

Value calculation**Project PALISADY**

total usable area	962,82 m2	
gross building area (above ground)	794,38 m2	
usable area apartments	636,29 m2	
commercial space (other, retail)	158,09 m2	
gardens	m2	
balconies and terraces	72,85 m2	
garage parking places	100,00 m2	4pcs
exterior parking places	m2	
storages	35,14 m2	
land	635,00 m2	

TIME SCHEDULE

permits + project documentation	6 month
tender	0 month
re-construction	3 month
sale	during recons
total time	9 months

building NET Comm Area	843,86	700 000,00
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construction costs			
brutto	0	EUR/m2	0,00
apartments	750	EUR/m2	477 217,50
commercial space	500	EUR/m2	79 045,00
parking	350	EUR/m2	35 000,00
terraces, balkony		EUR/m2	0,00
storages		EUR/m2	0,00
other	0	EUR/m2	0,00
TOTAL			591 262,50

Services (% of construction costs)			
architect	2,00%		11 825,25
other - developers fee 35eur/m2 usable area above ground			0,00
legal services	0,00%		5 000,00
accountant	0	per month	0,00
development fee			0,00
surveys and others			0,00
construction supervising	2,00%		11 825,25
TOTAL			28 650,50

Marketing			
Marketing studies			
agency fee	0,00%		0,00
advertising and promotion	0,25%		5 277,29
TOTAL			5 277,29

total costs without financing	1 325 190,29
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Financing			
Equity	30%	397 557,09	
interests	5%		14 908,39
Bank loan	70%	927 633,20	
interest	2,50%		2 898,85
bank fee	0,50%		4 638,17
TOTAL			22 445,41

total assumed costs	1 347 635,70
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Incomes			
brutto		EUR/m2	0,00
apartments	2 500	EUR/m2	1 590 725,00
commercial spaces	1 875	EUR/m2	296 418,75
terraces, balconies	1 250	EUR/m2	91 062,50
gardens	0	EUR/m2	0,00
garage parking places	20 000	EUR/garage	80 000,00
exterior parking places		EUR/parking	0,00
land		EUR/m2	0,00
storages	1 500	EUR/m2	52 710,00
total assumed incomes			
			2 110 916,25

Profit	763 280,55
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Margin	36%
ROI	57%
ROE	192%

BILANCIE

4	LAND		
	Total land area:	635	
	Build Up area of floorings:	962,82	
	Coefficient of Grennery		
	Index of floorings		
	Green area on terrain		
	OBJECT:		
	Build Volume :		m3
	Usable area APP and COMmercial:	794,38	
	Usable area Other spaces:	75	
	Usable area Total:	869,4	
	Area of Balconies, Terraces	72,85	
	APP part - flats:		
	APP quantity:	4	pcs
	APP area:	636,29	
	Balconies and Terraces area:	16,1	
	Storages:	35,14	
	COMmercial part:		
	COMmercial area :	158,09	
	Green terrace:	56,75	
	Common spaces, Technical equipiment	95,59	
	GARAGES:		
	Garage Area:	100	
	Number of parking spots :	4	pcs

