



Project description	Purchase space of 135 sqm and division into 3 apartments		
Type of deal	Flip / Rental		
The apartment			
Property area	135 sqm		
Number of apartments	3		
Purchase			
The cost of the apartment	€ 120,000		
Accompanying costs	€ 8,400		
Total purchase cost	€ 128,400		
Renovation			
Renovation contractor	€ 48,000		
Engineer and planner	€ 1,200		
Total	€ 49,200		
Total cost	€ 177,600		

Purchase - renovation - sale			
Sale			
Selling price	€ 215,000		
Accompanying costs	€ 6,450	3%	
Net selling price	€ 208,550		
Investment results			
Gross purchase cost	€ 128,400		
Cost of improvement	€ 49,200		
Net sales receipts	€ 208,550		
Investment profits	€ 30,950		
unpredictable	€ 1,548	5%	
Investment profits	€ 29,403		
Yields			
Investor - First 12%	€ 15,408	12%	
Greek house - the next 5%	€ 6,420	5%	
Balance to be distributed	€ 7,575		
The investor part	€ 6,060	80%	
The 'Greek House' part	€ 1,515	20%	
Balance to be distributed	€ -		
Total investor share	€ 21,468		
Return on investment	16.7%		
Expected investment period	Less than 12 months		

Purchase - Renovation - Rental			
Rental			
Estimated monthly rent	€ 1,150		
Annual rent	€ 13,800		
Annual occupancy	90%		
Other expenses	12%		
Net annual income	€ 10,930		
Investment results			
Gross purchase cost	€ 128,400		
The cost of improvement	€ 49,200		
Total transaction cost	€ 177,600		
Yields			
Gross transaction cost	€ 177,600		
Net annual income	€ 10,930		
Return on investment	6.2%		