

STUDIO INVESTMENT STIMULATION



1 Investment Opportunity

This project brings a closer look into cash flow stimulation and payback expectations, based on input cost assumptions and different cases by revenue generation capacity.

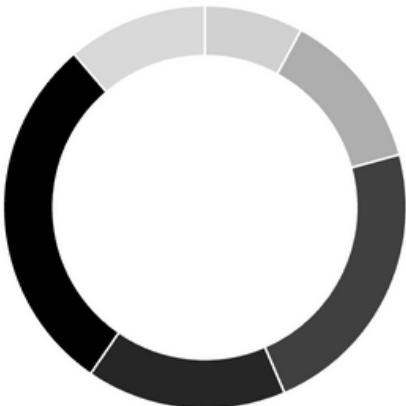
Exp. Financial Summary		Blended case	Bull case	Bear case
Revenue	VNDmn	2.510,18	5.350,80	566,99
Operating cost	VNDmn	(1.861,32)	(3.864,64)	(478,91)
Profit	VNDmn	648,86	1.486,16	88,08
Payback period	month	11,00	4,37	49,00

2 Detailed studio information

About the property	Function	Diện tích	Tổng diện tích
Ground floor (front)	Lobby	5 x 4,5	22,50 m ²
Ground floor (back)	Make up room + locker	5 x 3,75	18,75 m ²
M Floor	1st studio (S)	5 x 3,75	18,75 m ²
Floor 2	2nd studio (L)	5 x 4,5	22,50 m ²
	3rd studio (S)	5 x 3,75	18,75 m ²
Floor 3	Backoffice	5 x 4,5	22,50 m ²
	4th studio (S)	5 x 3,75	18,75 m ²
Floor 4	Storage	5 x 4,5	22,50 m ²
	Private space	5 x 3,75	18,75 m ²
Total usable area			183,75 m²

3 Use of Proceeds

Planned 4 studio together with private resident area, this project seeks initial investment of approx. VND450mn to set up back office and structure technical gadgets.



21% Back office + Lobby set up (incl. other initial fees like Recruiting, Legal fee)

69% Equipment, gadgets, make-up room & Site set up (i.e., light stand, soft-box, decorations, etc.)

10% Contingency (cash should be reserved within the project to offset risks)