



RENTALS IN GOLFO GABELLA LAKE RESORT - 2008

Description

Type of property	1-Bedroom	2 Bedrooms	3 Bedrooms	
Size of property	60	75	100	or > Square meters
Value of property	€ 250.000	€ 350.000	€ 450.000	or > €
Furniture*	€ 48.000	€ 60.000	€ 80.000	or > 800€/sq.m.
Total investment	€ 298.000	€ 410.000	€ 530.000	

Extras

Lakeview	<input checked="" type="checkbox"/>
Garden	<input checked="" type="checkbox"/>
Terrace	<input checked="" type="checkbox"/>
Swimming pool	<input checked="" type="checkbox"/>
Air-conditioning	<input checked="" type="checkbox"/>
Internet	<input checked="" type="checkbox"/>

Yearly revenues

Weeks of occupancy	20		28		28		Weeks/Year
Rent High/Low Season	€ 100	€ 150	€ 130	€ 180	€ 150	€ 250	€/Day
Average rent	€ 17.500		€ 30.380		€ 39.200		€/Year

Annual fixed costs

Condominium costs	€ 1.440	€ 1.800	€ 2.400	€ 2,00	€/sq.m./m
ICI	€ 142	€ 313	€ 400		
Waste tax	€ 200	€ 250	€ 300	€ 1,08	€/sq.m.
Management contract	€ 450	€ 550	€ 700		

Annual variable costs

Agency fee	€ 3.500	€ 6.076	€ 7.840	20	%
Consumption/ utilities*	€ 1.000	€ 1.500	€ 2.000		€/Year

Yearly Income

Total	€ 10.768	€ 19.891	€ 25.560	€/Year
Percentage	4	5	5	%

Legend

- Variable data
- Automatic formulas

*Simone Micheli's limited edition

**Including water and electrical power