

# Investius

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## What we do

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**Investius** focuses on providing specialized consulting in corporate strategy, investment and financial analysis thanks to the know-how acquired detecting new business opportunities and optimizing business structures.

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## Building in Sabadell

### 01 Features

- City: Sabadell Downtown (BCN)
- Consolidated urban land (plot), there are 2 land registration entities and they are qualified as key 1-4 - residential area with commercial premises
- Building area according to current land registration: 423m<sup>2</sup>.
- Residential building area: 665,11m<sup>2</sup>.
- Local building area: 300m<sup>2</sup>.
- Buildability:
  - 1/2 premises
  - 8 Flats (Surface: 70m<sup>2</sup>)

### 02 Investment & Fees

- **Investment: 1.200.000 €**
- **Fees: 5%**

### 03 Key Details

- This transaction can be carried out for VAT.
- The properties have no debts and belong to a company.
- There are 2 properties in the Land Registry..

# Estimated yields

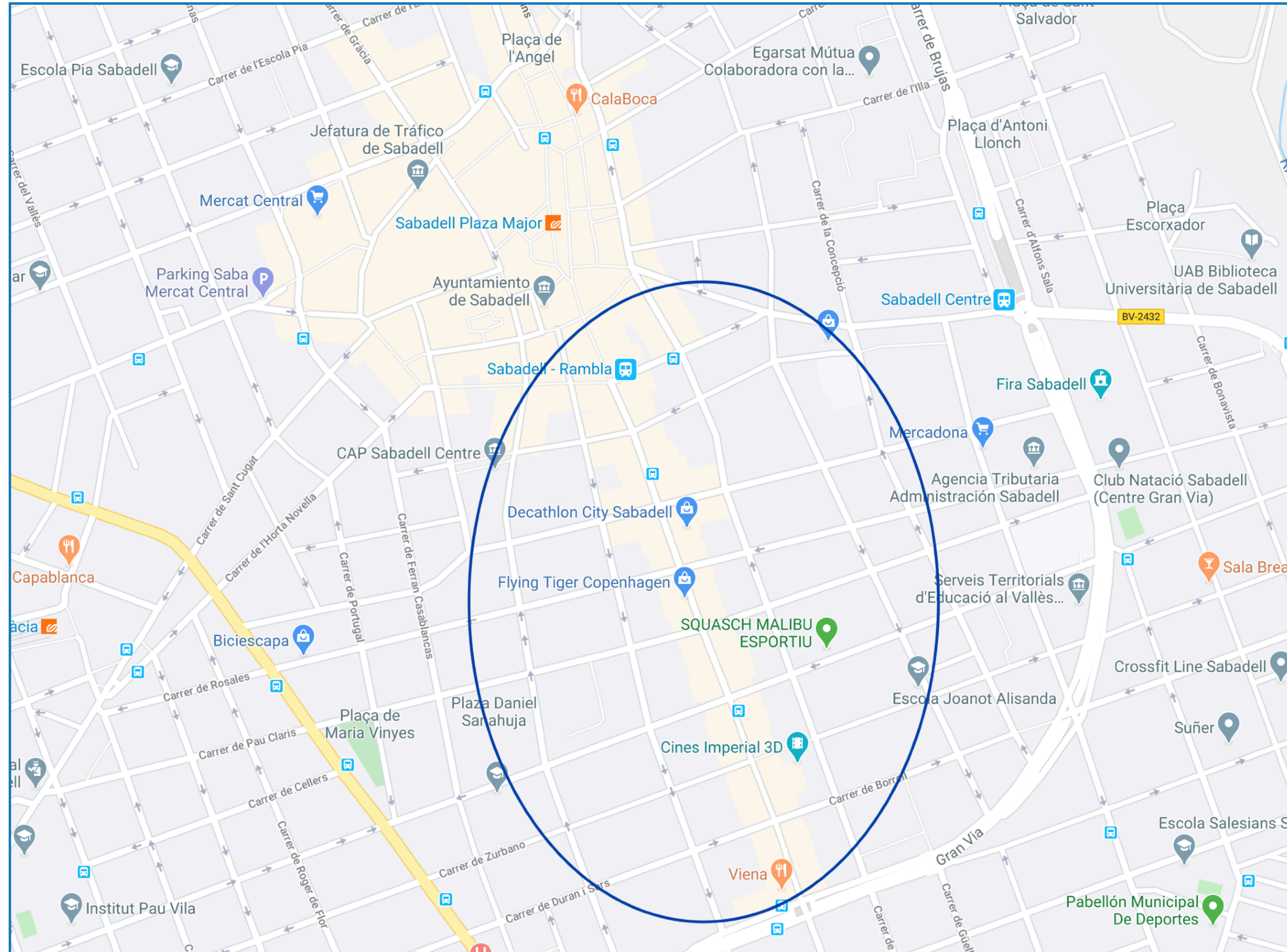
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Our **profitability forecast gives a 5.2% annual yield**. As a property investor, it is a good investment due to the location and the existing demand in Sabadell, both in homes and premises. The **average rental price in the area is between 850€ and 1,100€ for second-hand flats**. Although we understand that it should be possible to rent a new flat at around 1,200 euros/1,400 euros, our calculation is based on a 1,000 euros/month per flat assumption. We have calculated a rent for premises (300m<sup>2</sup>) at 12 euros/m<sup>2</sup>. Therefore, **our profitability calculations are downwards in order to be conservative with the possible profit**.

Investment	Acquisition Costs	SQM/Reno cost	Reno Cost	Total Investment	Rent	Profit per mont	Profit per year	Expenses	Annual Profit
1.200.000,00 €	1.308.000,00 €	1300,00 €	1.014.500,00 €	2.322.500,00 €	12,00 €	11.600,00 €	121.800,00 €	17.400,00 €	5,2 %

# Location



**P + F + C**

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Partners, friends and clients





**Contact us**

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