

# Business on LT

House built in 1940. Location: center of Vilnius, capital of Lithuania. 5 minutes by walking till finance area (Banks, Register Center, Municipality Office, Hotels, Supermarkets), 10 minutes by walking till Oldtown (Cathedral, Churches, River Neris, Museums, Parks). Bulding size: 932 sq.m., plot size: 1170 sq.m.

Bulding condition: need to be renovated.

Price: 500.000 Eur

Planning to set up: Hostel or 3 Stars Hotel of 30 rooms (this kind is mostly needed in Vilnius city) plus restaurant and conference hall. Total project budget (bulding + renovation) – 1.000.000 Eur.

Planning price per room – 35 Eur / night.

Hotel occupancy during the month, mininum – 50 %

Planning income per month – 15.750 Eur

Expences (stuff, taxes, water, electricity, bulding and area supervision) per month – 6.000 Eur

Profit per month ~10.000 Eur, profit per year 120.000 Eur. Payback period 8 years.

Advantages:

- very good price and location.
- Proper time to invest because of low price of real estate and renovation.
- Foreigners, who invest in this project can get Schengen Temporary Residence Permit for all time until owns project shares.
- Yearly dividends.

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