

Rental Hold & Downside

Lozenets Research Apartment

ж.к. Лозенец

Report Cutoff: Oct 17, 2026, 5:14 PM Generated at: Oct 17, 2026, 8:53 PM

Executive Overview

Rental Hold & Downside uses the frozen selected scope: ж.к. Лозенец. Financial, location and evidence differences are assessed together.

The saved calculation gives Total equity profit of -€9,703 over 12 months, under the frozen user-approved assumptions. This is a modelled outcome, not a forecast. In the selected sensitivity grid, Equity net present value ranges from -€58,624.33 to -€14,468.19 across 25 supported calculated outcomes.

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

Initial equity required	Total equity profit	Equity net present value
€375,950.00	-€9,703.00	-€36,546.26
Annualised equity internal rate of return		
-2.61%		

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 shown 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

Financial Assessment

Sofia Research Rental Hold 1 · Calculated Outcomes

Measure	Value	Evidence period
Initial equity required	€375,950	Acquisition

Measure	Value	Evidence period
Peak cash required	€375,950	Holding period
Total equity profit	-€9,703	Holding period
Equity net present value	-€36,546.26	Holding period
Unlevered net present value	-€36,546.26	Holding period
Equity multiple	0.97	Holding period
Gross rental yield	2.96%	Starting annual run rate
Net operating yield on cost	2.27%	First year
First-year cash-on-cash return	2.27%	First year
Lowest annual cash flow	€8,547	Holding period
Annualised equity internal rate of return	-2.61%	Holding period
Annualised unlevered internal rate of return	-2.61%	Holding period

Annual Cash Flows

Year	Net operating income	Debt service	Operating equity cash flow	Total equity cash flow
1	€8,547.00	€0.00	€8,547.00	€366,247.00

Sofia Research Rental Hold Downside · Calculated Outcomes

Measure	Value	Evidence period
Initial equity required	€375,950	Acquisition
Peak cash required	€375,950	Holding period
Total equity profit	-€10,677.76	Holding period
Equity net present value	-€37,481.45	Holding period
Unlevered net present value	-€37,481.45	Holding period
Equity multiple	0.97	Holding period
Gross rental yield	2.66%	Starting annual run rate
Net operating yield on cost	2.01%	First year
First-year cash-on-cash return	2.01%	First year
Lowest annual cash flow	€7,572.24	Holding period
Annualised equity internal rate of return	-2.87%	Holding period
Annualised unlevered internal rate of return	-2.87%	Holding period

Annual Cash Flows

Year	Net operating income	Debt service	Operating equity cash flow	Total equity cash flow
1	€7,572.24	€0.00	€7,572.24	€365,272.24

Saved Run Comparison

Subject	Measure	Value	Holding months
Sofia Research Rental Hold 1	Total equity profit	-€9,703	12
Sofia Research Rental Hold Downside	Total equity profit	-€10,677.76	12

Calculated Sensitivity

Saved assumptions	Measure	Value
€345,000.00 · €700.00	Equity net present value	-€18,624.33
€345,000.00 · €800.00	Equity net present value	-€17,585.30
€345,000.00 · €900.00	Equity net present value	-€16,546.26
€345,000.00 · €1,000.00	Equity net present value	-€15,507.23
€345,000.00 · €1,100.00	Equity net present value	-€14,468.19
€355,000.00 · €700.00	Equity net present value	-€28,624.33
€355,000.00 · €800.00	Equity net present value	-€27,585.30
€355,000.00 · €900.00	Equity net present value	-€26,546.26
€355,000.00 · €1,000.00	Equity net present value	-€25,507.23
€355,000.00 · €1,100.00	Equity net present value	-€24,468.19
€365,000.00 · €700.00	Equity net present value	-€38,624.33
€365,000.00 · €800.00	Equity net present value	-€37,585.30
€365,000.00 · €900.00	Equity net present value	-€36,546.26
€365,000.00 · €1,000.00	Equity net present value	-€35,507.23
€365,000.00 · €1,100.00	Equity net present value	-€34,468.19
€375,000.00 · €700.00	Equity net present value	-€48,624.33
€375,000.00 · €800.00	Equity net present value	-€47,585.30
€375,000.00 · €900.00	Equity net present value	-€46,546.26
€375,000.00 · €1,000.00	Equity net present value	-€45,507.23
€375,000.00 · €1,100.00	Equity net present value	-€44,468.19
€385,000.00 · €700.00	Equity net present value	-€58,624.33

Saved assumptions	Measure	Value
€385,000.00 · €800.00	Equity net present value	-€57,585.30
€385,000.00 · €900.00	Equity net present value	-€56,546.26
€385,000.00 · €1,000.00	Equity net present value	-€55,507.23
€385,000.00 · €1,100.00	Equity net present value	-€54,468.19

Threshold Analysis

Measure	Value
Variable being solved	Purchase price
Target measure	Equity net present value
Requested target	€0
Saved lower bound	€345,000.00
Saved upper bound	€385,000.00
Target tolerance	€0.01
Calculation status	No solution within the saved bounds

