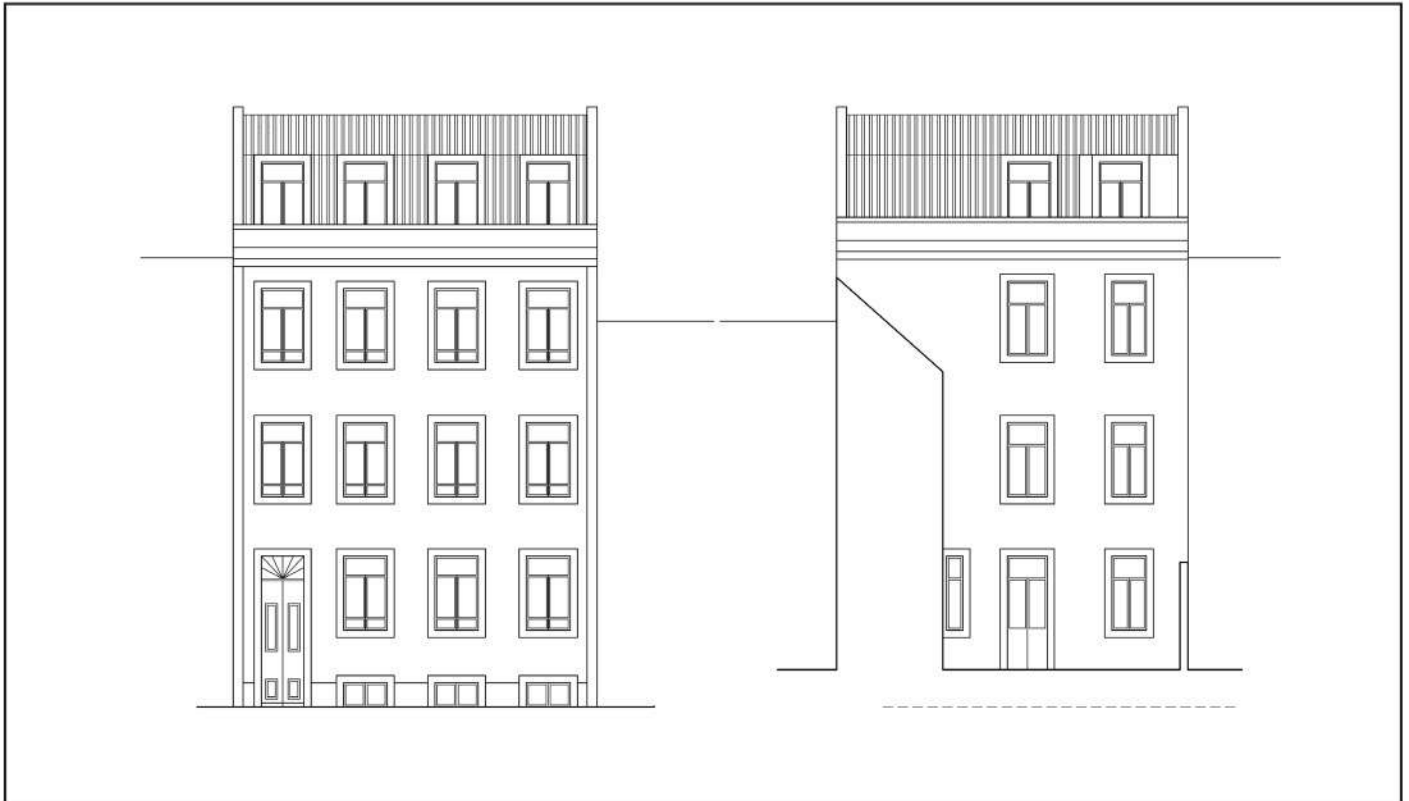


SMART STUDENT BUILDING - AVENIDAS NOVAS - LISBOA



Location

Smart Studio Building is located in Avenidas Novas, Is one of the most prestigious areas of Lisbon, with residential and offices buildings.

But the "exlibris" is the university Instituto Superior Técnico (one of the most important portuguese universities), just 5 minutes walking distance, and Cidade Universitária Campus just 2 subway stations.

Transports

Bus: 200 m
Subway: 500 m
Nearest airport: Portela - 4 Km
Train Station: Entrecampos - 1,5 Km
International Train Station: Santa Apolónia - 3 Km

Building Information

- a. Ancient building, with 3 floors;
- b. An approved project to 8 apartments (5 floors);
- c. Excelent sun exposure;
- d. Quiet street;
- e. Next to universities.

Profitability

Estimated Costs

Estimated Costs	
Actual Building Value	870 000,00 €
Rehabilitation	380 000,00 €
Process Management	15 000,00 €
Furniture and Decoration	80 000,00 €
Inspection and Work Monitoring	10 000,00 €
Legal Support	2 500,00 €
Execution Project	12 000,00 €
Total Investment Costs	1 369 500,00 €

Estimated Annual Turnover

Income	
Rental	105 600,00 €
Total Rental Revenue	105 600,00 €
Costs	
Lease Management	21 120,00 €
Water	3 300,00 €
Electricity	5 700,00 €
Cable TV and Internet	2 900,00 €
Maintenance	7 000,00 €
Total Costs	40 020,00 €
Net Cash-Flow	65 580,00 €

Estimated Yield

5%*

*Yield calculated based on the total estimated costs € 1 369 500,00.

