

Villa Demetrovic in Rogaska Slatina

Hotels & Apartments | Rogaška Slatina, Savinjska, Slovenia

850.000€
property price

Profitability
8,82%

Rental flow / year
75.000€

Rental flow / month
6.250€

Tenant area
582m²



Net size
582m²

Build
1890

Tenants
1

Property details

Villa Demetrovic is located in Sava Region, 3 km from Rogaska Slatina.

This 3-star hotel with a garden offers air-conditioned rooms with free Wi-Fi, each with a private bathroom, desk and TV. The nearest airport is Ljubljana Jože Pučnik Airport, 111 km from the property.

The building has 4 floors: basement - bar and auxiliary rooms; 1st floor - restaurant, kitchen, reception, office and auxiliary facilities, 2nd floor - 5 old-style rooms, 3rd floor - 3 rooms with a modern design. The area of the basement and ground floor is 300 m², the area of the hotel itself is 210 m². Only 8 rooms. 2 rooms will accommodate more than 2 residents (there are extra beds, including for children). All rooms have a private bathroom, air conditioning, TV. Everything according to the requirements of a hotel with 3 *.

The building was built in 1890. Land was purchased in 1864. The first owners - the Demetrovic family, was a very noble family in Croatia. The owner's brother Yuray Demetrovich was the Minister of Trade and Industry in Yugoslavia. The family was involved in pharmaceuticals and built this mansion near the source.

Under the agreement, a restaurant for 60-80 visitors and a night bar are rented. The tenant also helps with the management of the hotel, an agreement on joint activities is concluded. Payment of utilities for the restaurant and bar is entrusted to the tenant.

Expenditure part:

- utility services at the hotel averages from 700 to 1000 euros per month (heating, water, electricity, Internet and television);
- employee salary with deductions and taxes - 1300 euros per month;
- washing (bed linen and towels) and hygiene products - 150 euros per month.

The average cost is from 2000 to 2500 euros per month.

Investment prediction

The calculation of the payback period of the project is made on the basis of minimum rental calculations.

* average indicator: own financial flow - depending on seasonal workload + rental flow from a restaurant and a bar
Based on the foregoing, this hotel has high rates of return and is recommended by us for purchase.

Also, we do not take into account the potential discount on the purchase for the real buyer.

Financing calculation

Cost of the object	850.000€
Rental flow / year	75.000€
Rental flow / month	6.250€
ROI without financing	8,82%
Payback period / years	11,33
Effective ROI with financing	15,15%

Credit options

Financing	50%
Loan amount	425.000€
Own funds	425.000€
Interest rate	2,50%
Period of financing / years	10
Period of financing / months	120
Monthly loan body	3.541,67
Annual loan body	42.500

When using bank financing, the payback will be **8,82%** per annum on invested own funds in the amount of **425.000€** and **6,32%** on bank funds in the amount of **425.000€**.

Total payback when using bank financing will be **15,15%**.

For the crediting period **11,33** years taking into account the repayment of the loan body and %, the profit will be **269.223,50€** through the period of **11,33** years the property will remain in full ownership of the investor with price of **850.000€**.

Total upon investment of own funds in the amount of **425.000€** we get profit over the loan term in the amount of **694.223,50€** (rental income after all payments on loan obligations) **269.223,50€** plus the value of the property, minus investment amount **425.000€**.

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

Monthly payment	4.006,47€
The % of the sum is: 464,80€	
Account balance after payment	2.243,53€
Total annual payment	48.077,65€
The % of the sum is: 5.577,65€	
Annual account balance after payment	26.922,35€
Total body% of the loan for the entire loan term	4.006,47€

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%		2.942,40€
Simplified tax system - 4% of the company's turnover (the entire balance of the company account is net profit)		
Total income without TAX		72.057,60€

Micro location

Rogaška Slatina

Rogaška Slatina is a town in eastern Slovenia. It is the largest settlement and the centre of the Municipality of Rogaška Slatina. It is known for its curative mineral water, spa, and crystal glass.

Rogaška Slatina is a synonym for health-resort tourism in Slovenia. For centuries the curative mineral water rich in magnesium (branded as Donat Mg), the picturesque countryside, and other local attractions have attracted visitors from around the world to the area.

Macro location



Population

254.824

Employment in services

51,80%

Employment in industry

45,60%

Employment in agriculture

2,60%

Savinja

The **Savinja Statistical Region** (Slovene: Savinjska statistična regija) is a statistical region in Slovenia. The largest town in the region is Celje. It has a total area of 2,301 km².

The region is very diverse in natural geography; it mainly comprises the wooded mountainous terrain attractive to tourists (the Upper Savinja Valley and part of the Kamnik–Savinja Alps), the fertile Lower Savinja Valley with good conditions for growing hops, the Kozje Hills, and the Velenje Basin with lignite deposits, used for electricity production. In 2013 the region invested more than EUR 127 million in environmental protection (the most of all regions).

The region has good natural conditions for agriculture.

The region is a well-known and popular tourist destination. In 2012, tourist arrivals and overnight stays in the region represented 11.1% of all tourist arrivals in Slovenia and 15.0% of all overnight stays. On average, it attracts 10.4% of the total number of tourists in Slovenia, most being from Slovenia (52.8%).