

Property -

Wesselényi u. 71.

155m² + 5 x 13-17m² galleries

Fully furnished

Budapest

VII. District

Property divided:

Flat I: 33m² + 17m²

Flat II: 29m² + 13m²

Flat III: 26m² + 15m²

Flat IV: 37m² + 17m²

Flat V: 30m² + 13m²

with ROI of 7 % - Long term rent

7-15% - Airbnb



PROFIT - Calculation

RENT	(Size) m ²	rent/month	1 year revenue	5 year revenue
Flat 1	33+17	750 EUR	9 000 EUR	45 000 EUR
Flat 2	29+13	750 EUR	9 000 EUR	45 000 EUR
Flat 3	26+15	750 EUR	9 000 EUR	45 000 EUR
Flat 4	37+17	850 EUR	10 200 EUR	51 000 EUR
Flat 5	30+13	750 EUR	9 000 EUR	45 000 EUR
Total revenue RENT	155+75	3 850 EUR	46 200 EUR	231 000 EUR

Calculated with average rent in 5 years period

single list price Total	combined discount	sales price	revenue 5 Years	(+50%*) 5 Years value	profit 5 years
745 000 EUR	- 70 000 EUR	675 000 EUR	231 000 EUR	1 117 500 EUR	673 500 EUR

*We expect that the value of the property will increase by 50% in 5 years, comparing to the actual market price.

Taxes in case of private sale:

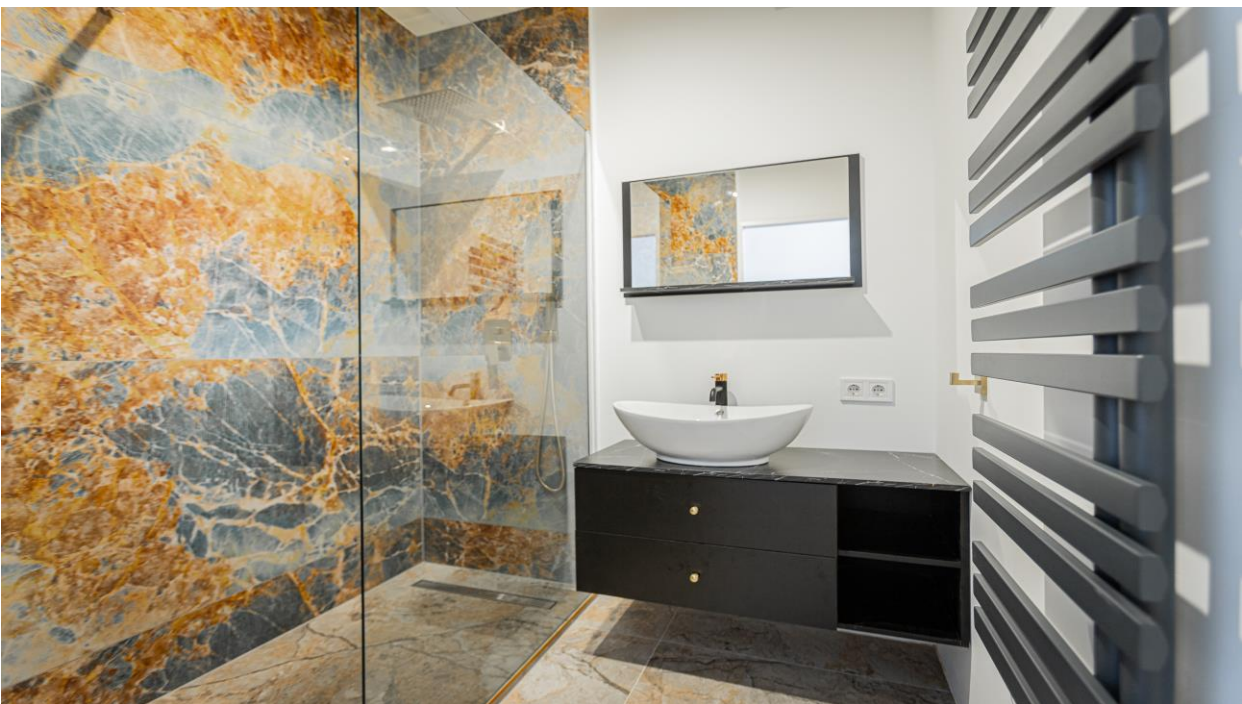
- **Private purchase & sale:**

Income tax: 0% after holding property of 5 Years
(Sales between 0-5 Years will be taxed 15%-0%) -20%/Year

Taxes in case of company sale:

- **Company purchase & sale:**

Cooperate tax: 9% on profit
+ 2% local tax



Location:

- The property is located in the 7th district, close to the Városliget, which is Budapest's most beautiful and largest green park, and the downtown of Budapest, close to all important frequented points. Universities, Keleti Railway Station, and attractions such as Hősök Tere or Andrásy út, which are in walking distance, making the property an ideal location for investment and also for living purposes.

The building & property:

- The flat is located on the first floor of a corner building. The flats are facing South-side, so thanks to the big bright windows, the rooms are always full of light. The building is located in a quiet and calm street of the district, with friendly community inside. The property is completely renovated, furnished, and mechanized.

Renovation includes:

- The apartment is **fully renovated** which includes the following:
 - ✓ New water pipe system incl. water heating system
 - ✓ New heating system
 - ✓ New air condition
 - ✓ New electricity network (cables, switches, entire electricity box)
 - ✓ Renovated walls and ceilings
 - ✓ New floor
 - ✓ Bathroom and toilet full re-design
 - ✓ New entrance door and windows
 - ✓ Furnishing included
 - ✓ New gallery installations

