

# Samuel INVEST



Samuel  
INVEST

Paris 16eme - 15 m2 - Apart

Total € 165000

SOLD

## Gross Yield

6.15%

## Net Return

5.61%

## Monthly Savings Effort

+ € 130



Invest in a 15 m<sup>2</sup> studio in the heart of the 16th arrondissement of Paris, in a prestigious and quiet neighborhood, on the first floor of a well-maintained building with an elevator and caretaker. Just one minute from the metro, this property is perfect for a buy-renovate-rent project.

With a total budget of €165,000 (including notary fees, renovation, and management), this studio will be renovated to be rented at €850 per month, offering a net yield of 5.61% and positive cash flow. Plan for a resale in 10 years with an estimated value of €188,000.

Samuel INVEST handles the entire process from A to Z.

## High profitability

Location

Neighborhood

Property price

## Total Timeline

3 months

## Renovation

1 month

## Energy

Before DPE F

After DPE E

## Total Project Cost € 165,000

Final Selling Price	€ 140,000
Total Renovation Fees	€ 5,000
Notary Fees	€ 11,340
Samuel INVEST Fees	€ 7,000
Total Bank Charges	€ 2,500

## Annual Income € 10,200

Monthly Rental Income	€ 850
Annual Rental Income	€ 10,200
Total Rental charges	Covered by tenant

## Annual Expenses € 900.00

Tax Fonciere	€ 400
House Insurance	€ 200
Maintenance Fees	€ 300

## Auto- Financing Monthly €720

Amount Borrowed	€140000
Down Payment	€ 25,000
Loan Years	25.00
Loan rate	3.7%

## Financial Forecast 10-Year

Holding Period	10.00
Property Price Evolution	2.0%

## Resale Price in 10 years

€ 188,000

## Cash Available at year of Resale

€ 88,000