

Purchase and conversion potential

Condition. Risks. Opportunities.

ICELAND / UNAPPROVED DRAFT

DEMO · property in Iceland

Example without client data · 2026-10-14

VICTORIUM · DEMO

Fastanúmer: Not provided · Report: DEMO-IS-001

Asking price

74,000,000 ISK

2026-10-14 · Source in the detailed section

Market value

72,000,000 ISK

2026-10-14 · Source in the detailed section

Fasteignamat

65,000,000 ISK

Year 2026 · 2026-10-14 · Source in the detailed section

Previous sale · latest record

No confirmed record

History not checked

Property condition · author's assessment

Condition unknown

2026-10-14

Roof

Repair required

2026-10-14

Electrical installation

Condition unknown

2026-10-14

Plumbing

Not checked

Inspection date not provided

Post-purchase repairs / further works

Not provided

Incomplete scope - not a zero cost

Including immediate works

Not provided

Part of repair costs, not an additional amount

AWAITING ASSESSMENT

DEMO: further evidence is required before a decision. This is not an approved recommendation.

Amounts in ISK. Full sources, history, scope and limitations follow. An absent record does not prove that no previous sale took place.

The decision first. Then the details.

This is an unapproved draft. It is not a final recommendation for client delivery.

No decision selected

Condition and evidence

Finding cards link descriptions, locations and recommendations to their sources. Photographs appear only when assigned to this property by the author.

Priorities and next steps

U/M/D ratings organise actions. They do not confirm safe use. Measurement scope, access and tests not performed are described in the methodology section.

Value, history and budget

Fasteignamat, market value and asking price are distinct. History includes only recorded transactions. Costs without an established scope or source remain unknown, not zero.

Not checked does not mean defect-free. Repair cost is not an automatic purchase discount. This report does not replace a separate technical or legal assessment.

Property and report details

Address	DEMO · property in Iceland
Fastanúmer	Not provided
Client	Example without client data
Author and date	VICTORIUM · DEMO · 2026-10-14

Valuation and registers

Market value, post-works value and official assessments are not interchangeable. Amounts in ISK. Missing information does not mean zero.

Asking price	74,000,000 ISK	DEMO: fictional data, not a register or contractor quote · 2026-10-14
Current market value	72,000,000 ISK	DEMO: fictional data, not a register or contractor quote · 2026-10-14
Post-works value	Not provided	Source not provided · Date not provided
Fasteignamat	65,000,000 ISK	DEMO: fictional data, not a register or contractor quote · 2026-10-14 · 2026
Brunabótamat	Not provided	Source not provided · Date not provided

Property transaction history

Not checked. Fastanúmer: not provided. Checked: date not provided; DEMO: history remains unchecked. No match does not prove that no previous transactions took place.

No data recorded.

Property description and setting

DEMO: fictional data, not a register or contractor quote · 2026-10-14

Property type	DEMO: house
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Floor area	120 m ²
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Number of storeys	Not provided
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Basement	Not provided
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Additional rooms and buildings	Not provided
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Location and surroundings	Not provided
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Orientation and location convention	Not specified
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Inspection scope and basis

Report number	DEMO-IS-001
Assessment method	Not specified
Site visit date	Not provided / not performed
Inspector / assessor	Not provided
Inspection scope	A layout demonstration, not an assessment of a real property.
Tests, measurements and methods	No completed tests recorded
Inaccessible elements and limitations	Limitations not described

Rating legend and findings register

Ratings organise actions; they do not confirm safety or regulatory compliance. The author determines urgency and timing. They do not replace specialist assessments. An empty register does not mean all elements have been inspected or that no defects exist.

U	Repair or further investigation of the identified issue
M	Monitoring or additional testing
D	Recommended improvement or upgrade, without an automatic finding of legal non-compliance
Not specified	The author has not assigned a rating
Number of recorded findings	1
#1 • DEMO: roof covering	U - repair or further investigation Fictional roof slope

Technical condition and inspection coverage

The author's findings are based on the stated sources. This inspection is not a certified services inspection or structural survey. Not checked does not mean defect-free.

Overall condition	Condition unknown	DEMO: fictional data, not a register or contractor quote · 2026-10-14
Limitations and further verification	DEMO: no actual visit or testing. Safety has not been confirmed.	
Roof · Repair required	DEMO: example of a roof-covering issue requiring a defined repair scope.	DEMO: fictional data, not a register or contractor quote · 2026-10-14
Electrical installation · Condition unknown	DEMO: electrical test results are unavailable.	DEMO: fictional data, not a register or contractor quote · 2026-10-14
Plumbing · Not checked	No findings recorded.	Source not provided · Date not provided

Findings 01

01 DEMO: roof covering

U

ROOF AND CHIMNEYS / Subcategory not provided
Fictional roof slope

OBSERVATION

DEMO: example of a roof-covering issue requiring a defined repair scope.

