

RentalCal - Case stories

Denmark

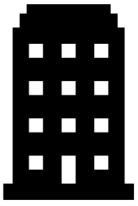
Professional private landlord.
Property in Copenhagen, with 5
stories and 10 flats.

The house was built in 1904.

Lettable area: 936 m²

Energy efficiency
investment planned
for 2018





INVESTOR and PROPERTY DATA:

Individual entrepreneur
Multi-family house, district heating,
built in 1904
Lettable area: 936 m²



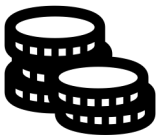
RETROFITTING DATA:

Exchange of windows, insulation of
walls and roof, new radiators (the
property has District Heating) and
ventilation with heat exchange.
Energy related investment costs:
2.709.000 DKK (360.000 EURO)



ENERGY DATA:

Energy consumption before renovation:
155,6 MWh /year
Energy consumption after renovation:
57,4 MWh /year
Savings in energy expenses: 68.730 DKK
/year



FINANCING DATA:

Equity volume: 406.350 DKK
Market loan volume: 2.302.650 DKK
Subsidised loan volume: 0 DKK
Grant volume: 0 DKK



MARKET DATA:

Rent increase: 6,12 DKK/ m² /M
Change in long-term vacancy rate: 0 %



RESULTS:

Return on equity incl. green value:
5,97 % p.a.
Payback period incl green value:
16,75 years