! Thank you for taking this comic in your hand :-)

I made this comic originally in order to explain to my friends why we have decided to bring our plans forward and return to Japan (my home country) at the end of January 2024.

This is mainly regarding the contract of my rented atelier in Berlin-Friedrichshain. If I explained the process in words, it would be very long and difficult to understand, so I tried to draw it with scribble-like illustrations and simple sentences.

I didn't made this aiming to hurt or blame anyone. If you live in Berlin, you know that this is just one of the common stories about real estate in the city. Hope you enjoy to read this comic!

October 2023,
Shou aka SHOXXX

SHOXXX



A COMMON
BERLIN IMMO
STORY



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CHAPTER 1 INTRO- DUCTION



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Since then, we had
exhibitions, concerts,,,



dinner party, cinema night &
many non-Commercial
cultural events.



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2011-2017

I've lived in
the atelier.



But it's
too cold
& dark...



2018 ~ Atelier-community

I quit living here, then shared
the space
with
others.





↑ Atelier front



↑ → Exhibitions



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↑ Live Wall-Painting



↑ Food Event

↓ concert by Shipwreck Rats



CHAPTER 2

TRIPLE RENT?!

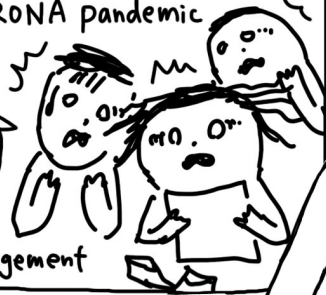
MAR.
2020

At the beginning
of CORONA pandemic



We got a
letter from
the new HV*

*HV:
Hausverwaltung
= Property Management



RENT INCREASE

5€/m² → 15€/m²

If you don't
agree, the
contract ends
on 30. Sep. 2020



SHOCK!!!

Noooo....! It's
impossible!!



We're already suffering
from the pandemic...!

We looked for free
consultation, and



visited all we found.

One network gave us
advices:



Since it's a commercial property, the landlord has right to push us out anytime.



The only thing we can do is... APPEAL:
• How important we are for neighborhood.
• Many people are supporting us.
Then, negotiate directly with the landlord.



ok! I make an Exposé of us & our activities!



It took me a whole month to finish a 40-page document.

Many friends helped & cheered me. Many our neighbors gave comments to support us.

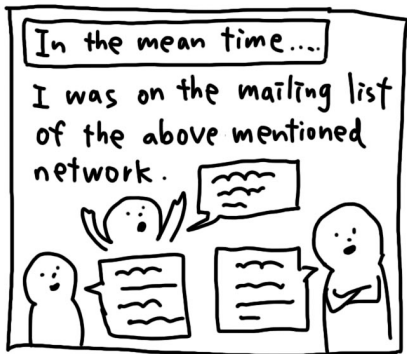


Ohhh...
Vielen Dank

OK!

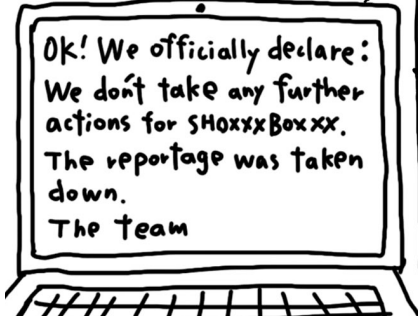


I send this to the HV & landlord also by E-mail....



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CHAPTER

3

CONTACT
FROM
LANDLORD

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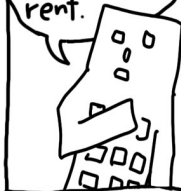
End of APR. 2020

I got a phone call from
the landlord.

I received
your Exposé!

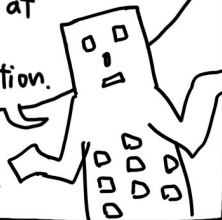


Sorry for
surprising
by the triple
rent.



It wasn't my intention,
but the HV put the
price at
their
discretion.

blah
blah....



I'm ART-LOVER &
Wanna support you.



How about
 $8\text{€}/\text{m}^2$
instead of
 $15\text{€}/\text{m}^2$??

Ohhh...! $8\text{€}/\text{m}^2$
is still affordable ♡

Thank
you!!

Such
good
news!



JULY 2020

I signed an agreement
of the new rent.





CHAPTER
4
CONTRACT
ENDS

Some time passed...

Corona is
not intense
any more.

But Russia-Ukraine
war is bogged down...

Anyhow,
we've been
living quite
peaceful.

JUNE 2023

There is some
updates regarding
your contract.

Oh...yes...
bad
feeling...

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Your rental
contract will end
on 30. Sep. 2023.

The landlord
offers you a
new contract
from Oct. 2023.

Ohh... I'm
scared...

I never forget the
impact of triple rent...

In summary...

- Cold rent (8€[~]) 10€/m²
- Stepped rent:
every year 3% increase



The rent increase is tough for us, but this is still acceptable...



Nowadays everything else is also getting more expensive.

...But, to be safe, we went Berliner-Mieterverein*.

*The largest tenants' association in Berlin.



Please check this

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There are many small points to correct, but the contract seems ok.



Alright! I make an appointment to fix these.



I also try to negotiate for better terms.

Some days later...

We got a reply from HV!!

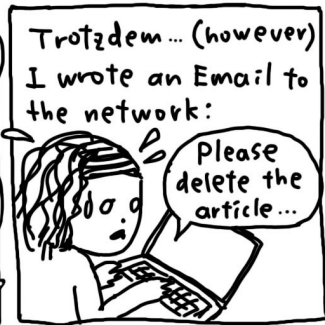
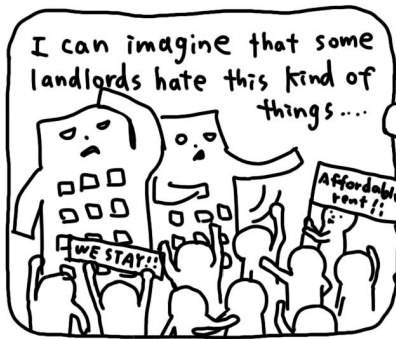
Recently the landlord found an article which is published in 2020 on □□△□ Network's website and...





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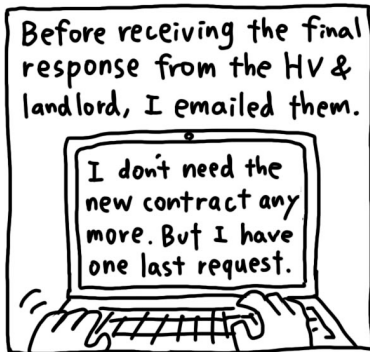






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CHAPTER 5

THE PLAN AHEAD





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SHOXXXBOXXX website:

<http://www.shoxxxboxxx.com>



SHOXXXBOXXX Exposé:

http://www.shoxxxboxxx.com/doc/shoxxxboxxx_expose_online.pdf



"A Common BERLIN IMMO Story"

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