

Investius



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What we do

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.

Flat in Barcelona

01 Features

- District: El Born (BCN)
- Surface Area: 70m² (according to land registry)
- Flat on the first floor to be refurbished with 3 rooms and balcony.
- Building without elevator
- The ground floor is rented at a rate of 2,500 euros per month

02 Investment & Fees

- **Investment: 168.158,64 €**
- **Management Fees: Included**
- **Investius can carry out both the reno and the future sale or rental of the apartment.**
- **Free taxes transaction**

03 Key Details

- **Auctioning sale.**
- Currently, the flat has a debt against the Residents' Community of 20,953.20 Euros that dates from Jun-2010. The Law stipulates that just the last 4 years of debt must be paid which, would give us an approximate amount to pay of 8,381.28 €. Negotiations are underway to close the final amount to pay. However, we have forecast a 15,000 € to pay this debt which has already been added to the total purchase price.
- The IBI's debt is 1,658.19 euros. This amount has already been added to the total purchase price.
- The flat is illegally occupied. However, the Residents' Community is actively against this situation. We forecast a 5,000 € ticket that has been included in the total price.

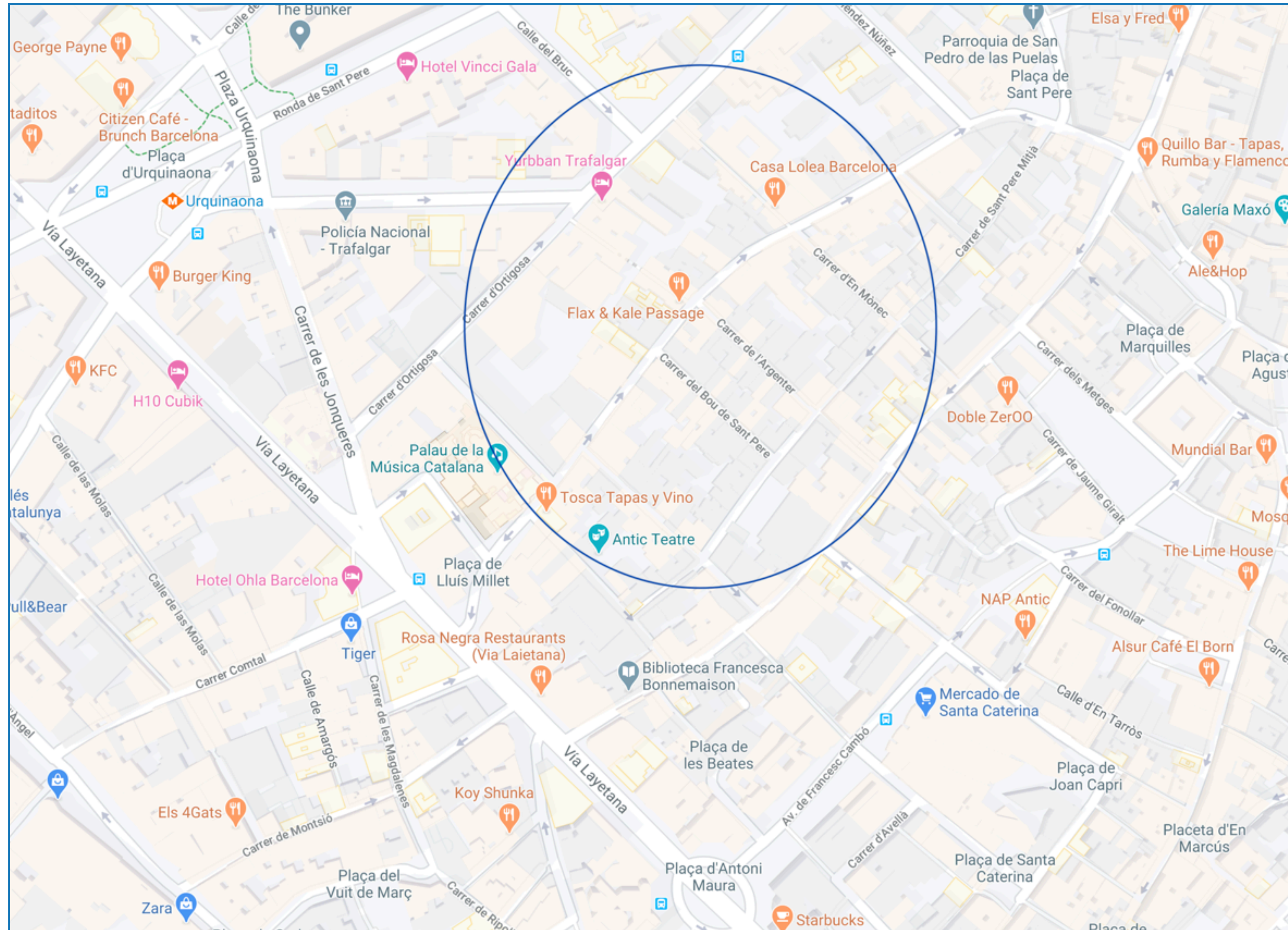
Estimated yields



Our profitability forecast **gives a 34% profit on this deal**. Taking into account the flat's layout (3 bedrooms), the district and the renovation, we believe that the flat will sell quickly in a 2-3 month interval at the price stipulated in this forecast. **Other already renovated flats in this district are selling ver 300,000 euros**. Therefore, the total duration of this flip over transaction will be less than 6 months.

Investment	Acquisition Costs	SQM/Reno cost	Reno Cost	Total Investment	Selling Price	Selling Profit	Profit	Total Profit
168.158,64 €	174.884,99 €	700,00 €	45.500,00 €	220.384,99 €	4214,29 €	295.000,00 €	74.615,01 €	33,9 %

Localización



P + F + C

Investius

Partners, friends and clients





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