

Portfolio Review

Sofia Rental Research Portfolio

ж.к. Лозенец · ж.к. Изток

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Executive Overview

Portfolio Review assesses the frozen selected scope, ж.к. Лозенец · ж.к. Изток, by considering financial, location and evidence differences together.

ж.к. Изток has the largest displayed allocation, representing 50% of portfolio entries. This reflects member concentration rather than investment-value share. The frozen portfolio review identifies High district exposure for ж.к. Изток and Medium review priority under the owning portfolio calculation. The frozen portfolio contains 2 entries: 2 have rent evidence and 0 have benchmark support. Coverage qualifies every registry total and comparison.

In ж.к. Лозенец, modelled area amenity support averages 77/100 and externality exposure averages 21.3/100 across captured evidence. These measures describe area context, not exact-home access or property-level hazards.

Portfolio entries	Expected monthly rent total	Entries with rent
2	€2,100	2 / 2

Market And Area Context

For ж.к. Лозенец, Sale Price Per Square Metre is €3,805/m², based on evidence from Jul 23, 2025 to Jul 23, 2026. Source depth and the middle evidence range are presented separately. For ж.к. Изток, Sale Price Per Square Metre is €4,008/m², based on evidence from Jul 23, 2025 to Jul 23, 2026. Source depth and the middle evidence range are presented separately.

ж.к. Лозенец · Market benchmarks

Measure	Value	Middle evidence range	Source depth	Evidence period
Sale Price Per Square Metre	€3,805/m²	3,659 – 3,968	53	Jul 23, 2025 – Jul 23, 2026
Monthly Rent Per Square Metre	€10.31/m²/month	10.16 – 10.55	53	Oct 8, 2025 – Oct 8, 2026
Gross yield	3.13%	Not available	106	Oct 8, 2025 – Oct 8, 2026

ж.к. Изток · Market benchmarks

Measure	Value	Middle evidence range	Source depth	Evidence period
Sale Price Per Square Metre	€4,008/m ²	3,851 – 4,099	53	Jul 23, 2025 – Jul 23, 2026
Monthly Rent Per Square Metre	€10.08/m ² /month	10.02 – 10.22	53	Oct 8, 2025 – Oct 8, 2026
Gross yield	2.98%	Not available	106	Oct 8, 2025 – Oct 8, 2026

Evidence Coverage

Measure	Portfolio entries
Entries with price	2
Entries with rent	2
Entries with floor area	2
Entries with district	2
Entries with benchmark support	0

