

# Properties

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## Overview

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Properties are player owned entities that the player and their Spouse can live in. All players start with a default Shack, which cannot be sold or upgraded. The primary purpose of having a property is to increase the players natural Happiness. Upgrading a property will result in an increase in the players maximum natural happiness, meaning you can naturally regenerate to that new amount; a higher happiness means more Battle Stats per train in the Gym.

## Renting

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If the player does not have enough cash on hand to purchase the type of property they want, they can rent a property from the Rental Market. The owner of the property is considered the 'landlord', and has full control over the rent price as well as the period, this is all set before the property is listed. Once a player has began renting a property, neither party can alter the terms.

When renting, the full rent price is paid upfront, no daily fees are to be paid to the landlord. However, the property will still rack up its upkeep costs, and this is to be paid by the tenant. If

there is outstanding upkeep on the property by the end of the renting period, the debt is taken from account.

Property vaults cannot be used in rented properties.

## Owning

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To purchase a property, you can use the Property related commands. There you are able to purchase and own a property. Any property that you own can be found in your property list. Find key details below:

- You cannot store money in a property that you do not live in.
- You cannot share a property with your Spouse if you do not live in it.
- You can sell the property at anytime, or list it on the Property Market to be rented.
- You are responsible for the vault funds. Vaults are obtainable in Apartments and above, but only upgradable in a Villa and above.
- You are responsible for upkeep. Unpaid upkeep greater than a week old will result in a restriction set onto your natural happiness boost.

## Moving

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- **Moving in:** Once you own or rent a property, you have the option to move in. You can only use the facilities of a property after moving in. Your Spouse can also move into any property which you currently live in. The vault can only be used by your Spouse if Vault Sharing is enabled, this is disabled by default.
- **Move Out:** You can only change into another property to leave your current property. You can not move into another property if you have a vault balance, or if you have outstanding upkeep in your current property. Your Spouse will automatically be moved out of your property once you move out.
- Your spouse can pay upkeep as well as pay for upgrades as they wish.

## Standard Properties

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Name	Cost	Base Happiness	Daily Upkeep	Resale Price
Shack	£0	100	£0	Not Marketable
Trailer	£15,000	110	£200	£9,000
Apartment	£50,000	125	£1,000	£30,000

Semi-Detached House	£125,000	150	£2,000	£75,000
Detached House	£500,000	200	£3,500	£300,000
Beach House	£1,000,000	300	£5,000	£600,000
Manor	£2,500,000	350	£10,000	£1,500,000
Penthouse	£3,750,000	400	£15,000	£2,250,000
Ranch	£5,000,000	450	£20,000	£3,000,000
Villa	£10,000,000	625	£50,000	£6,000,000
Mansion	£25,000,000	750	£75,000	£15,000,000
Palace	£75,000,000	1,000	£125,000	£45,000,000
Castle	£250,000,000	1,500	£200,000	£150,000,000
Private Island	£750,000,000	2,000	£300,000	£450,000,000

## Fully Upgraded Properties

Name	Cost	Happiness	Daily Upkeep	Resale Price
Shack	£0	100	£0	Not Marketable
Trailer	£25,500	154	£200	£13,500
Apartment	£85,000	175	£1,000	£51,000
Semi-Detached House	£337,500	260	£2,000	£202,500
Detached House	£1,500,000	555	£3,500	£900,000
Beach House	£2,350,000	695	£5,000	£1,410,000
Manor	£4,900,000	765	£10,000	£2,940,000
Penthouse	£7,375,000	935	£15,000	£4,425,000
Ranch	£9,650,000	1105	£20,000	£5,790,000
Villa	£32,650,000	1150	£50,000	£19,590,000

Mansion	£80,150,000	1390	£75,000	£48,090,000
Palace	£205,150,000	2225	£125,000	£123,090,000
Castle	£561,900,000	3200	£200,000	£337,140,000
Private Island*	£1,311,900,000	4200	£300,000	£787,140,000
Private Island**	£2,211,900,000	5000	£300,000	£1,327,140,000

(\*) Private Islands with 4200 happiness do not have the Private Yacht upgrade which costs £900,000,000 and gives 800 Happiness

(\*\*) Private Islands with 5000 happiness have every upgrade

## Unique Properties

Unique properties are properties that are able to be won by a special event. These properties are extremely desirable, especially if they contain upgrades such as the airstrip. All custom properties, besides Edinburgh Castle, get their own custom upgrades. There are a few things property owners should know:

- Properties owned by **Inactive Players** will be either sold, or given to another player after 1 month of inactivity
- Properties not used or lived in for a significant period of time will be sold or given to another player after 1 month
- If property upkeep is unpaid for 30 days or more, the property will be sold or given to another player
- Custom Properties are unsellable, and unrentable. However once trading is available, will be tradable.

Name	Happiness	Daily Upkeep	Current Owner
Fine Art House	3500	£250,000	Godwiz [621704395138138122]
Atlantis	4350	£250,000	Shimi [720901522711380048]
Edinburgh Castle	4500	£250,000	Stig [439327545557778433]
Malevolent Shrine	4500	£250,000	MuGen [625386461692428288]



Mansion	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Palace	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Castle	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Private Island	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

High Value Upgrades									
Name	Shooting Range	Private Bar	Vaults				Medical Facility	Airstrip with Plane	Private Yacht
			Small	Medium	Large	Ex Large			
Cost	£500,000	£350,000	£15m	£22m	£40m	£105m	£15m	£75m	£900m
Effect	+100 Happy	+100 Happy	+75 Happy	+100 Happy	+125 Happy	+175 Happy	+150 Happy	+300 Happy	+800 Happy
Shack	No	No	No	No	No	No	No	No	No
Trailer	No	No	No	No	No	No	No	No	No
Apartment	No	No	No	No	No	No	No	No	No
Semi-Detached House	No	No	No	No	No	No	No	No	No
Detached House	No	No	No	No	No	No	No	No	No
Beach House	No	No	No	No	No	No	No	No	No
Manor	No	No	No	No	No	No	No	No	No
Penthouse	No	Yes	No	No	No	No	No	No	No
Ranch	Yes	Yes	No	No	No	No	No	No	No
Villa	No	Yes	Yes	No	No	No	No	No	No
Mansion	No	Yes	Yes	Yes	No	No	No	No	No
Palace	No	Yes	Yes	Yes	Yes	No	Yes	No	No

Castle	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No
Private Island	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

## Additional Upgrade Benefits

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1. Properties with an **Airstrip and Plane** give free flights, 30% flight time reduction and 7 additional storage slots.
  2. Properties with an **Airstrip and Jet** give free flights, 50% flight time reduction and 12 additional storage slots.
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