

INVESTMENT PROPERTY · DATA SHEET

Unit W03

1-Bedroom Premium · 46.20 m² · Ground Floor · South

Wildschönau Apartments · Grafenweg 323c · 6314 Niederau · Tyrol, Austria

THE INVESTMENT

RENTAL YIELD FROM YEAR 4	TOTAL INCOME YEAR 4+	NET PURCHASE PRICE
4.80%	€ 18,241	€ 380,000
p.a. on purchase price <i>Minimum rent + pool, net of costs</i>	per year, net <i>Min. rent € 3,800 + pool € 14,441</i>	incl. furniture & parking <i>VAT settled via tax authority</i>

Return on equity after interest at 40/60 financing: approx. **7.33%** p.a. from Year 4*

* Example: 40% equity, 60% debt over 20 years at 3.5% interest. (Income – interest) / equity deployed. ROE increases over time as interest burden falls through amortisation.

Why This Unit?

W03 is the only unit in the portfolio combining a large terrace (20.86 m²) with a private garden (28.26 m²) and south orientation — together 49 m² of private outdoor space, exceeding the living area itself.

Unit Specifications

Category	1-Bedroom Premium	Rooms	2 (living/dining + bedroom(s))
Living Area	46.20 m ²	Floor	Ground Floor
Outdoor Area	Terrace 20.86 m ² + Garden 28.26 m ²	Orientation	South
Parking Space	1 underground space (included)	Year Built	2023 (new-build)
Furnishing	Fully furnished, operational	Heating	Central (pellets)
Elevator	Passenger elevator	Ownership	Condominium ownership
Energy HWB	B 29.89 kWh/m ² a	fGEE	A 0.74

