

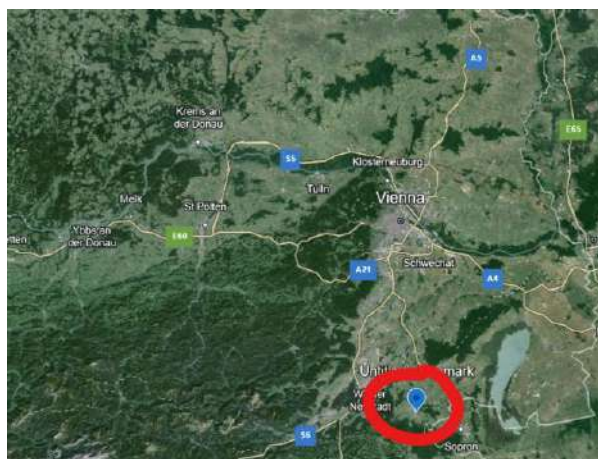
# Single family home

Location: Marz, Austria



## Overview:

Single Family home extensively renovated in 2018. It is located in Marz, Austria, 55 km from downtown Vienna and only 20 km from the Neusiedler Lake.



Valuation	€315 000
% acquired	50%
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= Valuation of stake	€157 500
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+ Transaction costs, of which	€16 890
<i>taxes and government charges</i>	€7 245
<i>legal and notary fees</i>	€2 175
<i>appraisal costs</i>	€1 800
<i>brokerage fees</i>	€5 670
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= Purchase price	€174 390
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Gross revenue	€8 663
- Fees (waived for the first year)	-€866
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= Net yearly revenue	€7 796

*Gross revenue is adjusted for inflation each year in January, using the Austrian VPI from October to October in the year prior. This adjustment is contractually agreed.*

*If required, the manager can use rental income in excess of the coupon to build reserves for future operating requirements.*

## Real estate Details

Living area, m2	126,79
Property size, m2	1067
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Construction year	1970
Renovation Year	2018
Build type	Brick/concrete
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Tenant	Co-owner
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Heating type	Oil and heat pump

## About the region

Marz is part of the Mattersburg region in eastern Austria with population of 41.000. Located in the province of Burgenland, the population has steadily grown in the recent years. The region is near the Austrian-Hungarian borderlake and tourist attraction Neusiedlersee and is only one hour from Vienna by car or public transport.

## Return expectations\*

Leverage	0,0%
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Net year 1 cash yield	5,0%
Net year 5 cash yield	5,1%
Net year 10 cash yield	5,4%
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Longterm target inflation rate	2,0%
Expected capital gains	3,0%
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Expected net total return	8,1%

\*These are not promised but indicative based on the historial performance of the market and similar properties

## Amenities

Garage	Yes
Basement	Yes
Pool	No
Sauna	Yes
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Upkeep score	4 out of 5













