

Shop Park

Shopping center | Gornji Milanovac, Serbia

8.000.000€

property price

Profitability 10%	Rental flow / year 780.000€	Rental flow / month 65.000€	Tenant area 6.339m ²
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Net size
17.000m²

Build
2020

Tenants
22

Property details

The shopping center in a strategically advantageous location was built in 2020.

Lease agreements have been signed with 22 tenants, the main anchor tenants are:

Supermarket Maxi (Delhaize Group), Waikiki, LPP Sinsay, Pepco.

The municipality and town of Gornji Milanovac covers an area of 836 square kilometers, and the distance from one end of the territory to the other is 120 km, making it one of the largest in the Republic of Serbia. The municipality of Gornji Milanovac is located at the junction of Western Serbia, Gruža and Pomoravlje in the southwestern part of Sumadija.

The town has a population of 29,000 and the municipality has a population of 50,000.

Investment prediction

- Strategic location: located at an important intersection providing high traffic.
- Long-term profitability: a project designed for success and stable income.
- Safe investment: invest in a growing economy and reap the benefits.

Financing calculation

Cost of the object	8.000.000€
Rental flow / year	780.000€
Rental flow / month	65.000€
ROI without financing	9,75%
Payback period / years	10,26
Effective ROI with financing	9,75%

Credit options

Financing	0%
Loan amount	0€
Own funds	8.000.000€
Interest rate	0%
Period of financing / years	0
Period of financing / months	0
Monthly loan body	nan
Annual loan body	nan

When using bank financing, the payback will be **9,75%** per annum on invested own funds in the amount of **8.000.000€** and **9,75%** on bank funds in the amount of **0€**.

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

For the crediting period **10,26** years taking into account the repayment of the loan body and %, the profit will be **nan€** through the period of **10,26** years the property will remain in full ownership of the investor with price of **8.000.000€**.

Total upon investment of own funds in the amount of **8.000.000€** we get profit over the loan term in the amount of **nan€** (rental income after all payments on loan obligations) **nan€** plus the value of the property, minus investment amount **0€**.

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

Monthly payment	nan€
<small>The % of the sum is: nan€</small>	
Account balance after payment	nan€
Total annual payment	nan€
<small>The % of the sum is: nan€</small>	
Annual account balance after payment	nan€

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

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.

Property tax

2% + VAT

Payment is taken in the case of buying commercial real estate with a tenant or residential real estate in the secondary market.

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€

Basic translation/specialized/judicial

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	0€	0€
Bank account	0€	0€
	0€	0€
TAX 4%		31.200€
Simplified tax system - 4% of the company's turnover (the entire balance of the company account is net profit)		
Total income without TAX		748.800€

Micro location

Macro location



Population

0

Employment in services

0%

Employment in industry

0%

Employment in agriculture

0%

