

# RentalCal - Case story #2

## United Kingdom

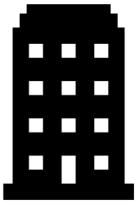
Non-professional landlord: Linwood Road

Single house built in 1950

Lettable area: 85m<sup>2</sup>

Standard retrofit





### INVESTOR and PROPERTY DATA:

Non-professional landlord:  
partnership  
Single house, built in 1895, old GCH  
heating system  
Lettable area: 85m<sup>2</sup>



### RETROFITTING DATA:

Standard retrofit, which approximates  
the current legal minimum  
Cost of system-related measures  
(energy-related): £2,098.00  
Cost of building-related measures  
(energy-related): £5,697.00



### ENERGY DATA:

Actual energy consumption before  
retrofit: 219 kWh/m<sup>2</sup>  
Actual energy consumption after  
retrofit: 122 kWh/m<sup>2</sup>  
Achieved energy savings: 97 kWh/m<sup>2</sup>  
Changes in annual costs for  
maintenance and inspection: -£96 p.a.  
(i.e., savings)



### FINANCING DATA:

Calculation term: 15 years  
Debt portion (LTV): 75%  
Amortisation of debt: Installment  
Subsidised loan volume: £0  
Grant volume: £0



### MARKET DATA:

Rent increase: £1/(m<sup>2</sup> \* month)  
Expectation of rent develop.: 2% p.a.  
Current vacancy rate: 10%  
Change in long-term vacancy rate: 0%



### RESULTS:

Return on equity (inc. green value):  
18.15% p.a.  
Payback period (inc. green value):  
5.51 years

