



What an empty flat really costs

Empty-flat cost worksheet

An empty flat isn't free. Enter your own numbers to see what yours costs each year, in rupees and dollars.

YOUR NUMBERS

Society maintenance per month (₹)	8000
Property tax per year (₹)	30000
Minimum electricity and water per year (₹)	6000
Rent you could get per month (₹)	45000
Months empty per year	12
Repair allowance per year for an empty flat (₹)	0
Exchange rate (₹ per \$)	96

WHAT IT COSTS

Holding costs per year (₹)	1,32,000
Rent lost per year (₹)	5,40,000
Total cost per year (₹)	6,72,000
Total cost per year (\$)	about \$7,000
Cost over 5 years (₹)	33,60,000

If you're not moving back soon, a well-managed tenancy turns this cost into income. If you are, a quarterly inspection protects the flat while it waits for you.

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