

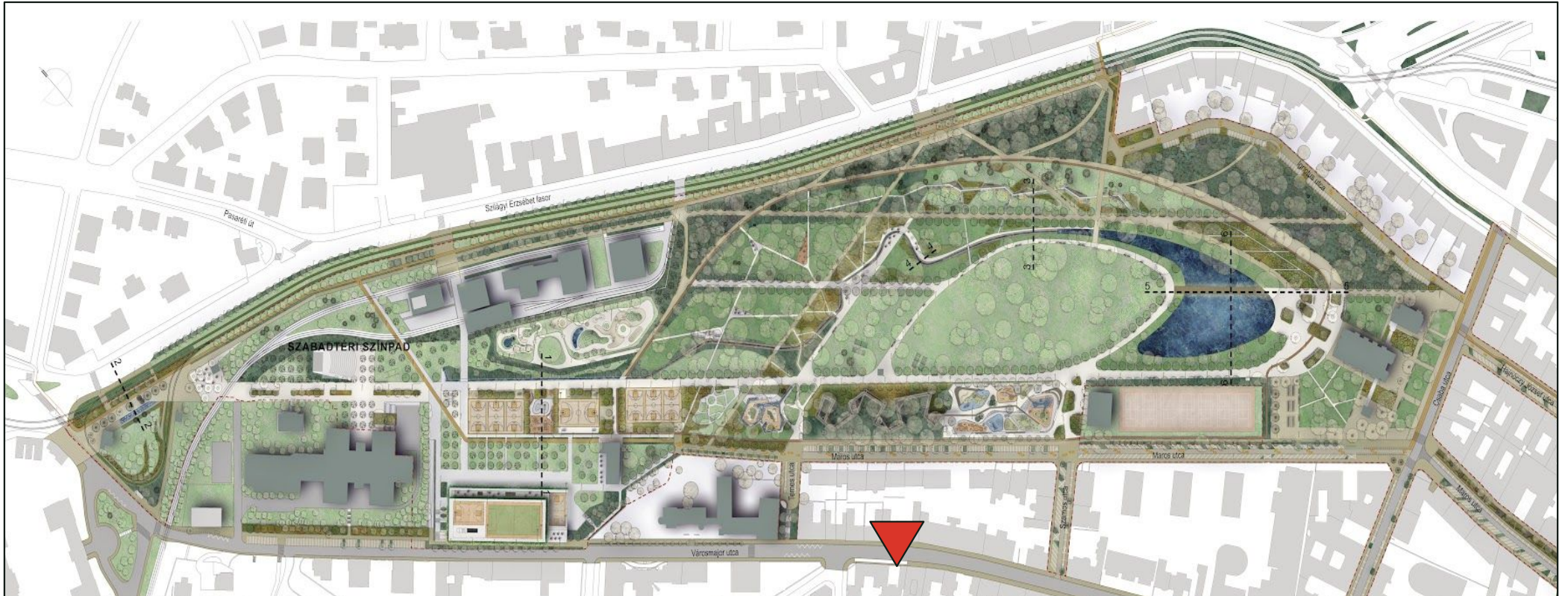


KATEGORA

Városmajor Project

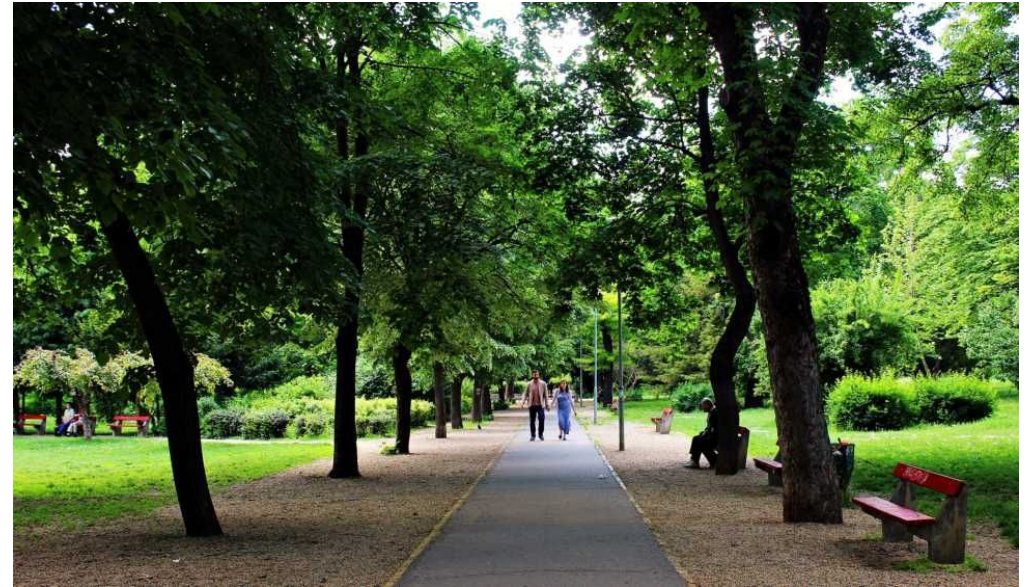
October 2022

PARK



THE LOCATION

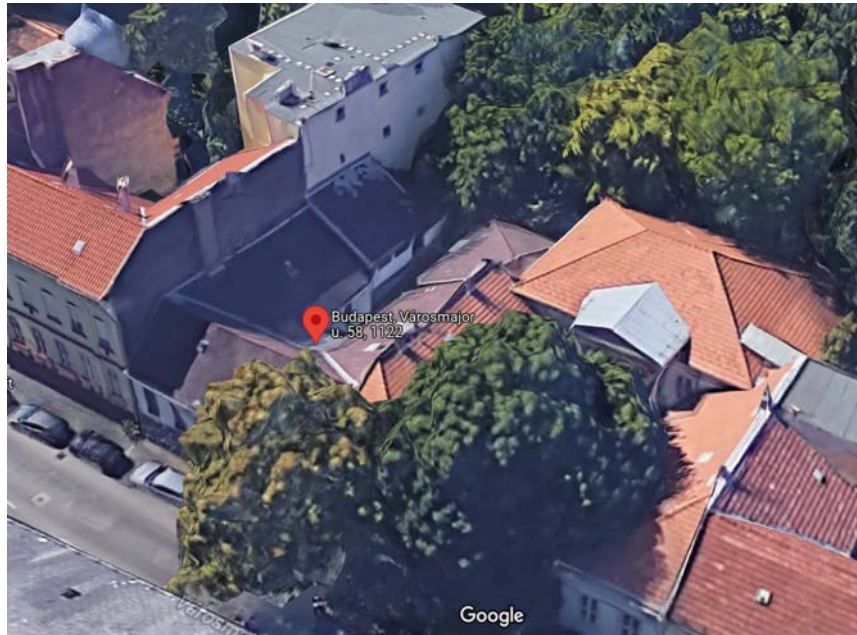
The Városmajor's area originally was a public park. Soon it is planned the renewal of the park.



The plot is a unique one. The building permit will give added value to it.



THE PLOT



The plot is located in a prominent part of the 12th district, in a particularly popular residential area.



THE PLANNED BUILDING



ACQUISITION FACE - BUSINESS PLAN

| Plot acquisition phase | |
|---|----------------------|
| NET REVENUE/NETTÓ BEVÉTEL | 465,000,000Ft |
| Telek | 465,000,000Ft |
| NET COSTS/NETTÓ KÖLTSÉGVETÉS | 394,200,000Ft |
| Plot/Telek | 300,000,000Ft |
| Finder fee/Találói díj | 6,000,000Ft |
| Architects design/Tervezői díj | 15,000,000Ft |
| Bontási költségek/Demolition costs | 15,000,000Ft |
| Finance Costs/Finanszírozási költségek | 10,000,000Ft |
| Legal and Accountancy Fees/Jogi és Könyvelési költségek | 2,000,000Ft |
| Connection And Utilities/Közüzemek | 1,000,000Ft |
| Marketing Costs/Marketing költségek | 600,000Ft |
| Sales Fee/Értékesítési jutalék | 18,600,000Ft |
| Project Management Fee/Projekt Menedzsment Díj | 14,000,000Ft |
| Stamp duty/Illeték | 12,000,000Ft |
| EBITDA | 70,800,000Ft |
| NET PROFIT | 63,012,000Ft |
| ROI | 25.20% |


Self-reliance required for the purchase of the plot: 250 million HUF. We are planning this with an investment of 50 million HUF each from 5 investors. This investment concept (regarding the plot) within a period of 12 months approx. Provides a 25% return.