Calculated Sensitivity · Equity net present value

Calculated Sensitivity · Equity net present value					
EUR	€345,000.00	€355,000.00	€365,000.00	€375,000.00	€385,000.00
€700.00	-18,624.33	-28,624.33	-38,624.33	-48,624.33	-58,624.33
€800.00	-17,585.3	-27,585.3	-37,585.3	-47,585.3	-57,585.3
€900.00	-16,546.26	-26,546.26	-36,546.26	-46,546.26	-56,546.26
€1,000.00	-15,507.23	-25,507.23	-35,507.23	-45,507.23	-55,507.23
€1,100.00	-14,468.19	-24,468.19	-34,468.19	-44,468.19	-54,468.19
EUR					

Calculated outcomes for the explicitly selected axes: horizontal Purchase price; vertical Monthly rent. Values come from the saved sensitivity analysis and have no assigned probability. Grey cells indicate unavailable results.

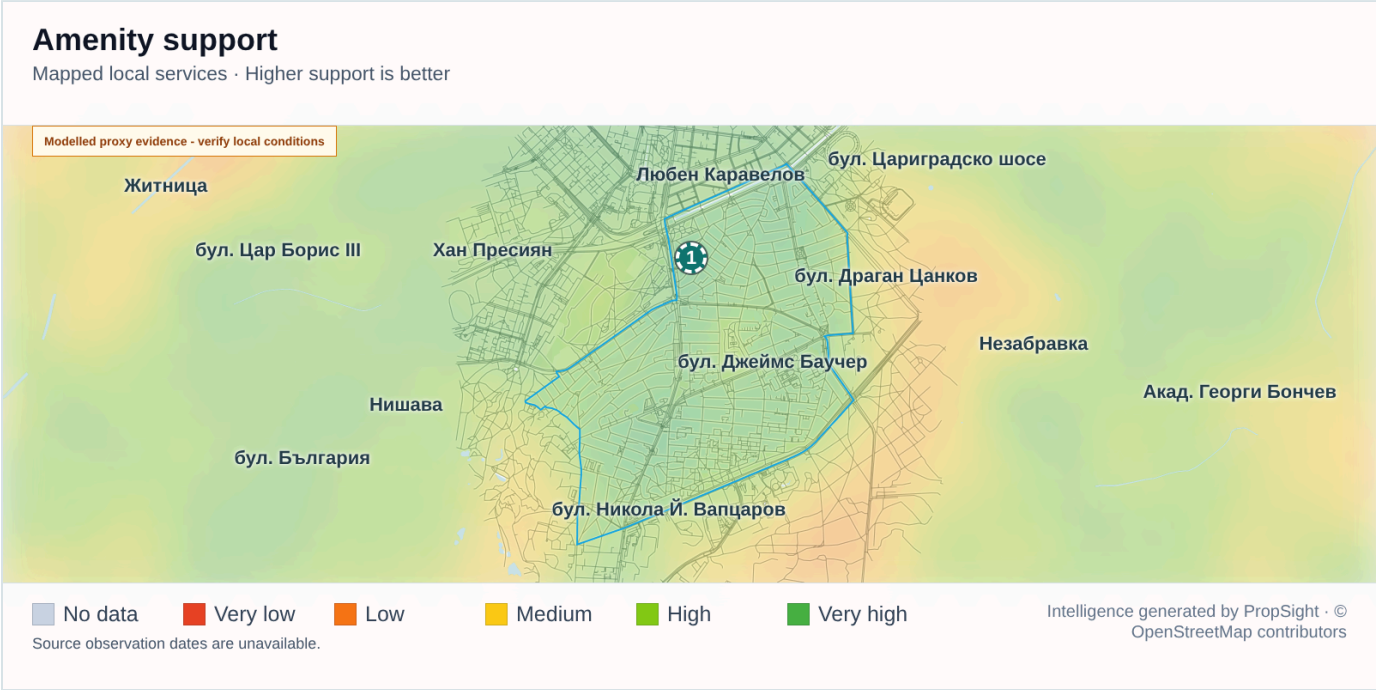
Maps And Spatial Context

In ж.к. Лозенец, the modelled area surface for Amenity support has a mean score of 77/100 and a captured range of 57–90/100 across 170 scored cells, including 170 proxy cells. In ж.к. Лозенец, the modelled area surface for Externality exposure 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 and dashed markers are approximate anchors, not exact homes. Numbered circles identify selected subjects; squares identify candidate ranks. Footprints represent recorded buildings, not individual homes. Unsupported or out-of-view coordinates are omitted. Evidence describes the captured viewport and selected boundary.

