

Přehled pro investora

ze dne:

6/8/2023

verze:

SQOUT 11.1

NEMOVITOST

| | |
|-------------------------|------------------|
| LUSQ číslo bytu | 184 |
| Ulice | Moskevská 113/82 |
| Město | Most |
| Velikost m ² | 57 |
| Typ | 3+kk |

PRODEJ

| | |
|---------------------------------|------------|
| Prodejní cena části nemovitosti | 215 323 Kč |
| Investované prostředky | 215 323 Kč |

VÝNOS

| | |
|---|---------------|
| LUSQ zhodnocení v 10 letech p.a. | 11,65% |
| Zaručený roční výnos cash a úmor p.a. | 4,88% |
| Zaručený roční výnos pouze cash p.a. | 4,88% |

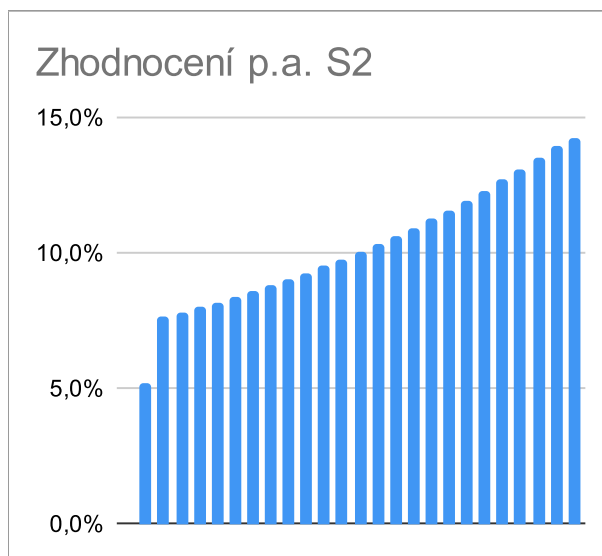
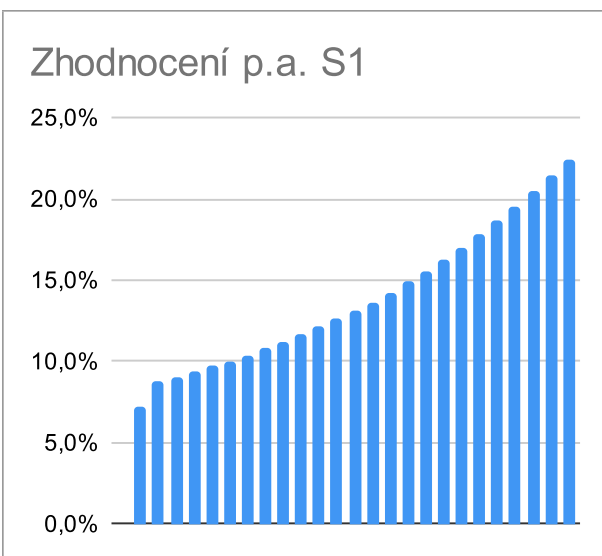
POPLATKY

| | |
|-----------------------------|----------|
| Nákup a převody nemovitosti | 4 990 Kč |
|-----------------------------|----------|

| | |
|---|-----------------|
| Předpokládaný měsíční výnos LUSQ | 2 090 Kč |
| z toho Cash | 875 Kč |
| z toho předpokládaný růst hodnoty | 1 215 Kč |

SIMULACE

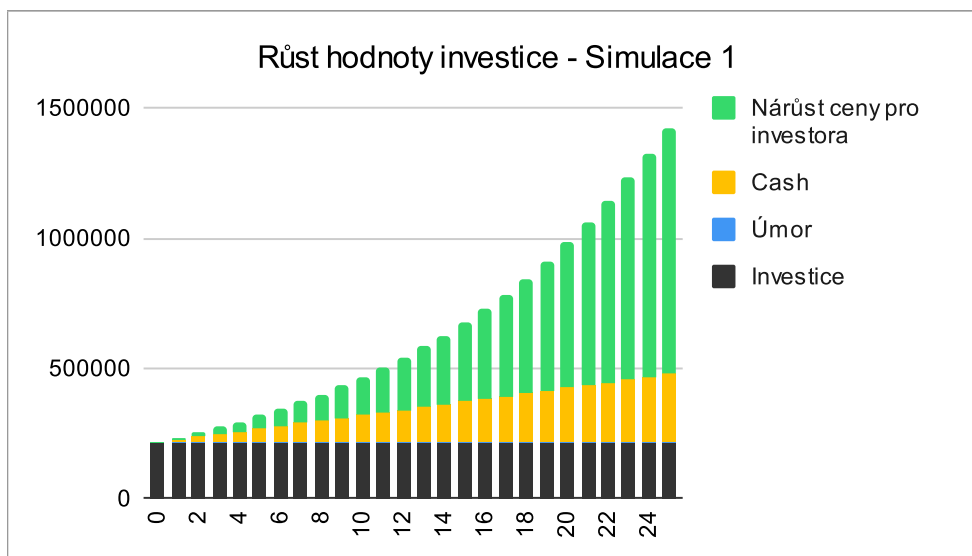
| | |
|--------------------------|----|
| Hodnota růstu Simulace 1 | 7% |
| Hodnota růstu Simulace 2 | 5% |



