

Single family home

OVERVIEW

Mountain cabin located in a quiet alpine setting west of Graz. The two-story property includes guest accommodations for up to six people. A cozy dining area on the ground floor offers a welcoming stop for hikers.

REAL ESTATE DETAILS

LIVING AREA	120,00 m ²
PROPERTY SIZE	3.152,00 m ²
CONSTRUCTION YEAR	1920
RENOVATION YEAR	2015
BUILD TYPE	Log cabin



AMENITIES

GARAGE	Yes
BASEMENT	No
POOL	No

SAUNA	No
HEATING TYPE	Masonry Heater
UPKEEP SCORE	3 out of 5

FINANCIAL OVERVIEW

VALUATION	285.000 €
% ACQUIRED	50,00 %
= VALUATION OF STAKE	142.500 €
+ TRANSACTION COSTS, OF WHICH	15.837 €
TAXES AND GOVERNMENT CHARGES	6.555 €
LEGAL AND NOTARY FEES	2.352 €
APPRAISAL COSTS	1.800 €
BROKERAGE FEES	5.130 €
= PURCHASE PRICE	158.337 €
GROSS REVENUE**	7.838 €
- FEES (WAIVED FOR THE FIRST YEAR)	- 784 €
= NET REVENUE	7.054 €

RETURN EXPECTATIONS *

LEVERAGE	0,0 %
NET YEAR 1 CASH YIELD	4,9 %
NET YEAR 5 CASH YIELD	5,1 %
NET YEAR 10 CASH YIELD	5,4 %
LONGTERM TARGET INFLATION RATE	2,0 %
EXPECTED CAPITAL GAINS	3,0 %
EXPECTED NET TOTAL RETURN	8,1 %

ABOUT THE REGION

Osterwitz is a small mountain village located approximately 60 km west of Graz and 40 km north of the Slovenian border. The town of Deutschlandsberg is just 18 km away and offers access to shops, services, and public transport. Surrounded by forests and hiking trails, the area is known for its natural beauty.





