

TUŠ in Maribor

Shopping center | Maribor, Podravska, Slovenia

2.300.000€
property price

Profitability
5,46%

Rental flow / year
125.560€

Rental flow / month
10.463,33€

Tenant area
1.625m²



Net size
1.625m²

Renovated
2018

Property details

In Slovenia's second largest city, Maribor, a shopping center with the anchor tenant food retailer TUS is offered for sale.

Lease agreement is signed for 10 years in 2021 with further prolongation.

In 2018 the space was completely renovated.

The shopping center is located in a single shopping area of the neighborhood Jadranska, in the neighborhood there are other major supermarkets and non-food stores.

Tenants



TUŠ

TUŠ is the largest company in Slovenia. After 30 years of work 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.

Tenant area
1.625m²

Credit estimate
High

Rental contract
10 years

Possibility of refusal
Without the possibility of refusal

Investment prediction

- The shopping center was fully renovated in 2018
- Lease signed in 2021 for 10 years
- Anchor tenant - a large grocery retailer
- The shopping center is located in a single neighborhood retail zone

Financing calculation

Cost of the object	2.300.000€
Rental flow / year	125.560€
Rental flow / month	10.463,33€
ROI without financing	5,46%
Payback period / years	18,32
Effective ROI with financing	8,92%

Credit options

Financing	50%
Loan amount	1.150.000€
Own funds	1.150.000€
Interest rate	2%
Period of financing / years	12
Period of financing / months	144
Monthly loan body	7.986,11
Annual loan body	95.833,33

When using bank financing, the payback will be **5,46%** per annum on invested own funds in the amount of **1.150.000€** and **3,46%** on bank funds in the amount of **1.150.000€**.

Total payback when using bank financing will be **8,92%**.

For the crediting period **18,32** years taking into account the repayment of the loan body and %, the profit will be **212.251,81€** through the period of **18,32** years the property will remain in full ownership of the investor with price of **2.300.000€**.

Total upon investment of own funds in the amount of **1.150.000€** we get profit over the loan term in the amount of **1.362.251,81€** (rental income after all payments on loan obligations) **212.251,81€** plus the value of the property, minus investment amount **1.150.000€**.

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

Monthly payment	8.989,36€
The % of the sum is: 1.003,25€	
Account balance after payment	1.473,97€
Total annual payment	107.872,35€
The % of the sum is: 12.039,02€	
Annual account balance after payment	17.687,65€
Total body% of the loan for the entire loan term	8.989,36€

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%		4.964,80€
Simplified tax system - 4% of the company's turnover (the entire balance of the company account is net profit)		
Total income without TAX		120.595,20€

Micro location

Maribor

Maribor is the second-largest city in Slovenia and the largest city of the traditional region of Lower Styria. It is also the seat of the City Municipality of Maribor. 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.

According to 2013 data, the city population is 94.9 thousand people, it occupies an area of 42.1 km².

Maribor is 127 km from Ljubljana, 257 km from Vienna (Austria), 116 km from Zagreb (Croatia).

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 km².

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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%).