

Single family home

OVERVIEW

Single-family home south of Graz, close to the town of Leibnitz. This charming property features a spacious garden and a single-story layout with a basement.

REAL ESTATE DETAILS

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|-------------------|-----------------------|
| LIVING AREA | 113,00 m ² |
| PROPERTY SIZE | 987,00 m ² |
| CONSTRUCTION YEAR | 1984 |
| RENOVATION YEAR | - |
| BUILD TYPE | Brick / Concrete |



AMENITIES

| | |
|----------|-----|
| GARAGE | No |
| BASEMENT | Yes |
| POOL | No |

| | |
|--------------|------------|
| SAUNA | No |
| HEATING TYPE | Oil |
| UPKEEP SCORE | 3 out of 5 |

FINANCIAL OVERVIEW

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|------------------------------------|-----------|
| VALUATION | 304.000 € |
| % ACQUIRED | 39,47 % |
| = VALUATION OF STAKE | 120.000 € |
| + TRANSACTION COSTS, OF WHICH | 13.668 € |
| TAXES AND GOVERNMENT CHARGES | 5.520 € |
| LEGAL AND NOTARY FEES | 2.028 € |
| APPRAISAL COSTS | 1.800 € |
| BROKERAGE FEES | 4.320 € |
| = PURCHASE PRICE | 133.668 € |
| GROSS REVENUE** | 6.600 € |
| - FEES (WAIVED FOR THE FIRST YEAR) | - 660 € |
| = NET REVENUE | 5.940 € |

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

Tillmitsch is a growing commuter town located approximately 33 km south of Graz, 120 km northeast of Klagenfurt, and just 20 km from the Slovenian border. The city of Maribor, Slovenia's second-largest city, is only 40 km away and easily accessible.