Financial Assessment

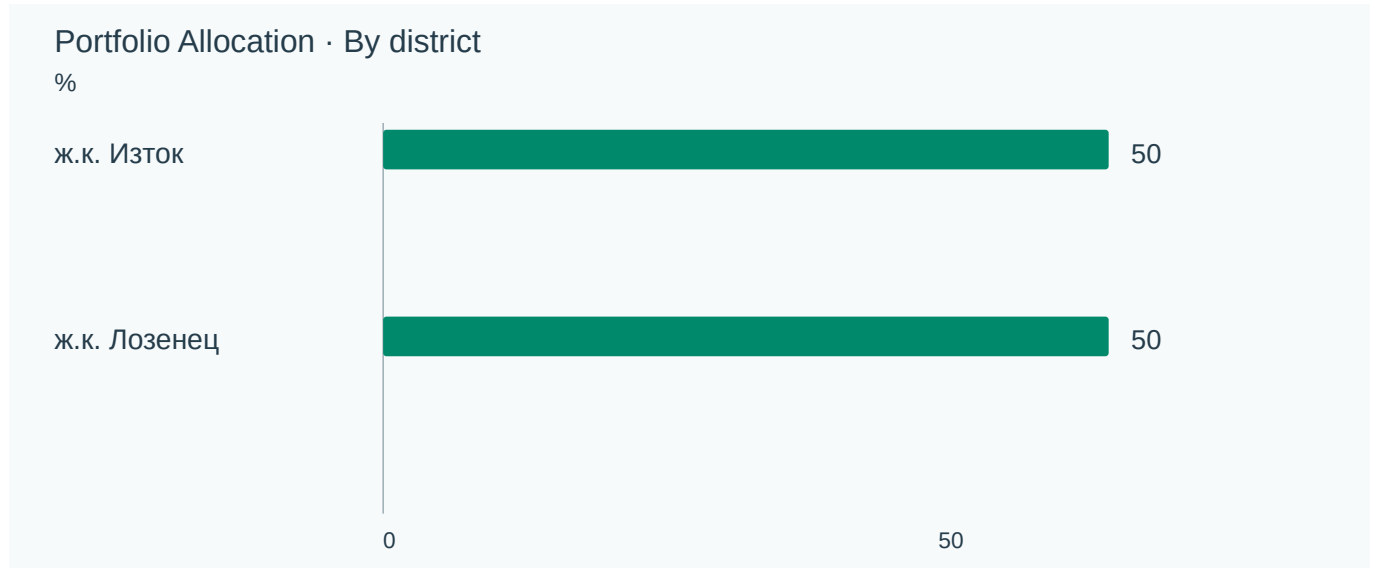
Portfolio Registry Figures

Measure	Value
Portfolio entries	2
Expected monthly rent total	€2,100
Expected annual rent total	€25,200
Average price per m ²	€4,983.70
Average monthly rent per m ²	€11.95
Simple gross yield proxy (%)	2.88%

Compatible Portfolio Benchmarks

Measure	Portfolio figure	Market benchmark	Relative difference	Evidence basis
Price per square metre	Not available	€4,151.50	Not available	District detail · Partial coverage
Monthly rent per square metre	€11.95	€10.58	13%	District detail
Gross yield proxy	2.89%	3.05%	-5.35%	District detail

