

Leaseback & Leaseback-Cashback Unique Real Estate Investment Opportunity in Montenegro

Invest in real estate in Kolašin and enjoy guaranteed income!



Innovative Concept:

An exclusive offer from “**Mini Condos**”, the **leaseback-cashback** program provides a hassle-free real estate investment opportunity.

You purchase a home in the “**My Tiny House**” residence in Kolašin, and we rent it out immediately for a period of **3 to 10 years**.

Kolašin is a fast-growing tourist destination in Montenegro, offering year-round activities (skiing, hiking, etc.). It is an ideal location for real estate investment with strong growth potential.

At the end of your leaseback program, you regain full use of a property with **high capital gains** and a **strong rental history**.

Key Benefits:

- **Discount on Furniture & Kitchen Pack:**
 - You receive a discount of **30% to 100%** on the furniture and kitchen pack depending on the contract length.
- **Guaranteed Rental Income – Two Options:**
 - **Standard leaseback:** You receive monthly rent (at an annual rate of **4%**) for the duration of the contract (3 to 10 years).
Example: on a 10 years contract, with the 2 bedroom house 14 fully furnished, with the “cash price” of 180 000 € (excl. the offered furniture), you receive 7.200 €/y, paid monthly 600€/m.
 - **leaseback-cashback :** You receive a **single lump-sum payment (“cashback”)** equivalent to **3% of the purchase price per year**, multiplied by the number of years in the contract, paid **immediately after purchase**.
Example: For the same house, you receive **€5.400/year**. With a **10-year contract**, you receive a total of **€54.000** cashback, meaning your effective initial investment is only **€126.000**.
- **Hassle-Free Investment:**
 - We manage the entire rental process, maintenance, etc.

- You don't have to worry about tenants, unpaid rents, or day-to-day costs. (Only the property tax (approx. 1% of property value), co-ownership charges, and insurance remain the owner's responsibility.)
- **Flexibility:**
 - Choose your leaseback duration (3 to 10 years), with the option to extend.
 - Option to **terminate** the contract after 3 years, with **predefined penalties**.
 - **Occasional personal use is possible, at a predefined daily rate, during holiday periods and subject to availability.**

Other examples – 5 years contracts – 2 bedroom house (house 14)

- Leaseback-Cashback:

○ House "cash" price	200.000€	
○ 50% discount on equipment	- 10.000€	(-20.000€ x 50%)
○ Net price	190.000€	
○ 3% annual rent	5.700€	
○ 5 years "leaseback-cashback"	28.500€	

You pay: 200.000€ - 10.000€ - 28.500€ = 161.500€

- Programme Leaseback Standard

If you prefer the option of a higher return at 4% p.a. and monthly payments, you can choose the «Standard leaseback». With this program the return is 33% higher and you still benefit from the discount on the full equipment pack, from 30-100%.

- Example with the 5 years contract :

○ Fully furnished House "cash" price	200.000€
○ 50% discount on equipment	-10.000€
○ Net price	190.000€
○ 4% annual return	7.600€
○ Paid monthly	633€/mois



Feel free to contact us for a detailed brochure, contract sample, and to discuss this investment opportunity..

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