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Shopping center in Idrija

Shopping center | Idrija, Goriška, Slovenia

3.500.000€

property price

Profitability	Rental flow / year	Rental flow / month	Tenant area
6%	226.200€	18.850€	2.465m ²



Net size	Renovated	Tenants
2.465m ²	2020	5

Property details

In Idrija, 60 km from Ljubljana, a commercial space with an anchor tenants and a fresh long term lease is offered for sale.

Fresh renovation and tenants adaptation carried out in March 2020.

The main anchor tenant for this shopping center is a grocery retailer TUŠ which gravitates the main visitor traffic. Other tenants are non-food retailers Kik, Mana and a cafe, ATMs.

The shopping center is located in the city center in a small shopping area, has its own open parking lot, around the shopping center there are local cafes, small consumer services stores.

Tenants



Mana

Founded in 2004, Mana is positioning itself as the leading retail chain in Slovenia, with more than 80 stores. The company is also presented in Bosnia and Herzegovina with a stand-alone store and in Serbia with five stores in Belgrade and Novi Sad.

Tenant area m ²	Credit estimate High	Rental contract -	Possibility of refusal Without the possibility of refusal
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Kik

KIK - German chain of clothing stores. Kik is one of the 10 largest German companies operating in the retail sector and has 3,200 stores in Europe. The main range of stores is represented by clothing, household goods, souvenirs, gifts and stationery.

Tenant area m ²	Credit estimate High	Rental contract -	Possibility of refusal Without the possibility of refusal
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Investment prediction

Financing calculation

Cost of the object	3.500.000€
Rental flow / year	226.200€
Rental flow / month	18.850€
ROI without financing	6,46%
Payback period / years	15,47
Effective ROI with financing	10,93%

Credit options

Financing	50%
Loan amount	1.750.000€
Own funds	1.750.000€
Interest rate	2%
Period of financing / years	12
Period of financing / months	144
Monthly loan body	12.152,78
Annual loan body	145.833,33

When using bank financing, the payback will be **6,46%** per annum on invested own funds in the amount of **1.750.000€** and **4,46%** on bank funds in the amount of **1.750.000€**.

Total payback when using bank financing will be **10,93%**.

For the crediting period **15,47** years taking into account the repayment of the loan body and %, the profit will be **744.557,10€** through the period of **15,47** years the property will remain in full ownership of the investor with price of **3.500.000€**.

Total upon investment of own funds in the amount of **1.750.000€** we get profit over the loan term in the amount of **2.494.557,10€** (rental income after all payments on loan obligations) **744.557,10€** plus the value of the property, minus investment amount **1.750.000€**.

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

Monthly payment	13.679,46€
<small>The % of the sum is: 1.526,69€</small>	
Account balance after payment	5.170,54€
Total annual payment	164.153,58€
<small>The % of the sum is: 18.320,24€</small>	
Annual account balance after payment	62.046,42€
Total body% of the loan for the entire loan term	13.679,46€

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	100€	1.200€
Bank account	20€	240€
	120€	1.440€
TAX 4% Simplified tax system - 4% of the company's turnover (the entire balance of the company account is net profit)		8.990,40€
Total income without TAX		217.209,60€

Micro location

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 km².

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.