

SHORT TERM vs LONG TERM RENTAL ANALYSIS · **GOLDEN VIEW II** (MANILVA AREA)

PROPERTY OF REFERENCE: 3 BEDROOMS TOWNHOUSE · PRICE: **553.300€**

I. SHORT TERM RENTAL

ADR (AVAILABLE DAILY RATE) RENTALS COMPARATIVE ANALYSIS

| 2 BED APARTMENTS ANALYZED | ADR x DAY | | | | | | | | | | | | ADR AVERAGE IN THE YEAR |
|--|-----------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|-------------------------|
| | JAN-23 | FEB-23 | MAR-23 | APR-23 | MAY-23 | JUN-23 | JUL-23 | AUG-23 | SEP-23 | OCT-23 | NOV-23 | DEC-23 | |
| PANORAMA SEAVIEWS at COTO REAL DUQUESA | 130 € | 130 € | 130 € | 130 € | 130 € | 130 € | 130 € | 130 € | 130 € | 130 € | 130 € | 130 € | 130 € |
| QUARTIERS MARBELLA APARTMENTS | 125 € | 158 € | 110 € | 186 € | 134 € | 157 € | 299 € | 299 € | 135 € | 118 € | 89 € | 203 € | 168 € |
| EL HOGAR DE LUCIA | 135 € | 135 € | 135 € | 135 € | 140 € | 150 € | 150 € | 150 € | 150 € | 140 € | 110 € | 110 € | 137 € |
| CASA VALDIVIA | 110 € | 110 € | 120 € | 120 € | 145 € | 145 € | 145 € | 145 € | 145 € | 145 € | 145 € | 145 € | 135 € |
| CASA EL IMPERIO | 485 € | 517 € | 517 € | 517 € | 517 € | 611 € | 1600 € | 1800 € | 578 € | 485 € | 485 € | 485 € | 716 € |

Source: BOOKING

ADR x DAY 257 €

OCCUPANCY RATE x MONTH ANALYSIS

| JAN-23 | FEB-23 | MAR-23 | APR-23 | MAY-23 | JUN-23 | JUL-23 | AUG-23 | SEP-23 | OCT-23 | NOV-23 | DEC-23 |
|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 15% | 20% | 40% | 45% | 60% | 75% | 95% | 100% | 75% | 60% | 60% | 40% |

X YEARLY AVERAGE 57,08%

| | |
|--|------------------|
| PROPOSED ADR | 257 € |
| OCCUPANCY RATE | 57,08% |
| DAYS OCCUPIED | 208 |
| GROSS REVENUES x YEAR | 53.582 € |
| MANAGEMENT EXPENSES (25%) x YEAR | 13.395 € |
| NET REVENUES x YEAR taxes NOT included | 40.186 € |
| NET REVENUES x MONTH taxes NOT included | 3.349 € |
| Selling price of reference: € before taxes. | 553.300 € |
| RATE OF RETURN x YEAR 9,68% | |

II. LONG TERM RENTAL

| APARTMENTS ANALYZED | BEDROOMS | FLOOR | M² BUILT | PRICE x MONTH |
|--|----------|--------------|------------|----------------|
| PISO CON TERRAZA MANILVA | 3 | 1* | 127 | 1.950 € |
| APARTAMENTO EN CHULLERA-MANILVA | 4 | GROUND FLOOR | 197 | 2.250 € |
| APARTAMENTO EN CHULLERA-MANILVA | 3 | 1* | 127 | 1.950 € |
| PARCELA EN LA DUQUESA-MANILVA | 3 | -- | 189 | 2.400 € |
| This is the average of an old apartment | | | 160 | 2.138 € |

Source: IDEALISTA & FOTOCASA

| | |
|---|----------|
| RENTAL X MONTH PROPOSED | 2.500 € |
| GROSS REVENUES x YEAR | 30.000 € |
| EXPENSES & COMMISSION 1 MONTH | 2.500 € |
| NET REVENUES x YEAR taxes NOT included | 27.500 € |
| NET REVENUES x MONTH taxes NOT included | 2.292 € |
| RATE OF RETURN x YEAR 5,42% | |

III. SHORT TERM vs LONG TERM

| | SHORT TERM RENTAL | LONG TERM RENTAL | DIFERENCIA |
|---|-------------------|------------------|--------------|
| GROSS REVENUES x YEAR | 53.582 € | 30.000 € | 23.582 € |
| EXPENSES | 13.395 € | 2.500 € | 10.895 € |
| NET REVENUES x YEAR taxes NOT included | 40.186 € | 27.500 € | 12.686 € |
| NET REVENUES x MONTH taxes NOT included | 3.349 € | 2.292 € | 1.057 € |
| RATE OF RETURN per YEAR | 9,68% | 5,42% | 4,26% |

This is a preliminary study of market for short & long term rentals, information purposes only.

✓ **RENTALS IN SPAIN.** RENTALS CLIMB FOR FIFTH CONSECUTIVE YEAR IN SPAIN. The average annual rental yield in Spain equates to 5% of a property's value. Buy to let in Spain has proven a hugely successful investment for savvy investors. You can realistic expect to rent our nine months a year in Spain as a holiday rental, with huge landlord tax breaks of 70%, or more, on (rental) income tax. This lenient tax relief also extends to non resident landlords. The rental money can be used to offset overheads and maintenance expenses, such as mortgage repayments. No other investment is giving a 5% yield/year safely. But that is not all, it only gets better!!! Besides soaring rental yields, you also need to factor in the capital appreciation of property (the increase in value of real estate over time). Properties in Spain have seen their value increase over the previous 5 years at an average of 5% pa. (Source: Moody's). When you combine both soaring rental yields and capital appreciation, you reach the conclusion that Spanish Real Estate is giving a safe two-digit return year on year. That's over a 10% yield every year safely. This is ideal if you are afraid of sharp stock market fluctuations and seek a safe investment in bricks for your pension pot. (Source: Larrain Nesbitt Lawyers).