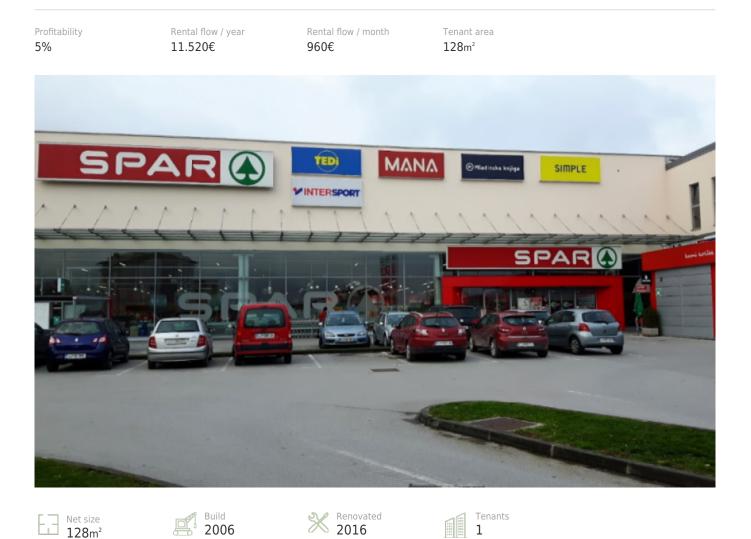


+386 40 289 800 info@futu-re.com www.futu-re.com

230.000€ property price

# Shop with Intersport in Litija

Shopping center | Litija, Zasavska, Slovenia





A store with a large, anchor tenant on the second floor of a building located in Litija is offered for sale.

In fact, the shopping center is currently the most modern shopping center in Litija.

The first floor is occupied by the SPAR grocery retailer, which gravitates the main traffic of visitors.

- Design features of the building: monolithic reinforced concrete foundation, enclosing structures made of sandwich panels.
- Year of construction: 2006. Year of last overhaul: 2016.

# Tenants

#### 

#### Intersport

Intersport International Corporation (IIC) is a management company owned by the INTERSPORT group. The amount of the company's annual retail sales exceeds 10.2 billion euros, the distribution network consists of more than 5,400 stores in 42 countries.

Tenant area	Credit estimate	Rental contract	Possibility of refusal
128m <sup>2</sup>	High	5 years	Without the possibility of
			refusal

#### **Investment prediction**

- The facility has an anchor tenant
- The building has its own outdoor parking
- Located next to SPAR, which creates a large flow of customers.

## **Financing calculation**

Cost of the object	230.000€
Rental flow <sub>/ year</sub>	11.520€
Rental flow / month	960€
ROI without financing	5%
Payback period / years	19,97
Effective ROI with financing	7,52%

#### **Credit options**

Financing	50%
Loan amount	115.000€
Own founds	115.000€
Interest rate	2,50%
Period of financing / years	12
Period of financing / months	144
Monthly loan body	798,61
Annual loan body	9.583,33

When using bank financing, the payback will be 5% per annum on invested own funds in the amount of **115.000€** and **2,51%** on bank funds in the amount of **115.000€**.

Total payback when using bank financing will be **7,52%**.

For the crediting period **19,97** years taking into account the repayment of the loan body and %, the profit will be **5.009,93**€ through the period of **19,97** years the property will remain in full ownership of the investor with price of **230.000**€.

Total upon investment of own funds in the amount of **115.000€** we get profit over the loan term in the amount of **120.009,93€** (rental income after all payments on loan obligations) **5.009,93€** plus the value of the property, minus investment amount **115.000€**.

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

Monthly payment The % of the sum is: 126,60€	925,21€
Account balance after payment	34,79€
Total annual payment The % of the sum is: 1.519,17€	11.102,51€
Annual account balance after payment	417,49€
Total body% of the loan for the entire loan term	925,21€

### **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.

Opening a company, getting a TIN	1.500€
Interpretive services	75€ / hour
Translation of documents Basic translation/specialized/judicial	15€ / 30€ / 50€
State fee for writing property rights	Payment is taken depending on the price of real estate, usually does not exceed 1000 EUR.
Property tax Payment is taken in the case of buying commercial real estate with a tenant or residential real estate in the secondary market.	2% + VAT
Agency fee 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.	3% + VAT

## **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% Simplified tax system - 19% of the company's turnover (the entire balance of the company account is net profit)		1.915,20€	
Total income without TAX		9.604,80€	

## **Micro location**

#### Litija

Litija is a town in the Litija Basin in central Slovenia. It is located in the valley of the Sava River, east of the capital Ljubljana. The entire municipality is now included in the Central Sava Statistical Region. The town is home to about 6,500 people.

# **Macro location**



Population 43.300

**Employment in services** 51,20%

**Employment in industry** 46,90%

**Employment in agriculture** 1,90%

#### Zasavska

The **Central Sava Statistical Region** (Slovene: Zasavska statistična regija) is a statistical region in Slovenia. This statistical region in the Sava Hills is the smallest region in the country in terms of both area and population. In mid-2013 almost 43,300 people lived on 264 km<sup>2</sup>, meaning that together with the Central Slovenia Statistical Region it is the most densely populated statistical region.

The natural and geographic features of this region create conditions for industrial activities and more than a third of gross value added is still generated by manufacturing, mining, and other industry.