Simulace 1

7,0% p.a.

| Rok | Investice | Úmor | Cash | Cena části bytu | Podíl investora na nárůstu hodnoty části nemovitosti | Zhodnocení | Celkem % | p.a. % | |
|-----|-----------|------|---------|-----------------|--|------------|-----------|--------|-------|
| 0 | 215 323 | 0 | 0 | 215 323 | 0 | 0 | 0,0% | 0,0% | |
| 1 | 215 323 | 0 | 10 498 | 230 395 | 52,00% | 5 073 | 15 570 | 7,2% | 7,2% |
| 2 | 215 323 | 0 | 20 996 | 246 523 | 54,00% | 16 848 | 37 844 | 17,6% | 8,8% |
| 3 | 215 323 | 0 | 31 493 | 263 780 | 56,00% | 27 136 | 58 629 | 27,2% | 9,1% |
| 4 | 215 323 | 0 | 41 991 | 282 244 | 58,00% | 38 814 | 80 806 | 37,5% | 9,4% |
| 5 | 215 323 | 0 | 52 489 | 302 001 | 60,00% | 52 007 | 104 496 | 48,5% | 9,7% |
| 6 | 215 323 | 0 | 62 987 | 323 142 | 62,00% | 66 848 | 129 834 | 60,3% | 10,0% |
| 7 | 215 323 | 0 | 73 485 | 345 761 | 64,00% | 83 481 | 156 965 | 72,9% | 10,4% |
| 8 | 215 323 | 0 | 83 983 | 369 965 | 66,00% | 102 064 | 186 046 | 86,4% | 10,8% |
| 9 | 215 323 | 0 | 94 480 | 395 862 | 68,00% | 122 767 | 217 247 | 100,9% | 11,2% |
| 10 | 215 323 | 0 | 104 978 | 423 573 | 70,00% | 145 775 | 250 753 | 116,5% | 11,6% |
| 11 | 215 323 | 0 | 115 476 | 453 223 | 72,00% | 171 288 | 286 764 | 133,2% | 12,1% |
| 12 | 215 323 | 0 | 125 974 | 484 948 | 74,00% | 199 523 | 325 497 | 151,2% | 12,6% |
| 13 | 215 323 | 0 | 136 472 | 518 895 | 76,00% | 230 715 | 367 186 | 170,5% | 13,1% |
| 14 | 215 323 | 0 | 146 969 | 555 217 | 78,00% | 265 118 | 412 087 | 191,4% | 13,7% |
| 15 | 215 323 | 0 | 157 467 | 594 083 | 80,00% | 303 008 | 460 475 | 213,9% | 14,3% |
| 16 | 215 323 | 0 | 167 965 | 635 668 | 82,00% | 344 683 | 512 648 | 238,1% | 14,9% |
| 17 | 215 323 | 0 | 178 463 | 680 165 | 84,00% | 390 467 | 568 930 | 264,2% | 15,5% |
| 18 | 215 323 | 0 | 188 961 | 727 777 | 86,00% | 440 710 | 629 671 | 292,4% | 16,2% |
| 19 | 215 323 | 0 | 199 459 | 778 721 | 88,00% | 495 790 | 695 249 | 322,9% | 17,0% |
| 20 | 215 323 | 0 | 209 956 | 833 231 | 90,00% | 556 118 | 766 074 | 355,8% | 17,8% |
| 21 | 215 323 | 0 | 220 454 | 891 558 | 92,00% | 622 136 | 842 590 | 391,3% | 18,6% |
| 22 | 215 323 | 0 | 230 952 | 953 967 | 94,00% | 694 325 | 925 277 | 429,7% | 19,5% |
| 23 | 215 323 | 0 | 241 450 | 1 020 744 | 96,00% | 773 205 | 1 014 654 | 471,2% | 20,5% |
| 24 | 215 323 | 0 | 251 948 | 1 092 196 | 98,00% | 859 336 | 1 111 284 | 516,1% | 21,5% |
| 25 | 215 323 | 0 | 262 445 | 1 168 650 | 99,49% | 943 327 | 1 205 773 | 560,0% | 22,4% |



