

Single family home

Location: Oberdorf, Austria



Overview:

Single Family home renovated in 2018. It is located in Oberdorf, 60 km from downtown Graz, Austria's second largest city.

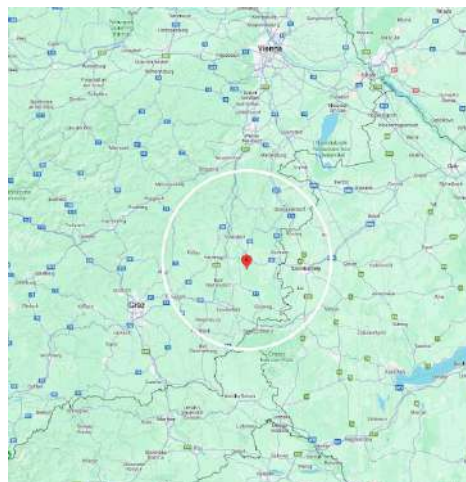
Valuation	€ 437 000
% acquired	38,9%
= Valuation of stake	€ 170 000
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+ Transaction costs, of which	€ 18 040
<i>taxes and government charges</i>	€ 7 820
<i>legal and notary fees</i>	€ 2 300
<i>appraisal costs</i>	€ 1 800
<i>brokerage fees</i>	€ 6 120
= Purchase price	€ 188 040
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Gross revenue	€ 9 350
- Fees (waived for the first year)	-€ 935
= Net revenue	€ 8 415

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	185
Property size, m2	1624
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Construction year	1993
Renovation year	2018
Build type	Brick/concrete
Tenant	Co-owner
Heating type	PV and wood pellets



About the region

Oberdorf is a town with a population of 1.000 in the province of Burgenland. The region is near Hartberg and Graz and at a distance of 110km to Vienna's city center can be considered as part of Vienna's broader commuter region.

Return expectations*

Leverage	0,0%
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 historical performance of the market and similar

Amenities

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













