

## "KIK" shop in Murska Sobota

Shopping center | Murska Sobota, Pomurska, Slovenia

**2.500.000€**  
property price

Profitability	Rental flow / year	Rental flow / month	Tenant area
5,80%	146.928€	12.244€	1.052m <sup>2</sup>



Net size  
1.052m<sup>2</sup>

Build  
2018

Tenants  
1

### Property details

Located in Murska Sobota, our shopping center boasts a prominent tenant, KIK. It occupies a strategically integrated location within a unified shopping district, seamlessly extending the shopping experience from an adjacent center.

The lease with the tenant is signed until May 2028.

Our leased area totals 1,052 square meters, comprising a substantial 1,000 square meters of retail space and an additional 52 square meters of ancillary space. The gross leasable area is exactly 1,052 square meters.

To further enhance the tenant's visibility and customer engagement, a generous 25 square meter area directly in front of the entrance is provided at no additional cost to the tenant. This versatile space can be used for a variety of purposes, such as hosting presentation pavilions or interactive displays.

- Design features of the building: one-story building with a supporting structure in the form of a metal frame, insulated sandwich panels, concrete foundation.
- Outdoor parking near the building.

## Tenants



### Kik

KIK - German chain of clothing stores. Kik is one of the 10 largest German companies operating in the retail sector and has 3,200 stores in Europe. The main range of stores is represented by clothing, household goods, souvenirs, gifts and stationery.

**Tenant area**  
1.052m<sup>2</sup>

**Credit estimate**  
High

**Rental contract**  
10 years

**Possibility of refusal**  
Without the possibility of refusal

## Investment prediction

Very high

- The existing trade zone has excellent transport links and is a local infrastructure consumer center with various tenants covering the domestic needs of the local population.

- Such projects are both an excellent long-term investment as well as a liquid asset.

- It is a new facility, which means its minimal depreciation. On average, during the first 10 years of operation of an object there is no need for updating and repair.

## Financing calculation

<b>Cost of the object</b>	2.500.000€
<b>Rental flow</b> / year	146.928€
<b>Rental flow</b> / month	12.244€
<b>ROI without financing</b>	5,88%
<b>Payback period</b> / years	17,02
<b>Effective ROI with financing</b>	9,75%

## Credit options

<b>Financing</b>	50%
<b>Loan amount</b>	1.250.000€
<b>Own funds</b>	1.250.000€
<b>Interest rate</b>	2%
<b>Period of financing</b> / years	10
<b>Period of financing</b> / months	120
<b>Monthly loan body</b>	10.416,67
<b>Annual loan body</b>	125.000

When using bank financing, the payback will be **5,88%** per annum on invested own funds in the amount of **1.250.000€** and **3,88%** on bank funds in the amount of **1.250.000€**.

Total payback when using bank financing will be **9,75%**.

For the crediting period **17,02** years taking into account the repayment of the loan body and %, the profit will be **89.078,19€** through the period of **17,02** years the property will remain in full ownership of the investor with price of **2.500.000€**.

Total upon investment of own funds in the amount of **1.250.000€** we get profit over the loan term in the amount of **1.339.078,19€** (rental income after all payments on loan obligations) **89.078,19€** plus the value of the property, minus investment amount **1.250.000€**.

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

<b>Monthly payment</b>	11.501,68€
<small>The % of the sum is: 1.085,02€</small>	
<b>Account balance after payment</b>	742,32€
<b>Total annual payment</b>	138.020,18€
<small>The % of the sum is: 13.020,18€</small>	
<b>Annual account balance after payment</b>	8.907,82€
<b>Total body% of the loan for the entire loan term</b>	11.501,68€

## 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.

<b>Agency fee</b>	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>	
<b>Property tax</b>	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>	
<b>State fee for writing property rights</b>	Payment is taken depending on the price of real estate, usually does not exceed 1000 EUR.
<b>Translation of documents</b>	15€ / 30€ / 50€
<small>Basic translation/specialized/judicial</small>	
<b>Interpretive services</b>	75€ / hour
<b>Opening a company, getting a TIN</b>	1.500€

## 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
<b>Accounting services</b>	100€	1.200€
<b>Bank account</b>	20€	240€
	<b>120€</b>	<b>1.440€</b>

**TAX 4%**

Simplified tax system - 4% of the company's turnover (the entire balance of the company account is net profit)

5.819,52€

**Total income without TAX****141.108,48€**

## Micro location

### Murska Sobota

Murska Sobota is a city and community in the north-east of Slovenia, in the Pomurska region. Located 15 kilometers from the borders with Austria and Hungary, and the distance to the nearest big Slovenian city Maribor is 40 km. The city is located on the Mura River, which is a tributary of the Drava river. According to the 2020 census, the population of the city is 11,107 inhabitants, and the population of the entire community is 20,080 people. Murska Sobota is one of the eleven urban communities in Slovenia.

## Macro location

**Population**

115.818

**Employment in services**

57,30%

**Employment in industry**

39,90%

**Employment in agriculture**

2,70%

### Pomurska

The **Mura Statistical Region** (Slovene: Pomurska statistična regija) is a statistical region in northeast Slovenia. It has a total area of 1,337 km<sup>2</sup>. It borders Austria, Hungary and Croatia.

The largest city in the region is Murska Sobota.

The fertile soils, the continental climate and the number of sunny days per year created favorable conditions for the development of agriculture. Therefore, Pomurska is mainly an agricultural region of Slovenia.

The region produces about 3.8% of national GDP.

There are such famous thermal resorts in the region as Terme 3000, Terme Vivat spa, etc. The region attracts 10.2% of the total number of tourists in Slovenia, most being from Slovenia (62.4%).