

INVESTMENT CHART 20 YEARS (In Euro)

FURNISHED PRICE INCLUDING VAT : 150 000 €
FURNITURE(Included in above price) : 6 000 €

ACTUAL NET INVESTMENT : 125 418 €
SAVING REALISED BY V.A.T REFUND : 24 582 €

LEGAL FEES
MORTGAGE FEES : 2 007 €
NOTARY FEES : 5 250 €

80% MORTGAGE OVER YEARS 20 WITH A 4,50% fixed RATE

INITIAL CAPITAL: 25 084 € + LEGAL FEES
AMOUNT OF THE LOAN : 100 334 €

5,00% ANNUAL YIELD ON ACTUAL NET INVESTMENT= 6 271 €

1 YEAR	2 ASSUMED CAPITAL GROWTH 10% / YEAR	3 MORTGAGE REPAYMENTS 4,50% INTEREST RATES	4 RENTS RECEIVED Indxd 2,5%/YEAR	5 Deductible interest included in column 3	6 PROVISION ON DEPRECIATION BUILDING AND FURNITURE	7 PURCHASE FEES (notary mortgage) deductible	8 LAND TAX INDEXED Indxd 2,5% deductible	9 ACCOUNTANT & tax Profess Indxd 2,5% deductible	10 ANNUAL PROFITS OR LOSSES (before deprec)	11 PREVIOUS DEFICIT CARRIED FORWARD	12 TAXABLE RENTAL INCOME (after deprec)	13 TAXES PAYABLE ON RENTAL INCOME	14 15 CASH FLOW			
													Monthly shortfall	Monthly income		
				0	to offset profit											
1	150 000	7 617	6 271	4 515	5 518	1 451	0	477	-172	0	0	0	152	0		
2	165 000	7 617	6 428	4 375	5 518	1 451	0	489	112	-172	0	0	140	0		
3	181 500	7 617	6 588	4 230	5 518	1 451	300	501	107	-60	0	0	152	0		
4	199 650	7 617	6 753	4 077	5 518	1 451	308	513	404	0	0	0	140	0		
5	219 615	7 617	6 922	3 918	5 518	1 451	315	526	711	0	0	0	128	0		
6	241 577	7 617	7 095	3 751	5 518	0	323	539	2 481	0	0	0	115	0		
7	265 734	7 617	7 272	3 577	5 518	0	331	553	2 811	0	0	0	102	0		
8	292 308	7 617	7 454	3 396	5 518	0	339	567	3 152	0	0	0	89	0		
9	321 538	7 617	7 640	3 206	5 518	0	348	581	3 506	0	0	0	75	0		
10	353 692	7 617	7 831	3 007	5 518	0	357	595	3 872	0	0	0	61	0		
11	389 061	7 617	8 027	2 800	5 017	0	366	610	4 252	0	0	0	47	0		
12	427 968	7 617	8 228	2 583	5 017	0	375	626	4 645	0	0	0	32	0		
13	470 764	7 617	8 434	2 356	5 017	0	384	641	5 052	0	0	0	17	0		
14	517 841	7 617	8 645	2 120	5 017	0	394	657	5 474	0	0	0	2	0		
15	569 625	7 617	8 861	1 872	5 017	0	403	674	5 911	0	0	0	0	14		
16	626 587	7 617	9 082	1 614	5 017	0	414	691	6 364	0	0	0	0	30		
17	689 246	7 617	9 309	1 483	5 017	0	424	708	6 694	0	0	0	0	47		
18	758 171	7 617	9 542	1 353	5 017	0	434	725	7 029	0	0	0	0	64		
19	833 988	7 617	9 780	1 224	5 017	0	445	744	7 368	0	0	0	0	81		
20	917 386	7 617	10 025	1 095	5 017	0	456	762	7 711	0	0	0	0	99		
Total :			160188											TOTAL IN EURO OVER THE 20 YEARS PERIOD	15066	4016

612%

Cash Flow (columns14&15) = (column 3 + column 8 + column 9 + column 13 -column 4) divided by 12
 The depreciation is used to offset profit when colouunn 10 is in profit otherwise the depreciation is set aside for future use.

NON CONTRACTUAL DOCUMENT