



RETURN ON INVESTMENT

LA TERRASSE 2 BEDROOMS

	01 - 10 JAN	11 - 31 JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	01 - 19 DEC	20 - 31 DEC	Year 1	Year 2	Year 3
Owner's revenue	€ 245	€ 180	€ 180	€ 180	€ 180	€ 160	€ 160	€ 160	€ 160	€ 160	€ 180	€ 180	€ 180	€ 245	€ 213	€ 234	€ 257
Available nights	10	21	28	31	30	31	30	31	31	30	31	30	19	12	365	365	365
Number of nights sold	8	12	15	15	15	15	15	15	15	15	12	14	8	9	183	201	221
Occupancy rate	80%	57%	54%	48%	50%	48%	50%	48%	48%	50%	39%	47%	42%	75%	50%	55%	61%
Total Income	€ 1,960	€ 2,160	€ 2,700	€ 2,700	€ 2,700	€ 2,400	€ 2,400	€ 2,400	€ 2,400	€ 2,400	€ 2,160	€ 2,520	€ 1,440	€ 2,205	€ 32,545	€ 35,800	€ 39,379
EXPENSES																	
Syndic fees	NIL	€ 140	€ 140	€ 140	€ 140	€ 140	€ 140	€ 140	€ 140	€ 140	€ 140	€ 140	NIL	€ 140	€ 1,680	€ 1,697	€ 1,714
Cleaning and laundry charges	NIL	€ 360	€ 360	€ 360	€ 360	€ 360	€ 360	€ 360	€ 360	€ 360	€ 360	€ 360	NIL	€ 360	€ 4,320	€ 4,363	€ 4,407
Check in/check out fees*	NIL	€ 300	€ 225	€ 225	€ 225	€ 225	€ 225	€ 300	€ 300	€ 150	€ 225	€ 150	NIL	€ 300	€ 2,850	€ 2,993	€ 3,142
Internet and telephone	NIL	€ 30	€ 30	€ 30	€ 30	€ 30	€ 30	€ 30	€ 30	€ 30	€ 30	€ 30	NIL	€ 30	€ 360	€ 364	€ 367
Electricity	NIL	€ 150	€ 120	€ 120	€ 120	€ 100	€ 50	€ 120	€ 120	€ 90	€ 120	€ 150	NIL	€ 150	€ 1,410	€ 1,424	€ 1,438
Alarm system	NIL	€ 10	€ 10	€ 10	€ 10	€ 10	€ 10	€ 10	€ 10	€ 10	€ 10	€ 10	NIL	€ 10	€ 120	€ 121	€ 122
Tourism licence	NIL	€ 15	€ 15	€ 15	€ 15	€ 15	€ 15	€ 15	€ 15	€ 15	€ 15	€ 15	NIL	€ 15	€ 180	€ 182	€ 184
Cable TV	NIL	€ 25	€ 25	€ 25	€ 25	€ 25	€ 25	€ 25	€ 25	€ 25	€ 25	€ 25	NIL	€ 25	€ 300	€ 303	€ 306
Insurance	NIL	€ 10	€ 10	€ 10	€ 10	€ 10	€ 10	€ 10	€ 10	€ 10	€ 10	€ 10	NIL	€ 10	€ 120	€ 121	€ 122
Total Expenses	NIL	€ 1,040	€ 935	€ 935	€ 935	€ 915	€ 865	€ 1,010	€ 1,010	€ 830	€ 935	€ 890	NIL	€ 1,040	€ 11,340	€ 11,567	€ 11,803
NET income	€ 1,960	€ 1,120	€ 1,765	€ 1,765	€ 1,765	€ 1,485	€ 1,535	€ 1,390	€ 1,390	€ 1,570	€ 1,225	€ 1,630	€ 1,440	€ 1,165	€ 21,205	€ 24,232	€ 27,577
Return On Investment															4.7%	5.4%	6.1%

*Average estimated on a minimum stay of 5 nights.

Disclaimer: This document is not binding and contains only estimates and forecasts which are based on assumptions, including, but not limited to, market conditions. The information is therefore preliminary only and does not purport to be complete or contain all the information which a prospective purchaser or investor may require in its evaluation of an investment. You should rely on your own independent enquiries, including legal and financial advice.