Portfolio Allocation · By district



Shares use the frozen owning portfolio allocation calculation. Read the named allocation dimension and coverage; missing evidence is not zero value.

Maps And Spatial Context

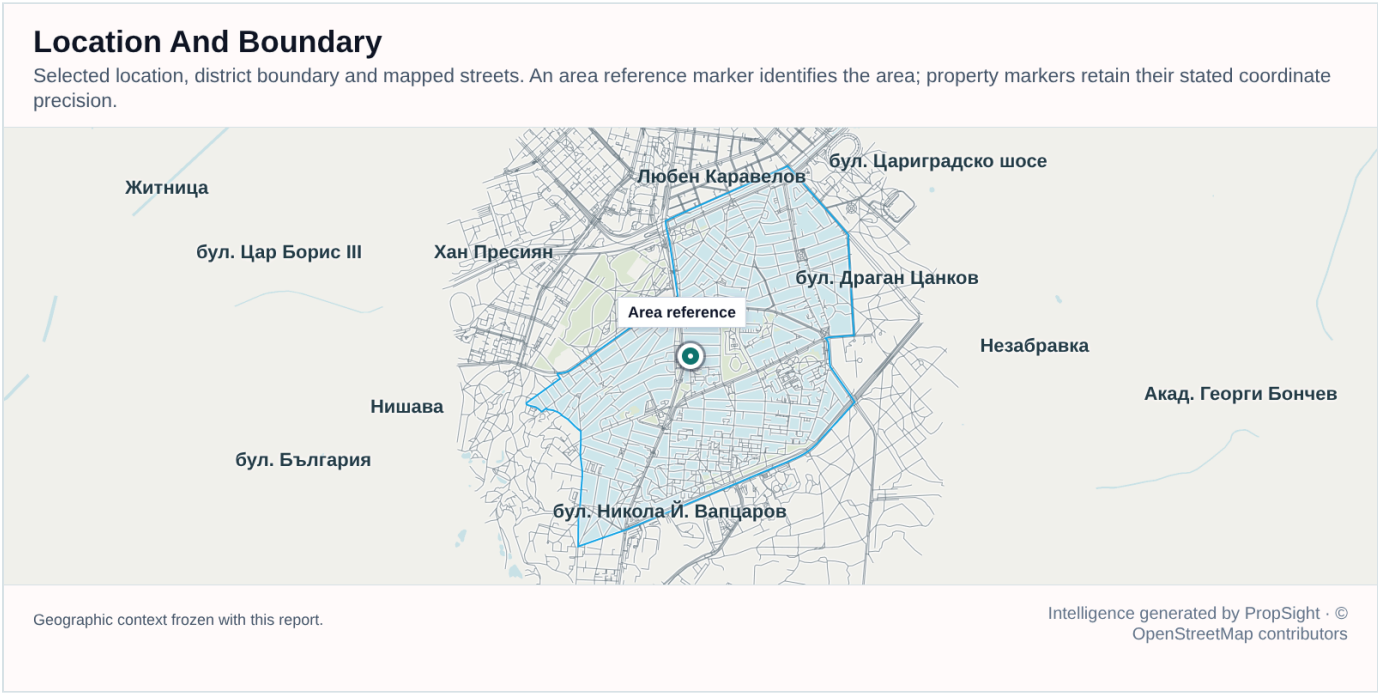
In ж.к. Лозенец, the modelled area Amenity support surface has a mean score of 77/100 and a captured range of 57–90/100 across 170 scored cells, including 170 proxy cells. The modelled Externality exposure surface has a mean score of 21.3/100 and a captured range of 13–35/100 across 170 scored cells, including 170 proxy cells.

