

Poslovanje s nekretninama u doba nove, digitalne ekonomije

Ivo Špigel, Perpetuum Mobile
Zadar, svibanj 2016.

AC 57817

Your ticket with

TAA



THE FRIENDLY WAY





BlackBerry

BlackBerry

12:15

Boarding pass

Fast track

12B

Club World
Silver

MR JOHN JONES

BA 9876 to New York

20 Jun - 16:20

From: Heathrow (London) -
Terminal 5

To: John F Kennedy (New
York) - Terminal 7

Bag drop opens: 05:00

Trendovi u digitalnoj ekonomiji

- Svi su povezani
- Mobilno i cloud poslovanje
- Niski ulazni troškovi ohrabruju inovativne tržišne modele i igrače
- „Big data” otvara neslućene mogućnosti (npr.) procjene rizika, boniteta i sl.
- Ekonomija uzajamnosti (peer-to-peer)

Je li digitalna ekonomija „nova“?

- I jest i nije
- Omogućuje neslućene tehnološke iskorake, nove načine povezivanja ljudi, zabave...
- Stari dobri temelji, naravno, ostaju



Zoopla

- Online katalog / tražilica nekretnina
- Osnovana 2008.
- Danas vrijedi preko 1.2 mlrd GBP na londonskoj burzi
- Preko 40 mil. posjeta mjesečno
 - toliko UK ima stanovnika
- 11 akvizicija u pet godina



“I sat with the board of Blockbuster in late 2003 and told them about this service that could transform how people rent films and I was told that it was a very small market that would never exceed 50,000 people. A few years later they shut their doors.”

Alex Chesterman iz svog iskustva s LoveFilm, kojega je Amazon kupio za 200M GBP

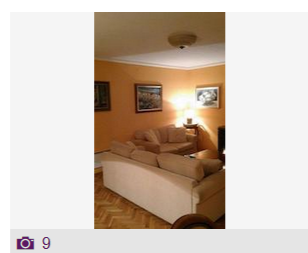
Croatia Property type Any price Any beds Search

Zoopla > Overseas > Croatia

Property for sale in Croatia

Create email alert
Save this search

1 - 25 of 452 25 Most recent Filter results



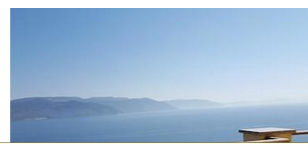
£126,004 (€160,000) Euroburo

2 bed apartment for sale Just added
Istra, Rovinj, Croatia

Two bedroom flat in Rovinj. Very bright and spacious close to all facilities.

Listed on 13th May 2016 by Euroburo Ltd, NR27

020 8022 6464 Contact Save Hide



£259,883 (€330,000) Euroburo

8 bed detached house for sale Just added
Istra, Labin, Croatia

Croatia Property type Any price Any beds Search

Pages: 1 2 3 4 5 6 7 8 9 10 11 ... 19 Next

Contact relevant estate agents & new homes developers

Send a message to agents and developers matching your search for property for sale in Croatia

Name: Full name, e.g. John Smith

Message (Optional): I am looking for property for sale in Croatia. Please let me know about any suitable properties you have. Thanks.

Characters remaining: 387

Telephone: [input field]

Email: [input field]

Keep me informed on property market updates & offers
 Send a copy to my email address

Select: All | None 12 out of 12 selected

- Wayne Walker Property Consultants Ltd, BH9 01202 060536
- Go Croatia Holidays Ltd, W1B 020 8022 5397
- Savills - International, W1G 020 3641 2598
- Ante Diem D.O.O, 2122 0330 038 9653
- Trgostan, 2100 0330 038 9879
- Euroburo Ltd, NR27 020 8022 6464

Send message

By submitting this form, you accept our [Terms of Use](#).

Narrow your search by property type

- [Houses for sale in Croatia](#)
- [Apartments for sale in Croatia](#)
- [Commercial for sale in Croatia](#)
- [Land for sale in Croatia](#)

Property Partner

How much do you want to invest?

£ Enter an amount to reveal the investment details

Flat 3, Tower Mint Apartments, E1
2 Bed Flat | Leasehold

£558,946
Latest Valuation

2.75% Dividend Yield | **55.89p** Latest Share Valuation

Available Shares

Price	Available Shares
56p	0
57p	4,500
58p	3,500
59p	5,000
60p	1,000
61p	3,500
62p	3,500
63p	2,000

25,085 shares for sale

Overview | Photos | Floorplan | Map | Financial | Reports | Data | News

Description

A rare opportunity in central London, Zone 1 - this is our third flat from Tower Mint Apartments. It was bought at discount in a location filled with iconic landmarks.

We believe that Tower Hill and this property have a compelling investment case underpinned by two factors:

- The property is exceptionally well located, just 300m from Tower Bridge and 700m from the iconic 'Gherkin' building of London's financial district. Stations that are within 850m of the property connect the area to the London Underground, Docklands Light Railway and train networks.
- The gross rental yield and dividend yield for the property are unusually high for prime central London. This is partly due to the purchase price secured, and partly because we have secured a contract with a 'serviced apartment' operator which eliminates voids and reduces costs.

Read more detail on the investment case [here](#).

Contracts were exchanged on July 2nd and purchase completed on July 23rd 2015. The 'resale' market for this property opened on August 19th 2015.

The flat was acquired vacant and in good condition and the Chartered Surveyor's report identifies no material issues. We have made a provision of £1,200 for tests that are required, for any remedial works that the testing reveals, and for minor sundry items listed in the surveyor's report. There is also a provision of

Photos



PropertyPartner

- Crowdfunding investiranje u nekretnine
- Pokrenut prije cca godinu dana
- Preko 20M GBP, 5,500 investitora u 140 objekata
- Nekretninski crowdfunding u USA je danas cca 1,2 milijarde \$\$\$

Online agencije

- Zoopla
- Rightmove

Crowdfunding kupnja

- Crowdfahouse
- The House Crowd
- Property Moose

Kako naši menadžeri gledaju na promjene koje dolaze?

- „Kako se planirate zaštititi od Interneta?”
– pitanje novinara vlasniku turističke agencije
- „Mi smo gung-ho protiv portala”
– Izjava urednika na Weekend Media Festival
- „Valjda neće baš nas” 😊

Što se promijenilo (kod nas)?

- Avio karte
 - kad ste zadnji put dobili avio kartu u „etuiu“?
- Taxi (Uber)
- Smještaj – Booking.com i Airbnb.com

Ivo Špigel

Perpetuum Mobile d.o.o.

ww.perpetuum.hr

ivo.spigel@perpetuum.hr