COMPARISON WITH THE SIMILAR PROLECTS

ingatlan.com Hitelintéző Ingtalan

XII. kerület, Városmajor utca 19.
Eladó családi ház Térképen



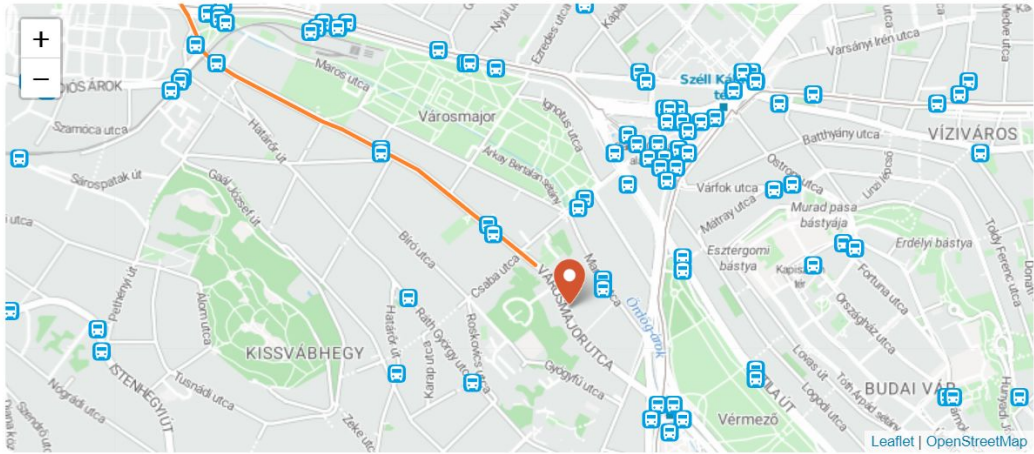
| | | | |
|---------------|--------------------|--------------------|--------|
| Ár | Alapterület | Telekterület | Szobák |
| 510 millió Ft | 431 m ² | 466 m ² | 9 |

Tetszik ez az otthon?
Add meg az adataid, és megbecsüljük, melyik ingatlant hogy tudod megvenni!

[Megnézem](#)

Térkép Nagyítás

XII. kerület, Városmajor utca 19.



BKK megállók a közelben

| | | | | | | | | | | |
|----------|-----|------|-----|-----|----|-----|-----|-----|-----|-----|
| Busz | 5 | 22 | 22A | 57 | 91 | 128 | 129 | 155 | 156 | 222 |
| Villamos | 17 | 19 | 56 | 56A | 59 | 59B | 60 | 61 | N18 | |
| Éjszakai | 922 | 922B | 956 | | | | | | | |



INVESTMENT FACE - BUSINESS PLAN

| Development phase | |
|---|------------------------|
| NET REVENUE/NETTÓ BEVÉTEL | 1,977,223,624Ft |
| Apartments/Lakások | 1,909,723,624Ft |
| Parkings/Parkolók | 67,500,000Ft |
| NET COSTS/NETTÓ KÖLTSÉGVETÉS | 1,416,534,590Ft |
| Plot/Telek | 465,000,000Ft |
| Architects design/Tervezői díj | 25,000,000Ft |
| Tech Supervision/Műszaki ellenőr | 30,000,000Ft |
| Build Costs/Kivitelezési költségek | 660,427,800Ft |
| Reserve/Tartalék | 66,042,780Ft |
| Finance Costs/Finanszírozási költségek | 56,042,780Ft |
| Legal and Accountancy Fees/Jogi és Könyvelési költségek | 5,600,000Ft |
| Connection And Utilities/Közüzemek | 7,000,000Ft |
| Marketing Costs/Marketing költségek | 5,000,000Ft |
| Sales Fee/Értékesítés jutalék | 64,443,392Ft |
| Project Management Fee/Projekt Menedzsment Díj | 31,977,838Ft |
| Stamp duty/Illeték | 0Ft |
| EBITDA | 560,689,034Ft |
| NET PROFIT | 499,013,241Ft |
| ROI | 90.73% |