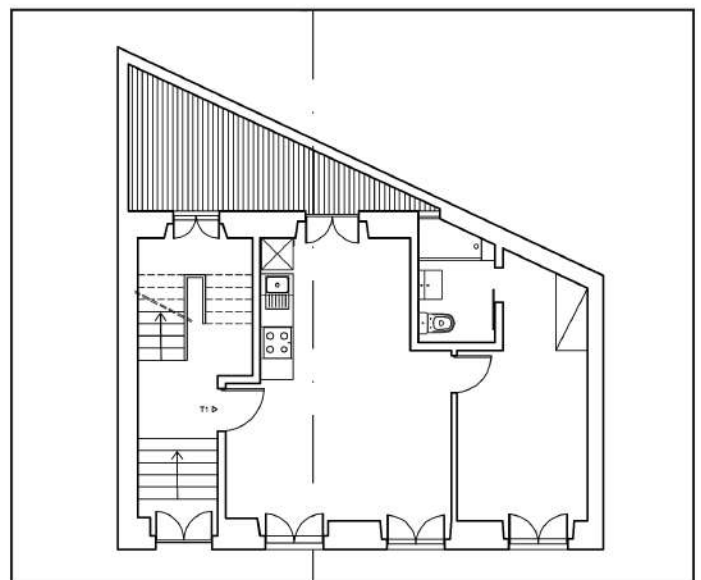
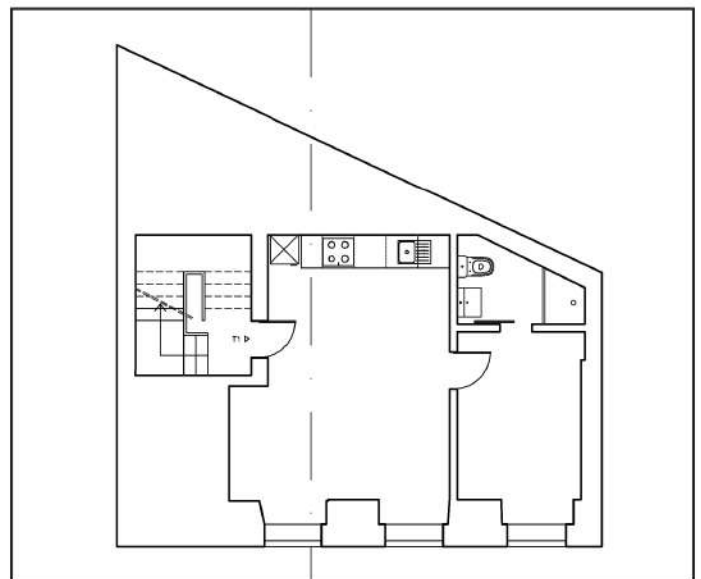
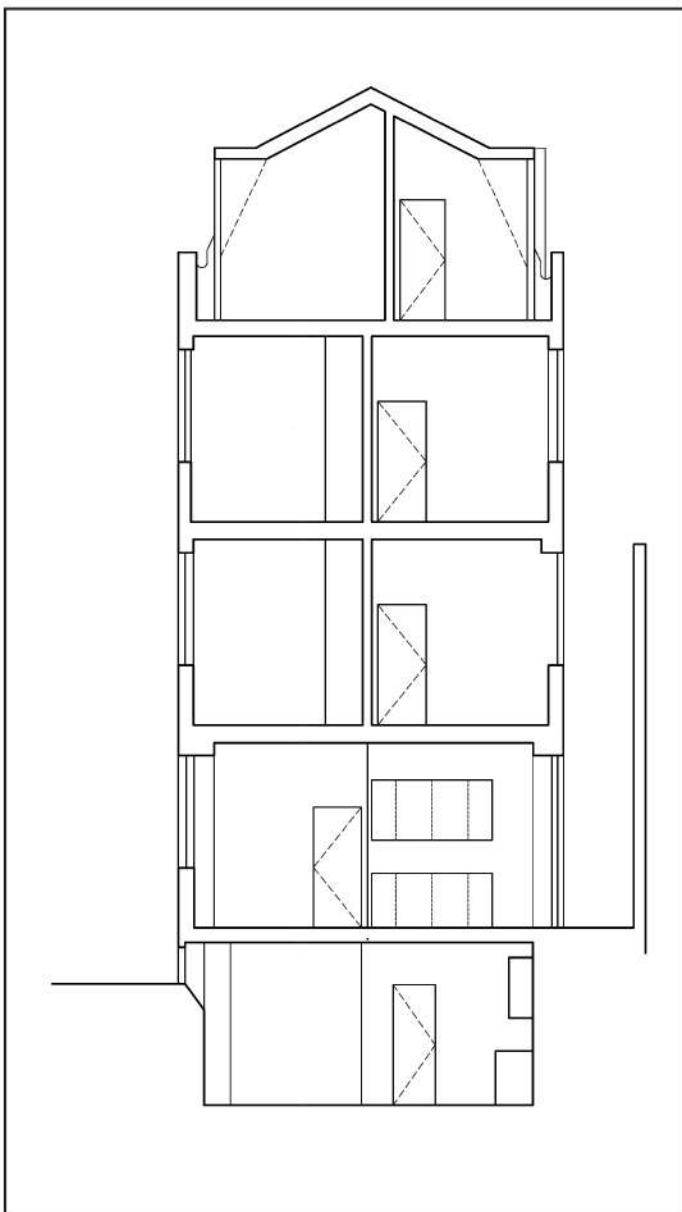
Areas per Apartment

