

Deal Calculator - T1 AL in Santa Catarina, Porto

Property Purchase		
Property Price	280,000	
Purchase & Stamp Taxes	12,629	
Price per SQM (€)	0	
Purchase Costs		
Lawyer	1.00%	2,800
Notary & Registration	1,000	
Documents Translation	1,000	
Finance Request Fee	1,500	
Unexpected	1,500	
Costs summary	7,800	
Other expenses	0	
Total cost	300,429	

Financing		
Finance Percentage (%)	70.00%	196,000
Interest Rate (%)	3.00%	5,880
Private Equity	104,429	

Yearly Costs	
Condominium	360
IMI	450
Tax Rep - Yearly Report	1,000
Costs summary	7,690

Long term Rent		
Taxes (%)	25	
Optimistic		
Monthly Rent (€)	1,200	
Yearly Income (€)	14,400	
Management & Finance Expenses (€)	7,080	
Taxes (€)	1,830	
Total Profit - COC (€)	5.26%	5,490
Pessimistic		
Monthly Rent (€)	1,000	
Yearly Income (€)	12,000	
Management & Finance Expenses (€)	6,880	
Taxes (€)	1,280	
Total Profit - COC (€)	3.68%	3,840

Short term Rent		
Taxes (%)	15	
Optimistic		
Occupancy Rate	75	
Price per night	130	
Yearly Income	35,587.5	
Management & Finance Expenses	12,997.5	
Taxes	3,388.5	
Total Profit - COC (€)	18.39%	19,201.5
Pessimistic		
Occupancy Rate	50	
Price per night	110	
Yearly Income	20,075	
Management & Finance Expenses	9,895	
Taxes	1,527	
Total Profit - COC (€)	8.29%	8,653