

## Shop with Pepco in Litija

Shopping center | Litija, Zasavska, Slovenia

**851.000€**

property price

Profitability  
6%

Rental flow / year  
51.263,52€

Rental flow / month  
4.271,96€

Tenant area  
449,68m<sup>2</sup>



Net size  
449,68m<sup>2</sup>



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



### Pepco

Pepco is a chain of textiles and home goods stores. Since 2004, the company has become part of Pepkor Holding, which is included in Steinhoff International Holdings Limited, a group that owns 42 retail brands in 44 countries in Europe, Africa and Australia. As of 2017 - 1243 stores.

**Tenant area**  
449,68m<sup>2</sup>

**Credit estimate**  
High

**Rental contract**  
-

**Possibility of refusal**  
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

<b>Cost of the object</b>	851.000€
<b>Rental flow</b> / year	51.263,52€
<b>Rental flow</b> / month	4.271,96€
<b>ROI without financing</b>	6,02%
<b>Payback period</b> / years	16,60
<b>Effective ROI with financing</b>	9,55%

## Credit options

<b>Financing</b>	50%
<b>Loan amount</b>	425.500€
<b>Own funds</b>	425.500€
<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>	3.545,83
<b>Annual loan body</b>	42.550

When using bank financing, the payback will be **6,02%** per annum on invested own funds in the amount of **425.500€** and **3,52%** on bank funds in the amount of **425.500€**.

Total payback when using bank financing will be **9,55%**.

For the crediting period **16,60** years taking into account the repayment of the loan body and %, the profit will be **31.293,08€** through the period of **16,60** years the property will remain in full ownership of the investor with price of **851.000€**.

Total upon investment of own funds in the amount of **425.500€** we get profit over the loan term in the amount of **456.793,08€** (rental income after all payments on loan obligations) **31.293,08€** plus the value of the property, minus

investment amount **425.500€**.

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

<b>Monthly payment</b>	4.011,18€
The % of the sum is: 465,35€	
<b>Account balance after payment</b>	260,78€
<b>Total annual payment</b>	48.134,21€
The % of the sum is: 5.584,21€	
<b>Annual account balance after payment</b>	3.129,31€
<b>Total body% of the loan for the entire loan term</b>	4.011,18€

## 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>		1.992,94€
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>49.270,58€</b>

## 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.