

# Samuel INVEST



Samuel  
INVEST

SOLD

Apart - Athens - 40 m<sup>2</sup> - Apart

Total € 74,000

Gross Yield

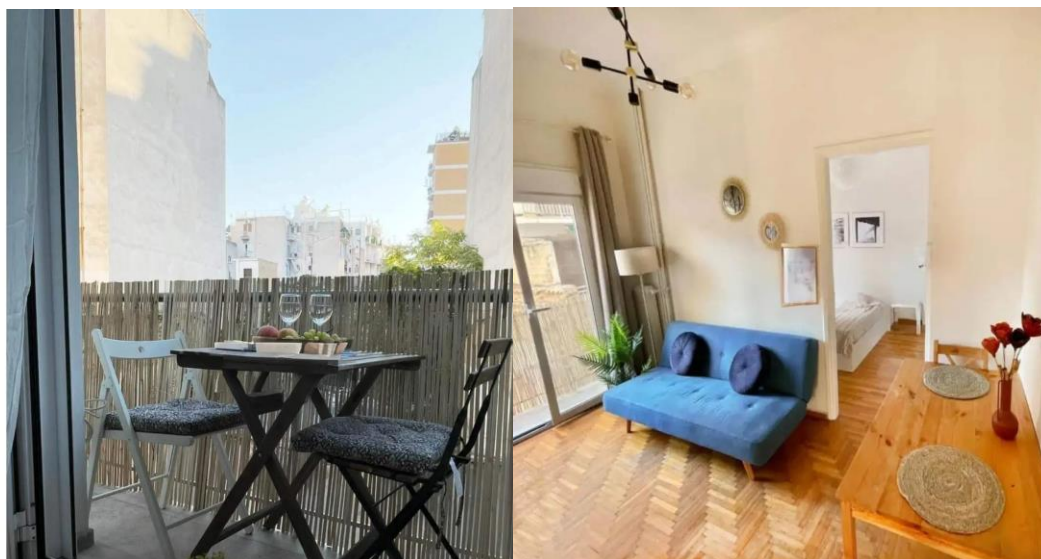
11.35%

Net Return

9.5%

Monthly  
Earnings

+ € 700



Discover this modern 40 m<sup>2</sup> apartment, located in a sought-after neighborhood of Athens, ideal for short-term rentals. With a total budget of €74,000, this ready-to-use property is already optimized for attractive Airbnb income, thanks to its prime location and tasteful

High profitability

Location

Neighborhood

Property price

Total Timeline

3 months

Renovation

1 month

This investment generates a gross yield of 11.35% and a net yield of 9.5%, while requiring minimal effort on your part. Let us turn your real estate vision into a high-performing, turnkey project.

Samuel INVEST handles the entire process from A to Z.

**Total Project Cost** € 74,000

|                             |          |
|-----------------------------|----------|
| Selling Fees and Management | € 4,000  |
| Final Selling Price         | € 60,000 |
| Total Renovation Fees       | X        |
| Registration Fees           | € 5000   |
| Samuel INVEST Fees          | € 5000   |

**Annual Income** € 8,400

|                       |                   |
|-----------------------|-------------------|
| Monthly Rental Income | € 700             |
| Annual Rental Income  | € 8,400           |
| Total Rental charges  | Covered by tenant |

**Annual Expenses** € 900.00

|                 |       |
|-----------------|-------|
| Yealy Tax       | € 300 |
| House Insurance | € 150 |

**Financial Forecast** 10-Year

|                          |          |
|--------------------------|----------|
| Holding Period           | 10.00    |
| Property Price Evolution | 3.0-5.0% |

**Resale Price in  
10 years**

€ 114,249

**Cash  
Available at  
year of Resale**

€ 214,249