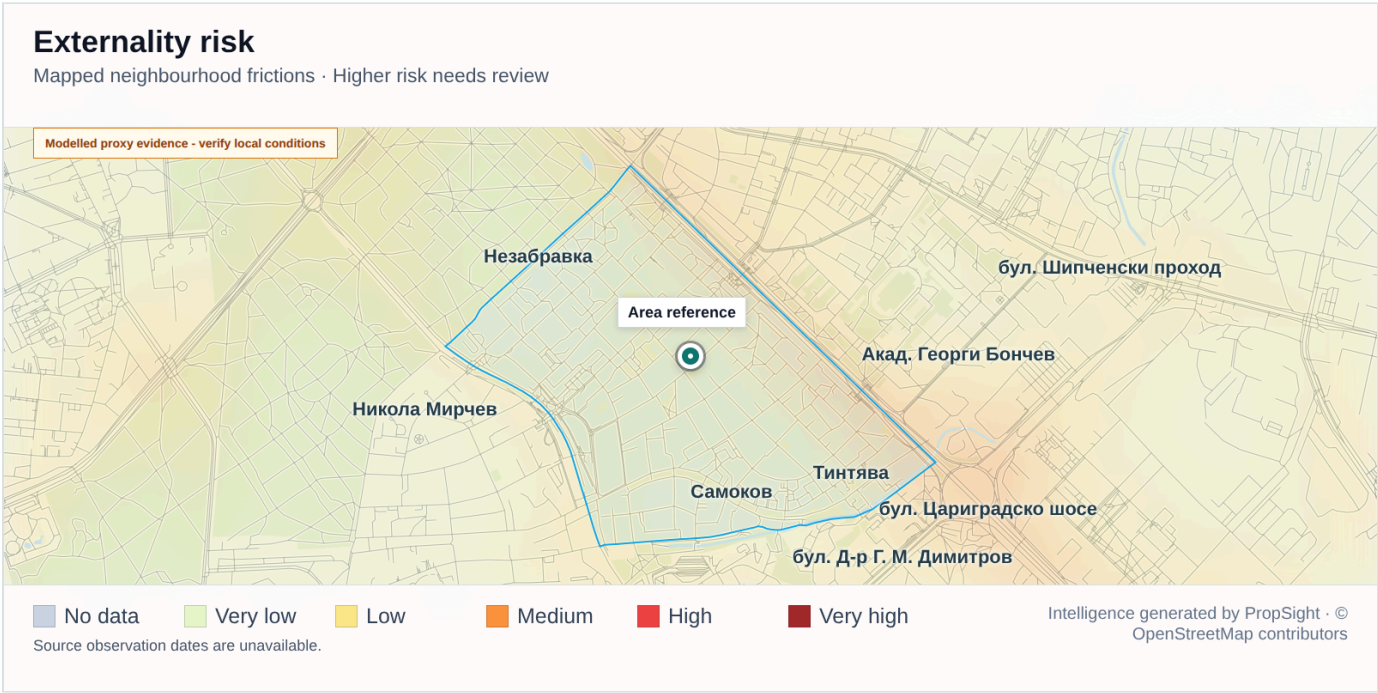
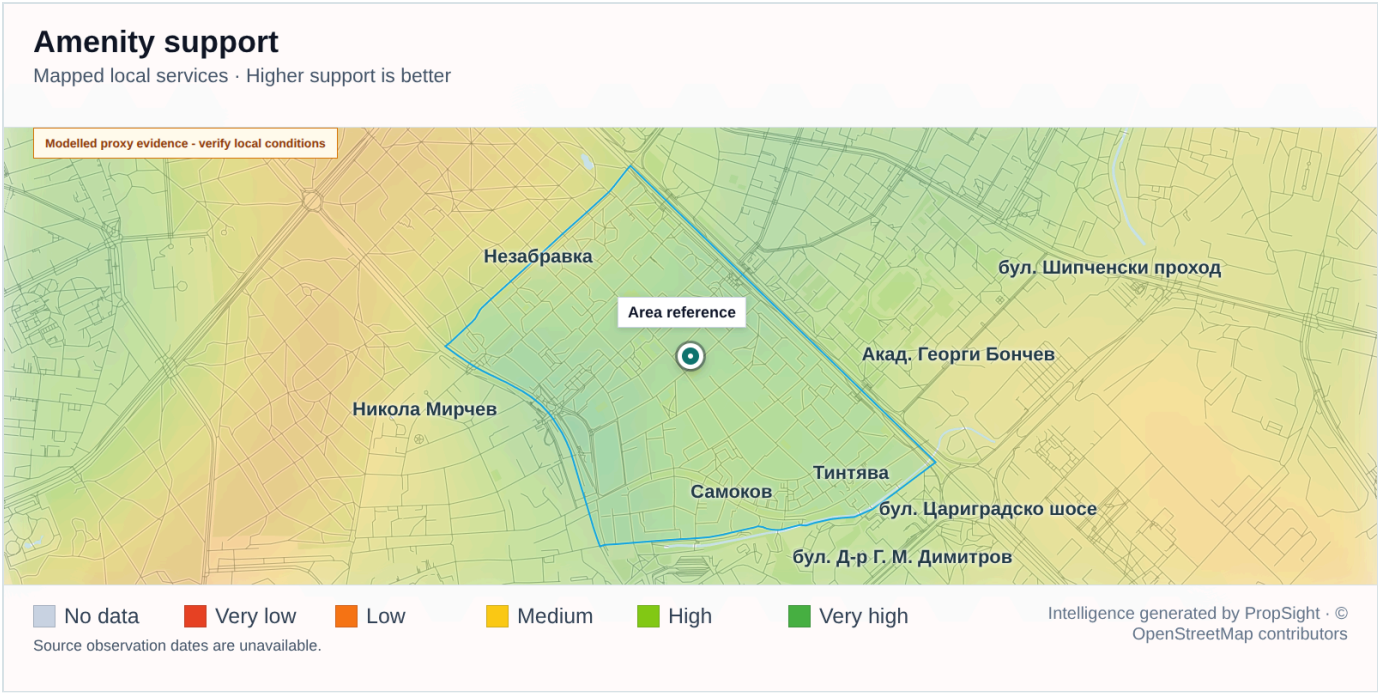
Unnumbered markers represent area anchors, not exact homes. Spatial evidence describes the captured viewport and selected boundary.

