

RentalCal - Case stories

FRANCE

Private housing Company:

SCI LA COBLA , Saint-Etienne

Multi family house built in 1986

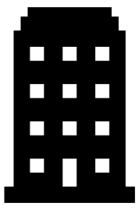
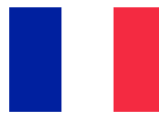
14 rte de l'Etrat Saint-Prieux-en-Jarez

Lettable area owned by the S.C.I. in
the condominium: 348 m² (4 flats)

Total lettable area of the
condominium: 1.419 m²

Energy efficiency investment
planned in 2019.





INVESTOR and PROPERTY DATA:

Private housing company owned by natural persons (S.C.I.)

Multi family house, gaz heating, built in 1989.

Total living area of the condominium: 1.419 m²

Lettable area owned by the SCI: 348 m²



RETROFITTING DATA:

New double glazed windows, optimization of the ventilation system, external thermal insulation of the shell, new individual gaz condensing boilers.

Energy related investment costs: 128.596 € (369 € /m²)

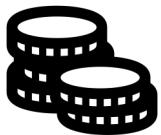


ENERGY DATA:

Energy consumption before renovation: 61.491 kWh/year

Energy consumption after renovation: 27.144 kWh/year

Savings in energy expenses: 2.158 €/year



FINANCING DATA:

Equity volume: 25.528 €

Market loan volume: 0 €

Subsidised loan volume: 103.068 €

Grant volume: 0 €



MARKET DATA:

Rent increase: 0,52 €/(m²/month)

Change in long-term vacancy rate: -18 %



RESULTS:

Return on equity incl. green value: 7,53 % p.a.

Payback period: 13 years