

Shop with Intersport in Litija

Shopping center | Litija, Zasavska, Slovenia

230.000€
property price

Profitability 5%	Rental flow / year 11.520€	Rental flow / month 960€	Prospective yield 7,50%	Tenant area 128m ²
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Net size
128m²

Build
2006

Renovated
2016

Tenants
1

Property details

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 128m ²	Credit estimate High	Rental contract 5 years	Possibility of refusal Without the possibility of refusal
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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 / year	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 funds	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	925,21€
<small>The % of the sum is: 126,60€</small>	
Account balance after payment	34,79€
Total annual payment	11.102,51€
<small>The % of the sum is: 1.519,17€</small>	
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.

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%		1.915,20€
<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		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 km², 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.