Simulace 2

5,0% p.a.

| Rok | Investice | Úmor | Cash | Cena části bytu | Podíl investora na nárůstu hodnoty části nemovitosti | Zhodnocení | Celkem % | p.a. % |
|-----|-----------|------|---------|-----------------|--|------------|----------|--------|
| 0 | 215 323 | 0 | 0 | 215 323 | 0 | 0 | 0,0% | 0,0% |
| 1 | 215 323 | 0 | 10 498 | 226 089 | 52,00% | 766 | 5,2% | 5,2% |
| 2 | 215 323 | 0 | 20 996 | 237 393 | 54,00% | 11 918 | 15,3% | 7,6% |
| 3 | 215 323 | 0 | 31 493 | 249 263 | 56,00% | 19 007 | 23,5% | 7,8% |
| 4 | 215 323 | 0 | 41 991 | 261 726 | 58,00% | 26 914 | 32,0% | 8,0% |
| 5 | 215 323 | 0 | 52 489 | 274 813 | 60,00% | 35 694 | 41,0% | 8,2% |
| 6 | 215 323 | 0 | 62 987 | 288 553 | 62,00% | 45 403 | 50,3% | 8,4% |
| 7 | 215 323 | 0 | 73 485 | 302 981 | 64,00% | 56 101 | 60,2% | 8,6% |
| 8 | 215 323 | 0 | 83 983 | 318 130 | 66,00% | 67 853 | 70,5% | 8,8% |
| 9 | 215 323 | 0 | 94 480 | 334 036 | 68,00% | 80 725 | 81,4% | 9,0% |
| 10 | 215 323 | 0 | 104 978 | 350 738 | 70,00% | 94 791 | 92,8% | 9,3% |
| 11 | 215 323 | 0 | 115 476 | 368 275 | 72,00% | 110 126 | 104,8% | 9,5% |
| 12 | 215 323 | 0 | 125 974 | 386 689 | 74,00% | 126 811 | 117,4% | 9,8% |
| 13 | 215 323 | 0 | 136 472 | 406 023 | 76,00% | 144 932 | 130,7% | 10,1% |
| 14 | 215 323 | 0 | 146 969 | 426 324 | 78,00% | 164 581 | 144,7% | 10,3% |
| 15 | 215 323 | 0 | 157 467 | 447 641 | 80,00% | 185 854 | 159,4% | 10,6% |
| 16 | 215 323 | 0 | 167 965 | 470 023 | 82,00% | 208 854 | 175,0% | 10,9% |
| 17 | 215 323 | 0 | 178 463 | 493 524 | 84,00% | 233 689 | 191,4% | 11,3% |
| 18 | 215 323 | 0 | 188 961 | 518 200 | 86,00% | 260 474 | 208,7% | 11,6% |
| 19 | 215 323 | 0 | 199 459 | 544 110 | 88,00% | 289 333 | 227,0% | 11,9% |
| 20 | 215 323 | 0 | 209 956 | 571 316 | 90,00% | 320 393 | 246,3% | 12,3% |
| 21 | 215 323 | 0 | 220 454 | 599 881 | 92,00% | 353 794 | 266,7% | 12,7% |
| 22 | 215 323 | 0 | 230 952 | 629 875 | 94,00% | 389 679 | 288,2% | 13,1% |
| 23 | 215 323 | 0 | 241 450 | 661 369 | 96,00% | 428 205 | 311,0% | 13,5% |
| 24 | 215 323 | 0 | 251 948 | 694 438 | 98,00% | 469 115 | 334,9% | 14,0% |
| 25 | 215 323 | 0 | 262 445 | 729 160 | 99,05% | 503 837 | 355,9% | 14,2% |

