

## Shopping center in Šentilj

Shopping center | Šentilj, Podravska, Slovenia

**3.500.000€**

property price

Profitability  
6%

Rental flow / year  
209.000€

Rental flow / month  
17.416,67€

Tenant area  
1.612m<sup>2</sup>



Net size  
1.612m<sup>2</sup>



Build  
2020



Tenants  
3

### Property details

A shopping center with three large tenants with long-term lease agreements - KIK, TEDi and MANA.

The lease agreement with the tenants was signed before the start of construction for 5 + 5 + 5 years.

The premises are located in the municipality of Šentilj, which runs directly along the border with Austria.

Very favorable location due to the close proximity to the border crossing.

Year of construction 2020.

Metal frame with enclosing structures of sandwich panels, pile foundation, the site has engineering protection in the form of a retaining wall.

## 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	Credit estimate	Rental contract	Possibility of refusal
m <sup>2</sup>	High	-	Without the possibility of refusal



### 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	Credit estimate	Rental contract	Possibility of refusal
m <sup>2</sup>	High	-	Without the possibility of refusal



### 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	Credit estimate	Rental contract	Possibility of refusal
m <sup>2</sup>	High	-	Without the possibility of refusal

## Investment prediction

- Large tenants in the neighborhood.
- Fresh lease agreement.
- Good location of the shopping area.
- Excellent transport links.
- An object that does not require depreciation for the foreseeable 10 years.
- The project is an excellent long-term investment.

## Financing calculation

Cost of the object	3.500.000€
Rental flow / year	209.000€
Rental flow / month	17.416,67€
ROI without financing	5,97%
Payback period / years	16,75
Effective ROI with financing	9,44%

## Credit options

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

When using bank financing, the payback will be **5,97%** per annum on invested own funds in the amount of **1.750.000€** and **3,47%** on bank funds in the amount of **1.750.000€**.

Total payback when using bank financing will be **9,44%**.

For the crediting period **16,75** years taking into account the repayment of the loan body and %, the profit will be **480.585,95€** through the period of **16,75** 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 **2.230.585,95€** (rental income after all payments on loan obligations) **480.585,95€** 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)

<b>Monthly payment</b>	14.079,26€
The % of the sum is: <b>1.926,49€</b>	
<b>Account balance after payment</b>	3.337,40€
<b>Total annual payment</b>	168.951,17€
The % of the sum is: <b>23.117,84€</b>	
<b>Annual account balance after payment</b>	40.048,83€
<b>Total body% of the loan for the entire loan term</b>	14.079,26€

## 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
Accounting services	100€	1.200€
Bank account	20€	240€
	<b>120€</b>	<b>1.440€</b>
<b>TAX 4%</b> <small>Simplified tax system - 4% of the company's turnover (the entire balance of the company account is net profit)</small>		8.302,40€
<b>Total income without TAX</b>		<b>200.697,60€</b>

## Micro location

### Šentilj

The Municipality of Šentilj is a municipality in Slovenia. The seat of the municipality is the town of Šentilj v Slovenskih Goricah. This town was an Austria-Slovenia border crossing checkpoint until December 21, 2007, when all immigration and customs checks ended after Slovenia joined the Schengen Area. The Austrian town opposite Šentilj is Spielfeld.

## Macro location



### Population

322.545

### Employment in services

63,40%

### Employment in industry

35,80%

### Employment in agriculture

0,80%

## Podravska

The **Drava Statistical Region** (Slovene: Podravska statistična regija) is a statistical region in Slovenia. The largest town in the region is Maribor. The region has a total area of 2,170 km<sup>2</sup>.

Its name comes from the Drava River and includes land on both banks along its course through Slovenia as well as the Pohorje mountains in the northeast of the region. The Drava is used for the production of hydroelectricity and the fertile land around it is used for agriculture. The share of job vacancies in all available jobs is among the highest in Slovenia and the region has a positive net migration rate.

The region has a ski resort Mariborsko Pohorje, many recreational sports activities, historical sights, it attracts around 3.2% of the total number of tourists in Slovenia, most being from foreign countries (68.9%).