

Data Info

### **Data basis and survey period**

An analysis was conducted of some 1,100 individual properties (no plots) listed on the homepages of holiday property provider Porta Holiday ([www.portaholiday.de](http://www.portaholiday.de)) and Fincallorca ([www.fincallorca.de](http://www.fincallorca.de)) during the period from April to May 2016.

### **Regional breakdown**

Where available, the locations were extracted for all property types. Since it may be the case that only a few properties are listed in a given location, regional averages are presented alongside specific local averages. The regional allocation aligns with Majorca's administrative breakdown (North, Northeast, Northwest, Palma, Greater Palma, South, Southeast, Southwest, Centre).

### **Relevant fit-out features**

The selected properties are allocated to the categories of Luxury, Superior, Mid-Range/Basic in keeping with the ECO 805/2003 property valuation standard and the features of the selected properties. As such, the sample returns calculation will show gains or deductions based on this valuation, information from local market experts and rental returns.

The surveyed features most notably include: living area in square metres, number of rooms, age of building where available and assessable, and modernisation level, where appropriate. Special attention is also paid to the quality of any sea view (first line of the sea, panorama, partial sea view, no sea view), size and features of any pool, heating (fireplace, underfloor, etc.), and the type of air conditioning. Where details in the description text of the properties were unclear, the property photos were given priority.

### **Quality control**

In order to gather the data, each property was considered individually so that the homepage information of the different providers could be placed on a comparable footing, and the plausibility checked.

### **Attestation**

The acquisition, quality control and computation of the data in the survey were effected without the involvement of the client or the special weighting of that client's properties.

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Chief Scientist Prof. Dr. Marco Wölfle

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Commissioned by:

**About CRES**

CRES (Center for Real Estate Studies) is a leading institute for dual and part-time study in the area of real estate. It was founded at the Steinbeis-Hochschule Berlin (SHB) as the result of a initiative by the DIA (German Real Estate Academy).

Apart from part-time and dual studies for a Bachelor's degree in Real Estate, the institute also offers a part-time course of study for a Master's degree.

CRES also specialises in scientific research. Current practical issues are examined here using scientific methods and instruments to transfer new findings to everyday practice on the one hand and, on the other, to keep the content of study programmes up to date at all times and develop it further.

**About Porta Holiday**

Porta Holiday specialises in providing high quality holiday homes and is part of the international Porta Mondial Group. Porta Holiday was founded by the Porta Mondial estate agency group in order to meet growing demand for income properties in the area of holiday real estate, loosely based on the motto: If you can't use your holiday property all the time yourself, you can at least make money with it.