

LON bank in Maribor

Premises with tenants | Maribor, Podravska, Slovenia

550.000€
property price

| | | | |
|---------------------|-------------------------------|-------------------------------|----------------------------------|
| Profitability 5% | Rental flow / year 24.000€ | Rental flow / month 2.000€ | Tenant area 367m ² |
|---------------------|-------------------------------|-------------------------------|----------------------------------|



Net size
367m²

Tenants
1

Property details

In the center of Maribor, we offer for sale an office with tenant - LON Bank.

The office is located on the first floor, in an accessible and transit location.

The lease agreement with the tenant has already been signed for 10 years.

Tenants



LON

LON was founded in 1992 and has headquarters in Kranj. Kranj is the fourth most populated city in Slovenia and is located 30-minute car drive away from the capital Ljubljana.

There are 12 LON branches throughout Slovenia.

| | | | |
|--------------------|------------------------|------------------------|------------------------------------|
| Tenant area | Credit estimate | Rental contract | Possibility of refusal |
| 367m ² | Medium | 10 years | Without the possibility of refusal |

Investment prediction

Financing calculation

| | |
|-------------------------------------|----------|
| Cost of the object | 550.000€ |
| Rental flow / year | 24.000€ |
| Rental flow / month | 2.000€ |
| ROI without financing | 4,36% |
| Payback period / years | 22,92 |
| Effective ROI with financing | 5,73% |

Credit options

| | |
|-------------------------------------|-----------|
| Financing | 50% |
| Loan amount | 275.000€ |
| Own funds | 275.000€ |
| Interest rate | 3% |
| Period of financing / years | 15 |
| Period of financing / months | 180 |
| Monthly loan body | 1.527,78 |
| Annual loan body | 18.333,33 |

When using bank financing, the payback will be **4,36%** per annum on invested own funds in the amount of **275.000€** and **1,36%** on bank funds in the amount of **275.000€**.

Total payback when using bank financing will be **5,73%**.

For the crediting period **22,92** years taking into account the repayment of the loan body and %, the profit will be **18.162,09€** through the period of **22,92** years the property will remain in full ownership of the investor with price of **550.000€**.

Total upon investment of own funds in the amount of **275.000€** we get profit over the loan term in the amount of **293.162,09€** (rental income after all payments on loan obligations) **18.162,09€** plus the value of the property, minus investment amount **275.000€**.

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

| | |
|---|------------|
| Monthly payment | 1.899,10€ |
| <small>The % of the sum is: 371,32€</small> | |
| Account balance after payment | 100,90€ |
| Total annual payment | 22.789,19€ |
| <small>The % of the sum is: 4.455,86€</small> | |
| Annual account balance after payment | 1.210,81€ |
| Total body% of the loan for the entire loan term | 1.899,10€ |

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> | |
| Interpretive services | 75€ / hour |
| Opening a company, getting a TIN | 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 |
|--|-------------|-------------------|
| Accounting services | 100€ | 1.200€ |
| Bank account | 20€ | 240€ |
| | 120€ | 1.440€ |
| TAX 19% | | 4.286,40€ |
| <small>Simplified tax system - 19% of the company's turnover (the entire balance of the company account is net profit)</small> | | |
| Total income without TAX | | 19.713,60€ |

Micro location

Maribor

Maribor is the second-largest city in Slovenia and the largest city of the traditional region of Lower Styria. It is also the seat of the City Municipality of Maribor. Its name comes from the Drava River and includes land on both banks along its course through Slovenia as well as the Pohorje mountains in the northeast of the region. The Drava is used for the production of

hydroelectricity and the fertile land around it is used for agriculture. The share of job vacancies in all available jobs is among the highest in Slovenia and the region has a positive net migration rate.

According to 2013 data, the city population is 94.9 thousand people, it occupies an area of 42.1 km².

Maribor is 127 km from Ljubljana, 257 km from Vienna (Austria), 116 km from Zagreb (Croatia).

Macro location



Population

322.545

Employment in services

63,40%

Employment in industry

35,80%

Employment in agriculture

0,80%

Podravska

The **Drava Statistical Region** (Slovene: Podravska statistična regija) is a statistical region in Slovenia. The largest town in the region is Maribor. The region has a total area of 2,170 km².

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The region has a ski resort Mariborsko Pohorje, many recreational sports activities, historical sights, it attracts around 3.2% of the total number of tourists in Slovenia, most being from foreign countries (68.9%).