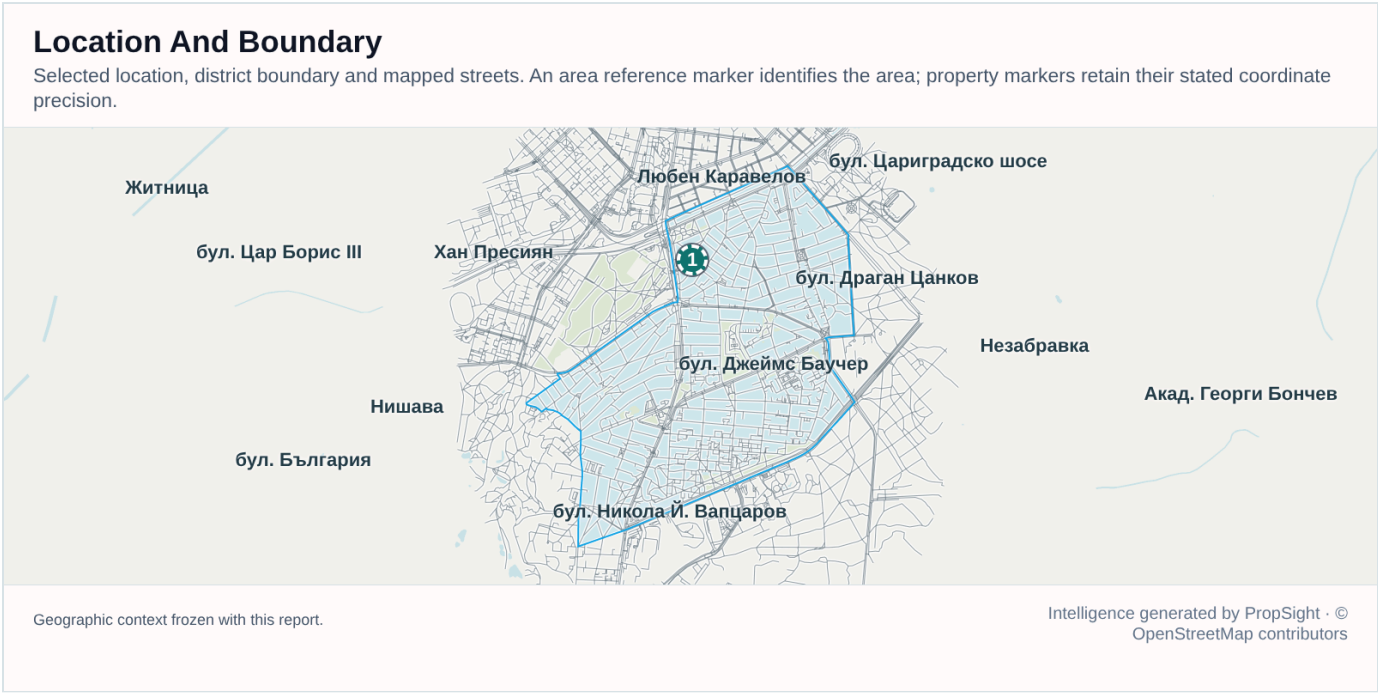
Maps retain the captured area, source periods, units, legends and stated evidence limits.

ж.к. Лозенец · Amenity support



ж.к. Лозенец · Externality risk





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

Assumptions · Sofia Research Rental Hold 1

Purchase price	€365,000.00	Acquisition date	Oct 16, 2026
Holding period (months)	12	Financing	Cash purchase
Starting monthly rent	€900.00	Vacancy	5.00%
Rent starts in month	1	Annual rent growth	0%
Fixed monthly operating costs	€100.00	Management share of collected rent	5%
Annual cost growth	0%	Annual effective discount rate	8%
Exit method	Explicit sale price	Selling cost rate	2%
Sale price	€365,000.00	Acquisition cost · DECLARED_PURCHASE_COSTS	€10,950.00

Assumptions · Sofia Research Rental Hold Downside

Purchase price	€365,000.00	Acquisition date	Oct 16, 2026
Holding period (months)	12	Financing	Cash purchase
Starting monthly rent	€810.00	Vacancy	5.00%

Assumptions · Sofia Research Rental Hold Downside

Rent starts in month	1	Annual rent growth	0%
Fixed monthly operating costs	€100.00	Management share of collected rent	5%
Annual cost growth	0%	Annual effective discount rate	8%
Exit method	Explicit sale price	Selling cost rate	2%
Sale price	€365,000.00	Acquisition cost · DECLARED_PURCHASE_COSTS	€10,950.00

Further Checks And Limitations

- Spatial findings describe captured cells intersecting the selected boundary, not 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.
- Before-tax outcomes based on explicit assumptions; these are not a forecast
- Saved threshold analysis: No solution within the saved bounds. The target is €0 for Equity net present value, with Purchase price bounded from €345,000.00 to €385,000.00.
- Sensitivity and solved thresholds use only the saved analysis. Hypothetical changes have no assigned probability. Ambiguous or unavailable return measures stay unavailable; confirm financing, works, occupancy, exit and tax assumptions.

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

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

Saved Calculation Sources

Sofia Research Rental Hold 1
Calculation Engine: 2.0.0 · Calculated At: Oct 16, 2026, 9:47 PM

Sofia Research Rental Hold Downside
Calculation Engine: 2.0.0 · Calculated At: Oct 16, 2026, 9:47 PM

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