

## Financial Breakdown and Visitor comments and numbers

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### Basic Rental income and return

1. The apartment has been renting out for 550 Euros per week between May and October. With the owner then renting the apartment for 1100€ per month between October and May. This has resulted in a gross profit of 18,150€ per annum.
2. The costs to business have been €4,600 per annum (broken down into 250€ website, 2500€ tax habitat/service charges, 1600€ change over, 250€ insurance). Hence net profit is €13,550 per annum. There has been near enough a 100% occupancy rate.

### Owners commitment

- The owner of this apartment has said he will be pleased to share income and expenditure and other financial statements (including bank statements etc.) relevant to the rental of this apartment to interested parties - but only if they are serious buyers. He can also assist with helping marketing for the property and website construction if required."

## RENTAL REVIEWS - Guest comments

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### Dream apartment

[Esther & Will](#) UK

Review Submitted: **August 11, 2009** Date of Stay: **July 2009**

Thank you so much for sharing your beautiful apartment with us! We had a fantastic time in Nice and didn't want to leave. Perfect location, great facilities and lovely views. An absolute delight!

Recommended for: Tourists without a Car, Sightseeing, Romantic Getaway

### Dream location near the train! Stylish flat!

[HelloNice!](#) United States

Review Submitted: **October 2, 2009** Date of Stay: **August 2009**

Stayed 5 nights this past August on a trip to see the south of France before heading to Corsica. We used Nice as a "home base" and this was the perfect apartment to call "home". Not only did it feel freshly renovated, clean and stylish, the location and proximity to the train station and late-night Monoprix for groceries helped us handle a busy schedule of sight seeing along the coast on a budget. We found the apartment to be quiet, even when the windows were open. And we loved all of the amenities, including TV, DVD and internet. We couldn't have asked for more!

Recommended for: Age 55+, Adventure Seekers, Girls Getaway, Tourists without a Car, Sightseeing, Romantic Getaway

## Fantastic place

[Big123](#) Vienna

Review Submitted: **April 29, 2009** Date of Stay: **April 2009**

This was my 3rd time in Nice and the best place I spent my short break in South France ever. The apartment is very stylish, beautiful and comfortable and has got a great view to the old church. It is perfectly located in the city center close to the sea, the old town (15 min walking) and to numerous shops and restaurants. I can highly recommend this place and can't wait to go back.

Recommended for: Girls Getaway, Tourists without a Car, Sightseeing, Romantic Getaway

## Fantastic city apartment

[PC123](#) London

Review Submitted: **April 6, 2009** Date of Stay: **March 2009**

Very nicely presented apartment that makes for a really comfortable and relaxing city break or longer stay. The place is really light and airy and in a great location for transport links, the old town and the beach. Highly recommended.

Recommended for: Tourists without a Car, Sightseeing, Romantic Getaway

## Cool!

[Stevie O](#) Dublin

Review Submitted: **March 10, 2009** Date of Stay: **February 2009**

Outstanding. Can't wait to go back to this spot. Have been to Nice many times but never stayed in such a dinky pad! 10/10!

## Location: Nice in France

**Nearest Airport:** Nice at 2 Kilometres

**Nearest Beach:** beach at 500 Metres

**Car:** not necessary