

# Šírava Park (Wellness & Living)

## Business plan in the 1st phase of the investment

Business plan is a document that evaluates real estate in terms of investment and profitability.

(The following numbers are estimated and will be updated regularly to be more precise. Missing numbers will be updated soon.)

### Document Structure

- A. Project name: Šírava Park (Wellness & Living)
- B. Business plan in the first round of investment + land identification
- C. Offer for the Investor
- D. Financial evaluation of the project
- E. Architectural solution
- F. Attachments and Documents

#### 1. Project name: Šírava Park (Wellness & Living)



Šírava Park  
Phase 1

### B. Business plan in 1<sup>st</sup> phase of the investment + territory identification

#### B.1

- Investment in land in the village of Klokocov - Zemplínska Šírava, the second largest lake in Slovakia, called the "Slovak Sea" for the purpose of housing, recreation and sports.
- The business plan is to convert a total area of 366,224 m<sup>2</sup> into 5 functional units that will be ready for construction, recreation and sport.
- Build the infrastructure base and road for the first phase of construction.
- Prepare the territory for the 2nd investment phase.
- Evaluate investment in the first investment phase of at least 35-65% expected in 1-3 years

#### B.2

#### Drafting of projects and permits from municipalities, cities and network administrators.

- Prepare an Urbanist proposal for a binding opinion of the municipality to change the land plan: **Done!**

- The municipality's binding opinion on the change of the territorial plan for: Housing, Recreation and Sport. **In process!**

**Project value after this phase: 3.5M - 4M EUR**

**Time estimate: before 15/11/2018**

- Prepare a project document and a complete urban study describing the availability of individual networks based on the statement of the network administrators. EIA opinion - environment (geological report, noise study, dispersion study, dendrological report, traffic-capacity assessment). Complete project documentation needed for a definitive change of Territorial Decision for the whole territory. **Realization after 1st investment phase!**
- • Exemption of land from the PPF sub-fund. **Realization after 1st investment phase!**
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- • Preparing the project for the Territorial Procedure. **Realization after 1st investment phase!**
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- • Preparation of the project for building permit for the 1st phase of the construction includes road communication, water purifier, individual switchboard for all networks (water, electricity, gas) **Realization after 1st investment phase!**

### B.3

#### Implementation of road communication + engineer of the 1st stage.

- Road communication, connection of engineering networks (water, gas, electricity, channel) and preparation of parcels for individual buildings in the planned phase 1. Estimated costs. 650. 000 EUR. **Realization after 1st investment Phase!**



- Preparation of a project for a water treatment plant for the planned construction of the area (pre-cabin capacity occupied by 1620 people) and following realization, the construction of the water treatment plant and the central connection of the individual connections for all networks (water, gas, electricity). **Realization after 1st investment phase!**

- The prepaid water treatment costs for the entire territory of EUR 600-700 thousand. When constructing 1 block of water treatment plant for the first phase of construction, covering approx. 400 people, an estimated cost of 150,000 EUR. **Realization after 1st investment phase!**

**Project value after this phase: 6.5M - 7M EUR**

**Time estimate: 8/2019**

**Note: In the case of investor interaction from November 1, 2018**

#### **B.4**

Expanse of the area: 366.224 m2



#### **B.5**

Identification data: [Google Maps link](#)

#### **B.6**



Cadastral area and parcel no .: 536/1, Obec Klokočov - Zemplínska Šířava.

[Link to the cadastral map of the Slovak Republic.](#)

## C. Offer for the investor

### C.1

Šírava Park (Wellness & Living) sells its 25% shares to CEE Real Estate Group s.r.o.

### C.2

Šírava Park (Wellness & Living) offers a 75% shares for the Investors

### C.3

The value of 1 share in Šírava Development s.r.o. = 40,000 EUR

### C.4

Investors will share **75%** of the project's profit: Šírava Park (Wellness & Living). Each according to the amount of the investment and formula 40,000 EUR = 1 share in Šírava Development s.r.o.

## D. Financial évaluation of the Project in 1<sup>st</sup> phase of the investment

### D.1

Investment together for the project Šírava Park (Wellness & Living) TOTAL: **3,000,000 EUR**

### D.2

Of which investment of the land: **2,000,000 EUR**

### D.3

Of which investment in projects and permits from municipalities, cities and network administrators (see B1.1): **350.000 EUR**

### D.4

Of which Investments for the road construction + Stage 1 engineering (see B1.2): **650,000EUR**

### D.5

**TOTAL SELL: 6.5M - 7M EUR**

### D.6

**Profit, time assumption and ROI:**

- Return on Investment for Investor in First Investment Phase: **35% - 65% ROI**
- Temporary prepaid return on investment until: **12/2021**

## E. Architectural solution

The architectural solution is processed in the form of an architectural study. Presented in printed form (A4 format, A4) and in PDF files.

### E.1

Urban design and situational drawing

### E.2

Schematic layout solution with area calculations

**E.3**

Colorful 3D visualizations

**E.4**

Animation + video

**E.5**

Text message

## **F. Attachments and Documents**

**F.1**

Current Property Sheet

**F.2**

The contract for a future purchase contract that says about the necessary sale of the property of Šírava Development, s.r.o. by EUROPEAN PROPERTY GROUP SK, s.r.o.

**F.3**

Pattern of a notarial note on custody of the Investor in the blocked account of the notary of the Slovak Republic.

**F.4**

Form for EN / SK language.

**F.5**

The municipality's binding opinion and the minutes of the negotiation of the proposed solution for the change of the territorial plan.

**F.6**

Expert valuation of real estate.