

# 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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## Rented Flat Horta

### 01 Features

- District: Carmel (BCN)
- Built Area: 65m<sup>2</sup>
- Distribution:
  - 3 bedrooms + Bathroom + Sink
  - Storage room

### 02 Investment & Fees

- **Investment: 159,000€**
- **Fees: 5%**

### 03 Key Details

- They're installing an elevator on the building
- **Yield: 5.5% per year**
- Currently rented with a seasonal rental contract at 850€ per month
- Semi-furnished and recently painted
- IBI (Ownership taxes): 65€ per quarter
- Community fees: 30 €/month
- Elevator Reno Debt: 65 euros/month (currently less than a year to pay).

# Estimated yields

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Currently this deal gives a yield of 5.5% per year, before personal income taxes. It is currently rented with a seasonal lease at a low market price. It was rented in less than a week at 850 euros/month. Tenants are very interested in moving to a 5 year contract. After the payment of the elevator reno cost in 2020, the return is 6% per year before personal income taxes.

## Counting on the Elevator Reno Debt

Investment	Acquisition Expenses	Total Investment	SQM/Rent	Monthly Rent	Annual Profit	Annual expenses	Annual Yield
159.000,00 €	189.210,00 €	159.000,00 €	13,08 €	850,00 €	8800 €	1400,00 €	5,5 %

## Not Counting on the Elevator Reno Debt

Investment	Acquisition Expenses	Total Investment	SQM/Rent	Monthly Rent	Annual Profit	Annual expenses	Annual Yield
159.000,00 €	189.210,00 €	159.000,00 €	13,08 €	850,00 €	9580 €	620,00 €	6 %







# Pics

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# Pics

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**P + F + C**

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Partners, friends and clients







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