

RentalCal - Case story #1

United Kingdom

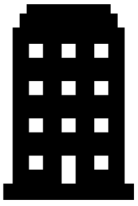
Professional landlord: St Philips Road

Terrace house built in 1895

Lettable area: 75m²

Standard retrofit





INVESTOR and PROPERTY DATA:

Professional landlord: individual entrepreneur
Terrace house, built in 1895, old GCH heating system
Lettable area: 75m²



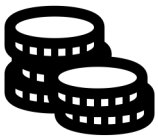
RETROFITTING DATA:

Standard retrofit, which approximates the current legal minimum
Cost of system-related measures (energy-related): £1,851.00
Cost of building-related measures (energy-related): £4,844.00



ENERGY DATA:

Actual energy consumption before retrofit: 226 kWh/m²
Actual energy consumption after retrofit: 126 kWh/m²
Achieved energy savings: 100 kWh/m²
Changes in annual costs for maintenance and inspection: -£85 p.a. (i.e., savings)



FINANCING DATA:

Calculation term: 25 years
Debt portion (LTV): 75%
Amortisation of debt: Installment
Subsidised loan volume: £0
Grant volume: £0



MARKET DATA:

Rent increase: £2/(m² * 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): 16.93% p.a.
Payback period (inc. green value): 5.91 years

