

Sample calculation – Apartment for ~ €50.000



Property details				Yield
Property:	Streitstraße 35		WE53	6,42%
3 bedrooms	2. floor	70,01 m ²	Rented-out	

A Purchase price and additional cost of purchase

1. Purchase price	49.100,00 €
2. Purchase price parking spot	0,00 €
3. Land transfer tax (4,5%)	approx. 2.209,50 €
4. Notary, Interpreter, landregister (2,5%)	approx. 1.227,50 €
5. Service fee Danziger & Weibezahl (free)	approx. 0,00 €
Costs total	52.537,00 €

B Financing your property

1. Deposit of 40%	21.014,80 €
2. Bond of 60%	31.522,20 €

C Monthly overview of costs and incomings

1. Rental income per month	262,54 €
2. Housing costs (part which can't be passed on to tenant)	46,71 €
3. Interest on bond (assumed 4%)	approx. 105,07 €
4. Repayment (assumed 1%)	approx. 26,27 €
Monthly income	84,49 €
Yearly income	1.013,85 €

D Additional costs, if required

1. Management of apartment (per month)	20,10 €
Monthly income	64,39 €
Yearly income	772,65 €

E Income Tax

1. Depreciation (2% on building structure only) = valued at approx. 65% of purchase price	638,30 €
Taxable yearly income	134,35 €
Payable tax (foreigners are liable to 25% income tax)	33,59 €

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