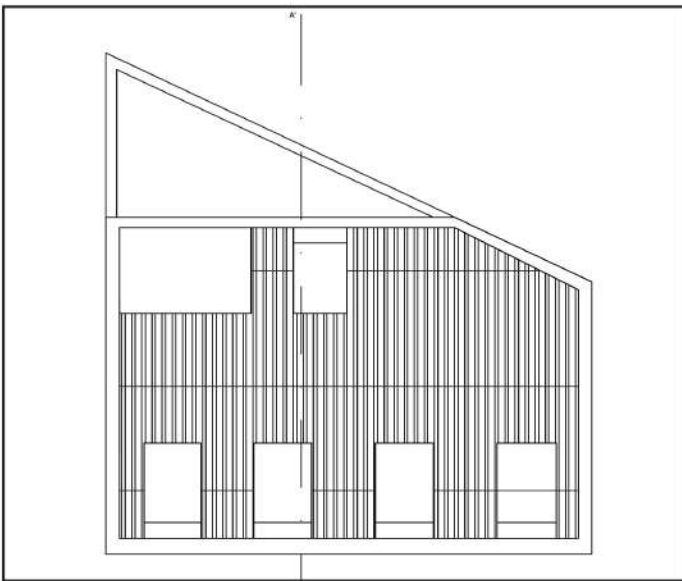
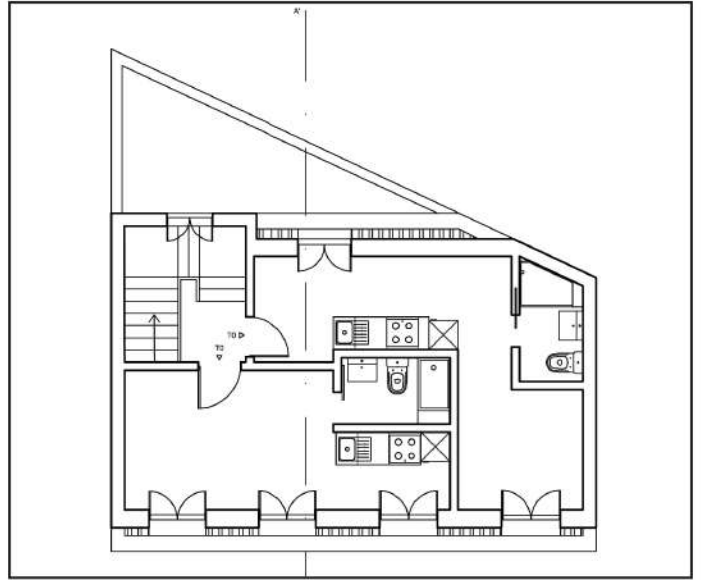
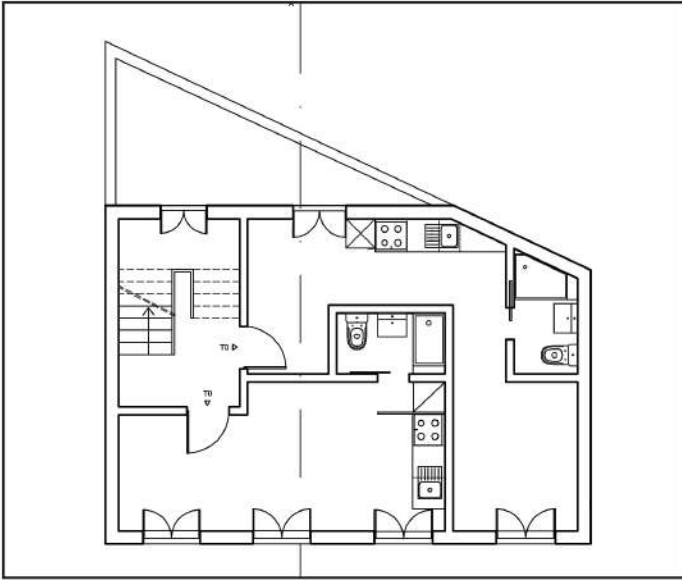
Floor	Description	Size (m2)
-1	1 bedroom	42
0	1 bedroom	51
1	Studio (F)	22
1	Studio (B)	25
2	Studio (F)	22
2	Studio (B)	25
3	Studio (F)	18
3	Studio (B)	24

Building Size:

280 m2

ARCHITECTURE PROJECTS





EXAMPLE OF TOTE SER FINISHED APARTMENTS