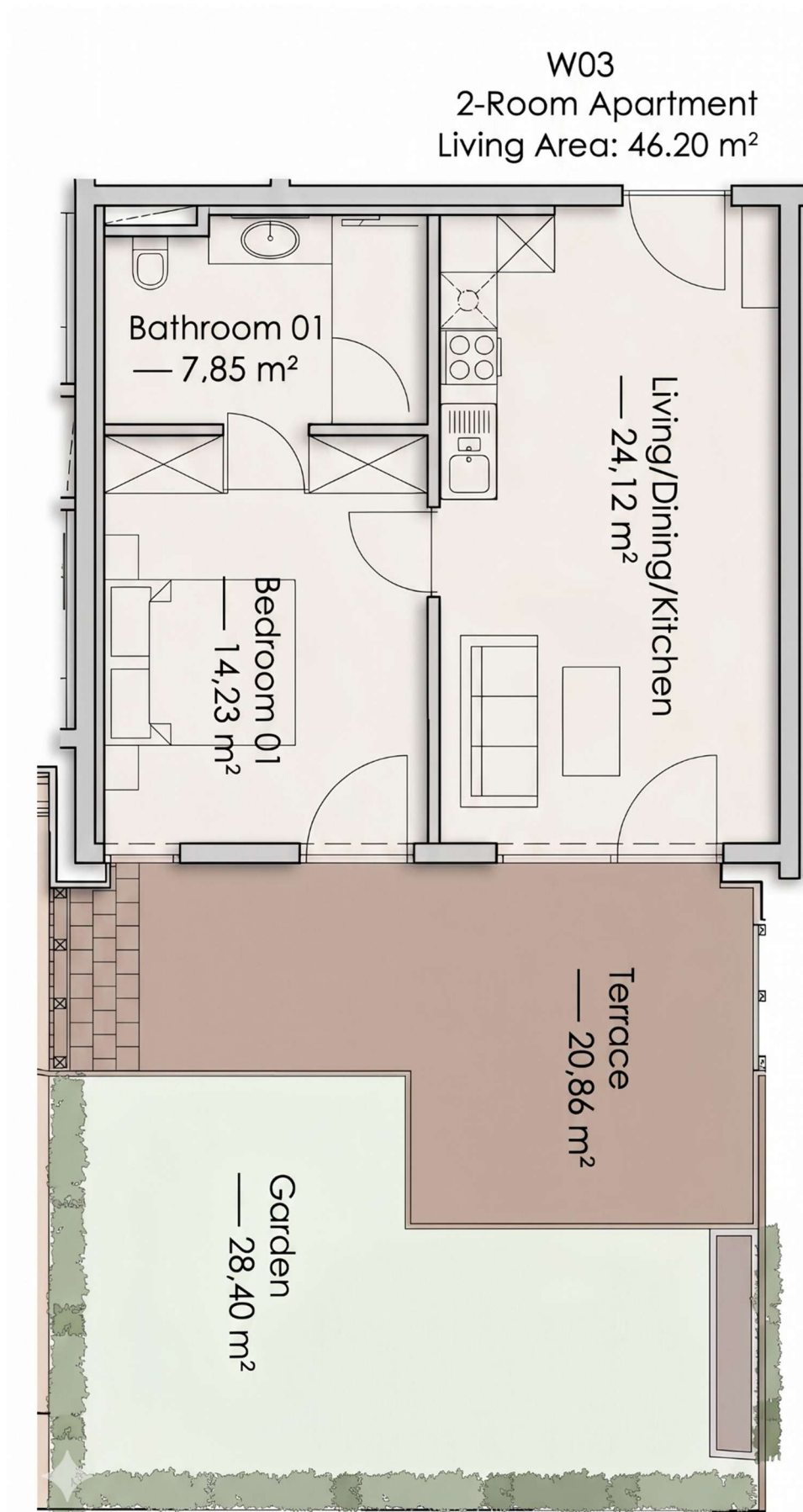
Unit Features

- ▶ High-quality designer kitchen with integrated wine cooler
- ▶ Tile and parquet flooring, underfloor heating, mechanical ventilation
- ▶ Wellness bathroom with shower, premium furniture, mountain views
- ▶ Acoustic-glazed windows, double/triple glazing
- ▶ Private storage (cellar) + underground parking space

Shared Hotel Facilities

- ▶ Panoramic sauna · Rooftop whirlpool · Fitness room
- ▶ Stylish lobby · Ski storage · Family lounges
- ▶ Underground parking · Passenger elevator

Floor Plan



21-Year Cashflow — Unit W03

The following table shows expected total income over the first 21 operating years. Income consists of two components: the contractually guaranteed minimum rent (staggered 0.25% → 1.00% of purchase price) and the pro-rata pool distribution (GOP 1).

Metric	Y1 (25/26)	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Min. Rent	1k	2k	3k	4k	4k	4k	4k	4k	4k	4k
Pool GOP 1	10k	12k	14k	14k	15k	15k	15k	16k	16k	16k
TOTAL	11k	14k	17k	18k	19k	19k	19k	19k	20k	20k
Yield	2.87%	3.56%	4.48%	4.80%	4.88%	4.95%	5.03%	5.11%	5.20%	5.28%

Metric	Y11	Y12	Y13	Y14	Y15	Y16	Y17	Y18	Y19	Y20	Y21
Min. Rent	4k	4k	4k	4k	4k	4k	4k	4k	4k	4k	4k
Pool GOP 1	17k	17k	17k	18k	18k	18k	19k	19k	19k	20k	20k
TOTAL	20k	21k	21k	21k	22k	22k	22k	23k	23k	24k	24k
Yield	5.36%	5.45%	5.54%	5.63%	5.72%	5.82%	5.92%	6.01%	6.11%	6.22%	6.32%

20-Year Summary

Cumulative income 20 years € 394,976	Avg. income p.a. € 19,749 net	Min. rent from Y4 € 3,800 p.a. guaranteed
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Note: Years 1 and 2 are below steady-state (ramp-up + lower minimum-rent tier). From Year 4 minimum rent stabilises at 1% of PP and pool distribution reaches plateau. Projections based on owner financial model and actual 2024/25 pool data, not guarantees. Before depreciation, financing and tax.

How Your Return Is Calculated — Unit W03

Below you see the two yield calculations step by step, with the concrete figures of YOUR unit for Year 4 (when the minimum rent permanently reaches 1%). You can trace every number and recalculate independently.

How the rental yield is calculated

The rental yield combines two income components. You receive both annually. Here is the calculation for Year 4 (when the minimum rent permanently reaches 1%):

STEP 1 — Your annual income

MIN. RENT (1% of PP) € 3,800	+	POOL DISTRIBUTION € 14,441	=	TOTAL INCOME € 18,241
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STEP 2 — The rental yield

TOTAL INCOME p.a. € 18,241	÷	PURCHASE PRICE € 380,000	=	RENTAL YIELD 4.80%
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This means: each year you receive 4.80% of your purchase price back — year after year. This figure is before financing and before tax.

How the return on equity is calculated

If you finance part of the property with a bank loan, your return on your own equity rises — because the bank's rent (interest) is lower than the yield on the purchase price. This is the leverage effect. Here is the calculation for Year 4 at 40/60 financing with 3.5% interest:

STEP 1 — How you split the purchase

PURCHASE PRICE € 380,000	=	YOUR EQUITY (40%) € 152,000	+	BANK LOAN (60%) € 228,000
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STEP 2 — The bank wants interest (3.5% of the loan)

TOTAL INCOME € 18,241	−	INTEREST YEAR 4 € 7,103	=	NET INCOME € 11,138
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STEP 3 — Your return on equity deployed

NET INCOME € 11,138	÷	YOUR EQUITY € 152,000	=	ROE 7.33%
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This means: for every euro of equity you deploy, you receive 7.33% per year back — after deducting bank interest. This yield RISES over time because you pay less interest with every amortisation payment. In Year 10 it is around 10%, in Year 20 around 15%.

Important note: this calculation is before amortisation and before tax. Amortisation is not a cost — it is wealth-building: after 20 years you own the property debt-free. The tax effect depends on your personal situation (consult your tax advisor).

Contact for Unit W03:

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