

4 anchor tenants in Sežana

Shopping center | Sežana, Primorsko-notranjska, Slovenia

3.300.000€
property price

Profitability	Rental flow / year	Rental flow / month	Tenant area
5,15%	170.000€	14.166,67€	1.068m ²



 Net size
1.068m²

 Build
2022

 Tenants
4

Property details

In the new shopping center in Sežana premises with anchor tenants are offered for sale.

The anchor tenants are Mana, NKD, Mr. Pet chains of stores with goods for the whole family and pets.

Nearby is a large shopping area with supermarkets and a gas station.

- One-story building with a supporting structure in the form of a metal frame, insulated sandwich panels, concrete foundation. The premises are intended for commercial activities.
- Open-parking.
- A building permit is obtained before 01.01.2021

- An inventory of construction works is being prepared until 01/01/2021
- Coordination of final conditions and lease agreements until 01/01/2021

Tenants



NKD

NKD is the leading value retailer among the clothing discounters and provides its customers with a wide product range of current seasonal fashion for the whole family, as well as home textiles and home accessories. This clothing discounter with around 9,000 employees is one of the leading clothing retailers in Central Europe.

Tenant area	Credit estimate	Rental contract	Possibility of refusal
316m ²	High	15 years	Without the possibility of refusal



Mr. Pet

Mr. Pet is the chain of stores that offers a wide range of products and equipment for all types of pets, birds, fish and reptiles. Since 2004, Mr. Pet has opened 15 offices throughout Slovenia. The main advantage in the industry is a wide choice of prices and product quality, introduction of innovations and tracking of global trends.

Tenant area	Credit estimate	Rental contract	Possibility of refusal
355m ²	High	17 years	Without the possibility of refusal



Mana

Founded in 2004, Mana is positioning itself as the leading retail chain in Slovenia, with more than 80 stores. The company is also presented in Bosnia and Herzegovina with a stand-alone store and in Serbia with five stores in Belgrade and Novi Sad.

Tenant area	Credit estimate	Rental contract	Possibility of refusal
288m ²	High	15 years	Without the possibility of refusal

Investment prediction

- The shopping complex is located in the city of Sezana near the border with Italy.
- This trade zone partially captures in the season a flow of tourists moving from Italy to Croatia, as well as traveling from Ljubljana to Italy.
- The trade zone is at the end of its formation, this plot of land is one of the last available for development.

Financing calculation

Cost of the object	3.300.000€
Rental flow / year	170.000€
Rental flow / month	14.166,67€
ROI without financing	5,15%
Payback period / years	19,41
Effective ROI with financing	7,80%

Credit options

Financing	50%
Loan amount	1.650.000€
Own funds	1.650.000€
Interest rate	2,50%
Period of financing / years	10
Period of financing / months	120
Monthly loan body	13.750
Annual loan body	165.000

When using bank financing, the payback will be **5,15%** per annum on invested own funds in the amount of **1.650.000€** and **2,65%** on bank funds in the amount of **1.650.000€**.

Total payback when using bank financing will be **7,80%**.

For the crediting period **19,41** years taking into account the repayment of the loan body and %, the profit will be **-166.544,05€** through the period of **19,41** years the property will remain in full ownership of the investor with price of **3.300.000€**.

Total upon investment of own funds in the amount of **1.650.000€** we get profit over the loan term in the amount of **1.483.455,95€** (rental income after all payments on loan obligations) **-166.544,05€** plus the value of the property, minus investment amount **1.650.000€**.

CALCULATION OF PAYMENTS ON THE LOAN at an annuity (the percentage is included in the monthly payment)

Monthly payment	15.554,53€
<small>The % of the sum is: 1.804,53€</small>	
Account balance after payment	-1.387,87€
Total annual payment	186.654,41€
<small>The % of the sum is: 21.654,41€</small>	
Annual account balance after payment	-16.654,41€
Total body% of the loan for the entire loan term	15.554,53€

One-time Expenses

By one-time expenses we mean single, occurring once expenses that you might require during at least the first year. This may be the cost of registration of your company (d.o.o.), agency fees, etc.

Agency fee	3% + VAT
<small>The price includes the full management of the transaction, the organization of inspections, bargaining, negotiation of contracts. Payment is taken after having the documents filed for the registration of property rights and the receipt and transfer.</small>	
Property tax	2% + VAT
<small>Payment is taken in the case of buying commercial real estate with a tenant or residential real estate in the secondary market.</small>	
State fee for writing property rights	Payment is taken depending on the price of real estate, usually does not exceed 1000 EUR.
Translation of documents	15€ / 30€ / 50€
<small>Basic translation/specialized/judicial</small>	

Regular Expenses

By regular expenses we mean expenses that are periodically repeated from month to month, in general, these are expenses for taxes, accounting services and bank account maintenance.

	per Month	per Year
Accounting services	100€	1.200€
Bank account	20€	240€
	120€	1.440€
TAX 4% <small>Simplified tax system - 4% of the company's turnover (the entire balance of the company account is net profit)</small>		6.742,40€
Total income without TAX		163.257,60€

Micro location

Sežana

Sežana is a town in the Slovenian Littoral region of Slovenia, near the border with Italy. It is the seat of the Municipality of Sežana. Sežana is located on the Karst Plateau, 17 kilometres (11 miles) from Trieste, Italy, and 80 km (50 mi) from Ljubljana, the capital city of Slovenia.

Many industrial enterprises are located in Sežana, including larger companies as well as many smaller enterprises. Sežana is also a center for the tourism industry. Its location between Ljubljana, Trieste, and the Adriatic coast and many important tourist sights in the vicinity, such as the Lipica Stud Farm, Postojna Cave, Škocjan Caves, Vilenica Cave, and the fortified village of Štanjel, make Sežana an attractive tourist destination. Sežana is also an important agricultural center.

Macro location



Population

52.551

Employment in services

55,80%

Employment in industry

36,80%

Employment in agriculture

7,40%

Primorsko-notranjska

The **Littoral-Inner Carniola Statistical Region** (Slovene: Primorsko-notranjska statistična regija) is a statistical region in southwest Slovenia. The karst terrain, with Postojna Cave and intermittent Lake Cerknica, is the most important natural feature of this statistical region.

It has a total area of 1,456 km². It contributes around 2% of Slovenia's GDP.

The region has the highest employment rate in Slovenia (it was 59.9% in 2013), and the registered unemployment rate is among the lowest.

It attracts about 4.1% of the total number of tourists in Slovenia, most being from Italy (17.8%). Only 9.3% of tourists are from Slovenia.