

## "TUŠ" shop in Logatec

Shopping center | Logatec, Osrednjeslovenska, Slovenia

**2.500.000€**  
property price

Profitability  
6%

Rental flow / year  
144.708€

Rental flow / month  
12.059€

Tenant area  
1.656m<sup>2</sup>



Net size  
1.656m<sup>2</sup>



Tenants  
1

### Property details

In the city of Logatec, 25 km south-west of Ljubljana, a premises in a shopping center with a tenant grocery retailer - TUŠ is offered for sale. TUŠ is the main anchor tenant for this shopping center.

In 2019, a fresh lease agreement for 15 years was re-signed with the tenant.

Other incomes come from the NLB ATM (contract until 2025), two advertising spots (perpetual contract) and the Telemach antenna (contract signed until 2035).

The total income in 2024 will be 151,943.65 €.

The shopping center is located in the city center in a small shopping area, has its own open parking, local shopping centers, small consumer service shops are located around the shopping center.

## 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**  
1.656m<sup>2</sup>

**Credit estimate**  
High

**Rental contract**  
15 years

**Possibility of refusal**  
Without the possibility of refusal

## Investment prediction

- The facility has an anchor tenant for a large grocery retailer
- A fresh lease in 2019 for 15 years has been concluded
- The building has its own outdoor parking
- The shopping center is located in the city center
- The shopping center gravitates around itself small tenants in the field of consumer services and forms a small trading zone

## Financing calculation

<b>Cost of the object</b>	2.500.000€
<b>Rental flow</b> / year	144.708€
<b>Rental flow</b> / month	12.059€
<b>ROI without financing</b>	5,79%
<b>Payback period</b> / years	17,28
<b>Effective ROI with financing</b>	9,08%

## Credit options

<b>Financing</b>	50%
<b>Loan amount</b>	1.250.000€
<b>Own funds</b>	1.250.000€
<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>	8.680,56
<b>Annual loan body</b>	104.166,67

When using bank financing, the payback will be **5,79%** per annum on invested own funds in the amount of **1.250.000€** and **3,29%** on bank funds in the amount of **1.250.000€**.

Total payback when using bank financing will be **9,08%**.

For the crediting period **17,28** years taking into account the repayment of the loan body and %, the profit will be **288.343,11€** through the period of **17,28** years the property will remain in full ownership of the investor with price of **2.500.000€**.

Total upon investment of own funds in the amount of **1.250.000€** we get profit over the loan term in the amount of

**1.538.343,11€** (rental income after all payments on loan obligations) **288.343,11€** plus the value of the property, minus investment amount **1.250.000€**.

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

<b>Monthly payment</b>	10.056,62€
The % of the sum is: <b>1.376,06€</b>	
<b>Account balance after payment</b>	2.002,38€
<b>Total annual payment</b>	120.679,41€
The % of the sum is: <b>16.512,74€</b>	
<b>Annual account balance after payment</b>	24.028,59€
<b>Total body% of the loan for the entire loan term</b>	10.056,62€

## 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>		5.730,72€
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>138.977,28€</b>

## Micro location

### Logatec

Logatec is a city in the western part of Slovenia. The city population is 7 616 people according to the 2002 census, the population of the entire community is 11 343.

Logatec is located 25 kilometers southwest of the capital, Ljubljana. The Ljubljana - Koper railway passes through the city, and a highway in the same direction passes near the city. Other roads lead to Idria, Kranj and Postojna.

## Macro location



### Population

535.375

### Employment in services

69,70%

### Employment in industry

28,10%

### Employment in agriculture

2,20%

## Osrednjeslovenska

**The Central Slovenia Statistical Region** (Slovene: Osrednjeslovenska statistična regija) is a statistical region in central Slovenia. This is the second-largest region in terms of territory. It has a total area of 2,334 km<sup>2</sup>, with a central position and good traffic connections in all directions, and the country's capital is located in it.

The area is the most densely populated statistical region in Slovenia, with the largest number of inhabitants.

As the economically most developed region, in 2012 it generated more than a third of the national GDP. As salaries here are on average higher than in any other part of the country, the region attracts internal migrants. That region's importance for employment is also confirmed by the fact that the number of jobs in the region is much larger than the number of employed persons living in it. Earnings of persons employed in this region are the highest in the country.

It attracts 13.2% of the total number of tourists in Slovenia, most being visitors from abroad who visit Ljubljana (90.7%).