RECOMMENDED FURTHER INVESTIGATION

DEMO: arrange a specialist inspection and obtain a quote before deciding. The displayed cost only illustrates the layout.

No photograph attached.

U - repair or further investigation

DEMO: fictional data, not a register or contractor quote - 2026-10-14

Costs in ISK. With stated assumptions.

Post-purchase costs and recommended works

Repair costs in ISK, excluding purchase price, acquisition fees and running costs. This information register is not automatically added to the investment budget. Include each work item only once; record investigation and contingency separately where applicable.

Full repair scope	Not provided	Incomplete scope
Including immediate works	Not provided	
Known items - partial total	600,000 ISK - 900,000 ISK	
Basis for completeness	Source not provided · Date not provided	
DEMO: roof-covering repair · Roof	600,000 ISK - 900,000 ISK	Within 12 months · DEMO: fictional data, not a register or contractor quote · 2026-10-14

1. DEMO: existing layout · selected for decision

DEMO: fictional data, not a register or contractor quote

Total project cost	75,590,000 ISK
Sale profit before income tax	18,790,000 ISK
Sale ROI	24.86%
NOI / year	8,167,200 ISK
Cash flow / month	320,600 ISK

Cash flow / year	3,847,200 ISK	
Required equity	25,590,000 ISK	
Cash-on-cash	15.03%	
Target sale ROI	20%	
Purchase price limit (resale)	73,060,000 ISK	Net sale proceeds / (1 + target ROI), less non-purchase investment costs. A negative limit means no non-negative purchase price meets the target. This is not a market valuation.

DEMO: existing layout · assumptions and sources

Eignavit method, adapted by Victorium. Contingency and vacancy are calculated from gross rent. No automatic tax classification, debt indexation or investment decision. Other costs must not duplicate contingency.

Purchase price	70,000,000 ISK	DEMO: fictional data, not a register or contractor quote
Fee rate on fasteignamat (%)	0.8%	DEMO: fictional data, not a register or contractor quote
Other acquisition costs	70,000 ISK	DEMO: fictional data, not a register or contractor quote
Renovation and contingency	5,000,000 ISK	DEMO: fictional data, not a register or contractor quote

Financing, holding and other investment costs	0 ISK	DEMO: fictional data, not a register or contractor quote
Assumed post-works sale price	96,800,000 ISK	DEMO: fictional data, not a register or contractor quote
Sale costs (%)	2.5%	DEMO: fictional data, not a register or contractor quote
Total planned monthly rent	820,000 ISK	DEMO: fictional data, not a register or contractor quote
Vacancy (% of gross rent)	5%	DEMO: fictional data, not a register or contractor quote
Operating contingency (% of gross rent)	12%	DEMO: fictional data, not a register or contractor quote
Other operating costs / month	0 ISK	DEMO: fictional data, not a register or contractor quote
Loan principal	50,000,000 ISK	DEMO: fictional data, not a register or contractor quote
Monthly loan payment	360,000 ISK	DEMO: fictional data, not a register or contractor quote

DEMO: existing layout • scenarios

Multipliers change only rent, renovation and resale price relative to the base case. Other parameters remain fixed. In renovation reports, investment costs come from the register without a renovation multiplier.

Scenario	Project cost	Cash flow / month	Sale profit
Downside	76,590,000 ISK	252,540 ISK	13,071,000 ISK
Base	75,590,000 ISK	320,600 ISK	18,790,000 ISK
Upside	75,590,000 ISK	354,630 ISK	23,509,000 ISK
Multipliers downside	Rent: 0.9	Renovation: 1.2	Resale: 0.95
Multipliers upside	Rent: 1.05	Renovation: 1	Resale: 1.05

Know what to check. Know what comes next.

Author's decision and full rationale

Draft decision, not approved.

No decision selected

DEMO: further evidence is required before a decision.

This is not an approved recommendation.

Risks and conditions

All amounts are fictional. Electrical tests, plumbing inspection and transaction history are missing.

Next actions

1. Verify register data. 2. Arrange services testing. 3. Obtain quotes and reassess the budget.

Status and limitations

DRAFT - unapproved; not for delivery as a final recommendation.

This report is based on the stated documents and the author's assumptions. It is not a technical survey, legal opinion or guarantee of price or return. Subdivision feasibility requires separate confirmation. Missing data remains unknown.

Public DEMO with fictional data. No private operator record is used.

VICTORIUM · DEMO · 2026-10-14 · Report v1