

TUŠ drogerija

Premises with tenants | Jesenice, Gorenjska, Slovenia

350.000€
property price

Profitability
4%

Rental flow / year
16.896€

Rental flow / month
1.408€

Tenant area
211m²



Net size
211m²

Tenants
1

Property details

In Jesenice, a city in northwestern Slovenia, near the borders with Italy and Austria, a commercial space with the anchor tenant TUS Drogerija - part of the largest supermarket company TUS - is offered for sale. Today there are about 20 stores all over Slovenia of this brand.

The store operated during the pandemic, as the range of goods included in the list of essential commodities

Lease agreement has already been signed for 10 years with a further extension.

Tenants



Tuš drogerija

TUŠ is the largest company in Slovenia. After 29 years of work, it is one of the successful retailers. More than 3,200 employees, 260 business units, more than 3 million purchases per month. The company has received several awards for excellence in business, social responsibility and sustainability.

The range of Tuš drogerija is represented by cosmetics, household chemicals, perfumes, hygiene products, household goods. The range also includes medicines - OTC drugs and dietary supplements.

Tenant area	Credit estimate	Rental contract	Possibility of refusal
211m ²	High	10 years	Without the possibility of refusal

Investment prediction

- Lease agreement signed in 2021 for 10 years
- The store operated during the pandemic because the assortment of merchandise is on the list of necessities
- The only drogeria store in the area

Financing calculation

Cost of the object	350.000€
Rental flow / year	16.896€
Rental flow / month	1.408€
ROI without financing	4,83%
Payback period / years	20,71
Effective ROI with financing	7,65%

Credit options

Financing	50%
Loan amount	175.000€
Own funds	175.000€
Interest rate	2%
Period of financing / years	15
Period of financing / months	180
Monthly loan body	972,22
Annual loan body	11.666,67

When using bank financing, the payback will be **4,83%** per annum on invested own funds in the amount of **175.000€** and **2,83%** on bank funds in the amount of **175.000€**.

Total payback when using bank financing will be **7,65%**.

For the crediting period **20,71** years taking into account the repayment of the loan body and %, the profit will be **50.734,76€** through the period of **20,71** years the property will remain in full ownership of the investor with price of **350.000€**.

Total upon investment of own funds in the amount of **175.000€** we get profit over the loan term in the amount of **225.734,76€** (rental income after all payments on loan obligations) **50.734,76€** plus the value of the property, minus investment amount **175.000€**.

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

Monthly payment	1.126,14€
The % of the sum is: 153,92€	
Account balance after payment	281,86€
Total annual payment	13.513,68€
The % of the sum is: 1.847,02€	
Annual account balance after payment	3.382,32€
Total body% of the loan for the entire loan term	1.126,14€

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 19%		2.936,64€
Simplified tax system - 19% of the company's turnover (the entire balance of the company account is net profit)		
Total income without TAX		13.959,36€

Micro location

Jesenice

Jesenice is a town in northwestern Slovenia, near the borders with Italy and Austria. It is located on the Sava Dolinska River, which, merging below the city with the Sava Bohinjska, forms the Sava.

The population of the town is 13,255 according to the 2013 census, the population of the entire Jesenice municipality is 21,620.

Jesenice is located 70 kilometers northwest of the capital Ljubljana and 10 kilometers northwest of Bled. Approximately 5 kilometers to the north of the city passes the Austrian border, and 30 kilometers to the west - the Italian one. The city stands on the railway and highway Ljubljana - Fillach. Another road leads through Kranjska Gora to the Italian Tarvisio.

Macro location



Population

203.929

Employment in services

58,90%

Employment in industry

39%

Employment in agriculture

2,10%

Gorenjska

The **Upper Carniola Statistical Region** (Slovene. Gorenjska regija) is a statistical region in the north-west of Slovenia, which borders Italy and Austria. The region is almost entirely alpine, with most of it being protected as a national park. The capital is Kranj.

It has a total area of 2,137 km².

It is the second most popular tourist destination of all the regions, the tourists being from: 20% Slovenia, 3.7% Austria, 4.6% Croatia, 8.5% Italy, 10% Germany, 4.3% UK, 49% other countries. In 2013, the region recorded almost 19% of tourist nights in Slovenia, of which 78% were by foreign tourists. The region ranked second in Slovenia in number of tourist beds per 1,000 population.

In 2013, the registered unemployment rate here was the lowest in Slovenia, 3 percentage points lower than the national average.