Maps retain the captured area, source periods, units, legends and stated evidence limits.

ж.к. Лозенец · Amenity support

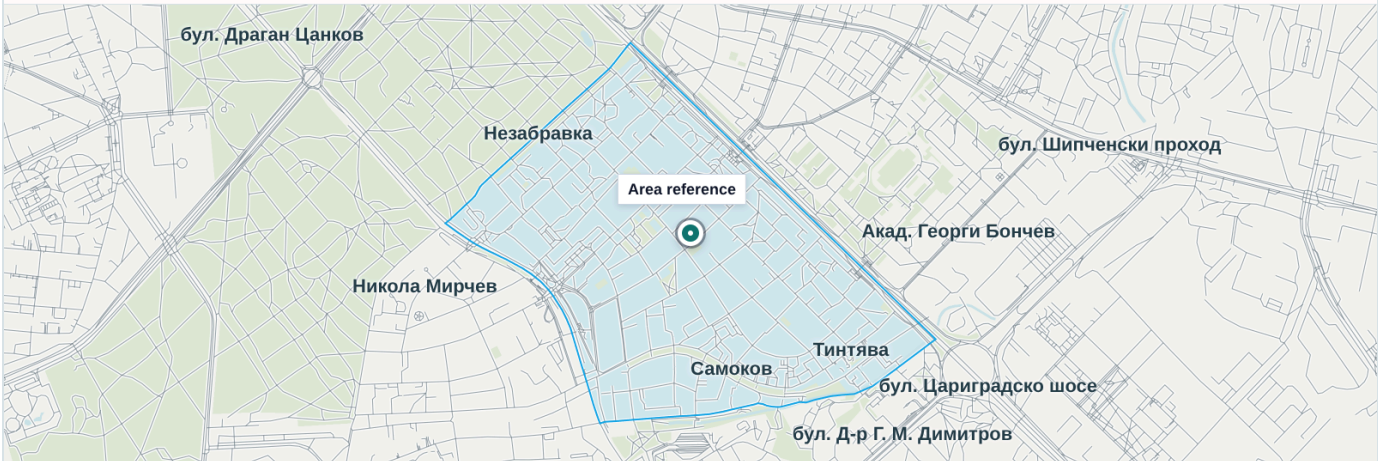






Location And Boundary

Selected location, district boundary and mapped streets. An area reference marker identifies the area; property markers retain their stated coordinate precision.



Geographic context frozen with this report. Intelligence generated by PropSight · © OpenStreetMap contributors

Supporting Evidence

ж.к. Лозенец · Mapped Area Evidence

Surface	Mean modelled score /100	Range	Scored captured cells	Proxy cells	Observed / recorded
Amenity support	77	57 – 90	170	170	Includes undated evidence
Externality exposure	21.3	13 – 35	170	170	Includes undated evidence

ж.к. Изток · Mapped Area Evidence

Surface	Mean modelled score /100	Range	Scored captured cells	Proxy cells	Observed / recorded
Amenity support	71.6	57 – 86	63	63	Includes undated evidence
Externality exposure	28.2	18 – 44	63	63	Includes undated evidence

Evidence-Based Review Priorities

Review topic	Priority	Group	Portfolio share	Reference share
High district exposure	Medium	ж.к. Изток	50%	21.03%
Low district exposure	Medium	ж.к. Лозенец	50%	78.97%

Member Review: 2 of 2 Entries

Subject	Portfolio stage	Target purchase price
Lozenets Research Apartment	Watchlist	€365,000
Iztok Research Apartment	Other evidence	€510,000

Further Checks And Limitations

- Spatial findings describe captured cells intersecting the selected boundary, rather than complete land-area coverage or independent samples. Proxy support and undated evidence remain visible. Area anchors do not establish exact home locations, walking distances or property-level hazards.
- Portfolio registry metadata, expected rent and simple gross-yield proxies are distinct from executable cash-flow results. Complete membership is frozen; the member review is a bounded extract, and contextual maps cover only the named areas. Missing dates are not replaced by the report generation date.

Sources And Method

Figures and comparisons use authorised evidence captured for the selected scope. Calculations retain their recorded inputs, currencies and observation periods. Modelled estimates, asking offers and user assumptions remain separate.

Source observation periods, sample depth, missing facts and coverage are retained separately from compilation and report dates. Unknown dates remain unknown.

This report supports review and comparison. It is not a valuation guarantee, forecast or instruction to buy, sell or let. Confirm material property facts, costs and source coverage.

Benchmark Sources

Area	Source Facts By Measure	Evidence Context
ж.к. Лозенец	Sale Price Per Square Metre: 53; Monthly Rent Per Square Metre: 53; Gross yield: 106	Confidence: Medium · All property types · Recorded evidence · Historical source period
ж.к. Изток	Sale Price Per Square Metre: 53; Monthly Rent Per Square Metre: 53; Gross yield: 106	Confidence: Medium · All property types · Recorded evidence · Historical source period

Portfolio Scope

Measure	Value
Portfolio	Sofia Rental Research Portfolio
Portfolio entries	2
Reporting currency	EUR

Prepared by PropSight for PropSight Research. Exact figures, assumptions and source limits are frozen with this report. Currency: EUR. Selected from: Portfolio detail.