

RentalCal - Case stories

Spain

Apartment block

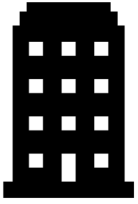
Private landlord, energy consultant J. M. Lozano.

Single family house built in 1975

Lettable area: 99,81 m²

Change Iron windows with simple glazing by aluminium windows and French windows with double glazing and thermal bridge break



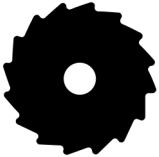


INVESTOR and PROPERTY DATA:

Apartment building, rent apartment
Gas and electricity heating, built
in 1975

Lettable area: 99,81 m²

Climatic area: Continental (Granade)



RETROFITTING DATA:

Change Iron windows with simple
glazing by aluminium windows and
French windows with double glazing and
thermal bridge break.

cost: 12.300,00 €

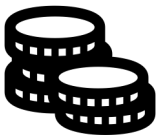


ENERGY DATA:

Energy consumption before renovation:
14.636,32 kWh/year

Energy consumption after renovation:
13.728,87 kWh/year

Savings in energy expenses: 219,6
€/year



FINANCING DATA:

Equity volume: 5.255,19 €

Market loan volume: 9.627,81 €

Subsidised loan volume: 0 €

Grant volume: 0 €



MARKET DATA:

Rent increase: 1,0 €/(m² * month)

Change in long-term vacancy rate: 0.0 %



RESULTS:

Return on equity incl. green value:
10,14 % p.a.

Payback period: 9,86 years

