**Project Brief**

**01. Intro:**

Arcadia Shopping Centre expansion to accommodate

(a) 2 floors commercial space of 14,800 sft and

(b) 2 floors of hotel rooms (boutique style) of international standard.

**02. Location:**

Khulshi, Chittagong.

**03. Fund reqd:**

Tk. 15 cr. @ 10% interest spread over 10 years.

**04. Property Mortgage:**

2 floors of hotel rooms with proportional land area.

**05. Project cost:**

(a) 2 floors commercial space @ 1,50,00,000×2

= 3,00,00,000/- ----------------------------------(1)

(b) 2 floor hotel rooms (60) @ 5,50,00,000×2

= 11,00,00,000/- ---------------------------------(2)

1+2 (3,00,00,000+11,00,00,000) = 14,00,00,000/-

Miscellaneous = 1,00,00,000/-

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Total = 15,00,00,000/-

**06. Return of investment:**

(a) 2 commercial floors = 14,800sft×2= 29,600sft

Monthly rent per sft =29,600×60tk= 17,76,000/-

Yearly rent =17,76,000×12= 2,13,12,000/-

(b) 2 hotel floor of 30 room each×2 = 60rooms @ 5,000 per day with 60% occupancy

Yearly = 6,57,00,000/-

Less running / cost 30% (-) = 1,97,10,000/-

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GP = 4,59,90,000/-

A+B (2,13,12,000+4,59,90,000) = 6,73,02,000/-

Per Month (6,73,02,000÷12) = 56,08,333/-

**07. Repayment of 15,00,00,000/- @ 10% interest**

Choice (1) 05 year EMI = 2,114× 1500 = 31,71,000/- per month

(2) 10 year EMI = 1,240× 1500 = 18,60,000/- per month

**08. Mode of payment:**

To start 1(one) year after disbursement for 10 year term. with 2 years grace period.

With no deviation of rate of interest with option to pay-up anytime without closing charges.