

## Shop with anchor tenant TEDI

Shopping center | Ajdovščina, Goriška, Slovenia

**1.632.400€**

property price

Profitability  
6%

Rental flow / year  
97.944€

Rental flow / month  
8.162€

Tenant area  
742m<sup>2</sup>



Net size  
742m<sup>2</sup>



Build  
2021



Tenants  
1

### Property details

In the city of Ajdovščina, a store with a tenant, the German retailer TEDI, is offered for sale. The center is located next to the LIDL shopping center, which provides it with a large influx of customers. The shopping area has a common free outdoor parking.

In the immediate vicinity are busy transport routes, ensuring a constant flow of customers.

- Year of construction 2021.
- One-story building with a supporting structure in the form of a metal frame, insulated sandwich panels, concrete foundation.
- Open parking.

## Tenants



### TEDi

TEDi is a German non-food retailer, one of the leaders in its market segment with a distribution network of more than 1,400 stores throughout Europe. The network is represented not only in large cities, but also in small regional centers, as well as in rural areas.

**Tenant area**  
700m<sup>2</sup>

**Credit estimate**  
High

**Rental contract**  
10 years

**Possibility of refusal**  
без возможности  
отказа в течение 8 лет

## Investment prediction

- The facility has an anchor tenant
- A fresh lease in 2021 for 10 years have been concluded
- The building has its own outdoor parking
- It is located in a single trading zone with another large chain store, which creates a large flow of customers.

## Financing calculation

<b>Cost of the object</b>	1.632.400€
<b>Rental flow</b> / year	97.944€
<b>Rental flow</b> / month	8.162€
<b>ROI without financing</b>	6%
<b>Payback period</b> / years	16,67
<b>Effective ROI with financing</b>	9,50%

## Credit options

<b>Financing</b>	50%
<b>Loan amount</b>	816.200€
<b>Own funds</b>	816.200€
<b>Interest rate</b>	2,50%
<b>Period of financing</b> / years	10
<b>Period of financing</b> / months	120
<b>Monthly loan body</b>	6.801,67
<b>Annual loan body</b>	81.620

When using bank financing, the payback will be **6%** per annum on invested own funds in the amount of **816.200€** and **3,50%** on bank funds in the amount of **816.200€**.

Total payback when using bank financing will be **9,50%**.

For the crediting period **16,67** years taking into account the repayment of the loan body and %, the profit will be **56.122,87€** through the period of **16,67** years the property will remain in full ownership of the investor with price of **1.632.400€**.

Total upon investment of own funds in the amount of **816.200€** we get profit over the loan term in the amount of **872.322,87€** (rental income after all payments on loan obligations) **56.122,87€** plus the value of the property, minus investment amount **816.200€**.

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

<b>Monthly payment</b>	7.694,31€
The % of the sum is: 892,64€	
<b>Account balance after payment</b>	467,69€
<b>Total annual payment</b>	92.331,71€
The % of the sum is: 10.711,71€	
<b>Annual account balance after payment</b>	5.612,29€
<b>Total body% of the loan for the entire loan term</b>	7.694,31€

## 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
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.	
<b>Property tax</b>	2% + VAT
Payment is taken in the case of buying commercial real estate with a tenant or residential real estate in the secondary market.	
<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€
Basic translation/specialized/judicial	
<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>
<b>TAX 4%</b>		3.860,16€
Simplified tax system - 4% of the company's turnover (the entire balance of the company account is net profit)		
<b>Total income without TAX</b>		<b>94.083,84€</b>

## Micro location

### Ajdovščina

Ajdovščina is a town with a population of about 6,700, located in the Vipava Valley (Vipavska dolina), Slovenia. It is the administrative centre of the Municipality of Ajdovščina. The Italian border is less than 20 km away from the town.

## Macro location



#### Population

118.196

#### Employment in services

59%

#### Employment in industry

37,80%

#### Employment in agriculture

3,20%

### Goriška

**The Gorizia Statistical Region** (Slovene: Goriška statistična regija) is a statistical region in western Slovenia, along the border with Italy. The Julian Alps, the Soča River, and the Vipava Valley are the most prominent natural features of this region.

It has a total area of 2,325 km<sup>2</sup>.

It contributed just over 5% to total national GDP in 2012, but in terms of GDP per capita it ranked fourth in the country. In the same year, disposable income per capita in the region is the highest. In 2016, this region is the second in terms of the share of commissioned housing (48%).

It attracts 9.8% of the total number of tourists in Slovenia. In 2016, more than 773,200 overnight stays of tourists were recorded; most of them (78%) being from Italy.