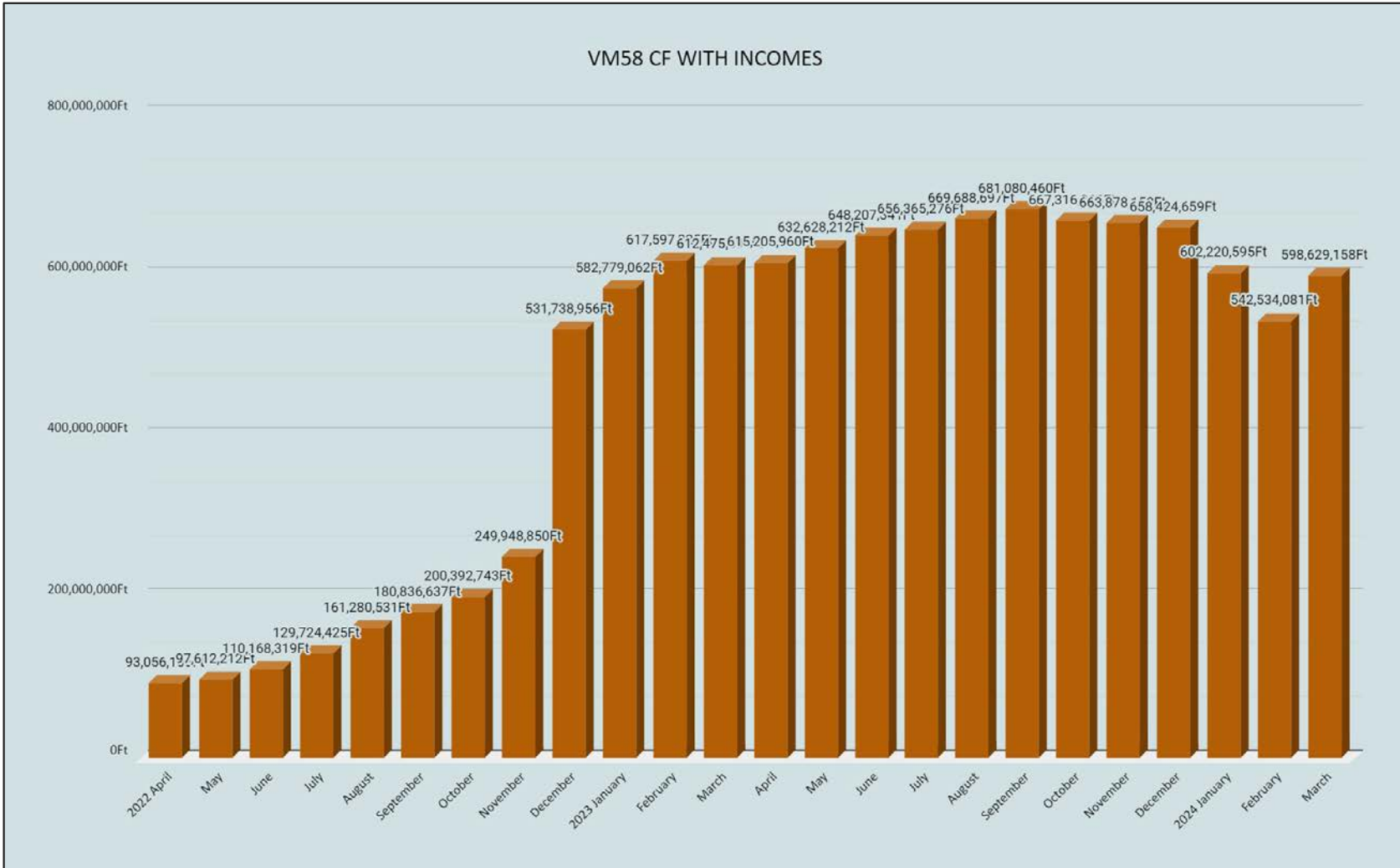


INVESTMENT SCHEDULE - PROPERTY LIST

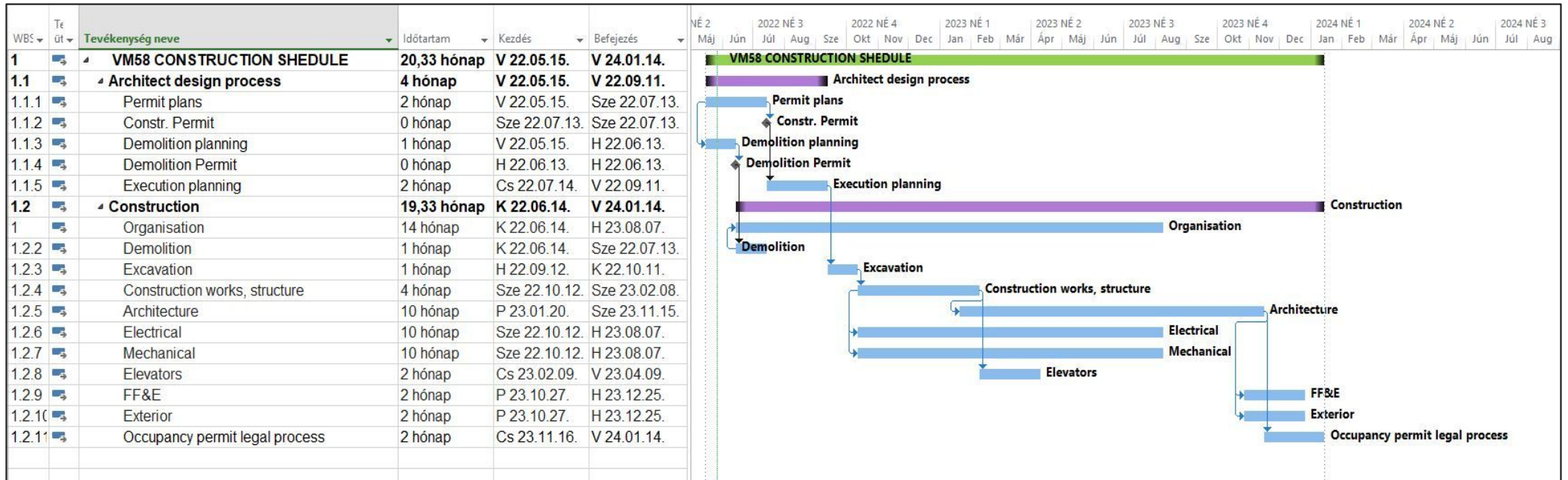
| | Net sellable m2 | brutto m2 price | Brutto price | Net price |
|------------|-----------------|-----------------|----------------------------|----------------------------|
| Üzlet | 48 | 1,990,000.00 Ft | 95,520,000.00 Ft | 75,212,598.43 Ft |
| 001. lakás | 139.02 | 2,290,000.00 Ft | 318,348,166.67 Ft | 303,188,730.16 Ft |
| 101. lakás | 102.25 | 2,290,000.00 Ft | 234,152,500.00 Ft | 223,002,380.95 Ft |
| 102. lakás | 96.85 | 2,400,000.00 Ft | 232,440,000.00 Ft | 221,371,428.57 Ft |
| 201. lakás | 88 | 2,400,000.00 Ft | 211,200,000.00 Ft | 201,142,857.14 Ft |
| 202. lakás | 96.85 | 2,520,000.00 Ft | 244,062,000.00 Ft | 232,440,000.00 Ft |
| 301. lakás | 110 | 2,990,000.00 Ft | 328,900,000.00 Ft | 313,238,095.24 Ft |
| 302. lakás | 101.5 | 2,690,000.00 Ft | 273,035,000.00 Ft | 260,033,333.33 Ft |
| 401. lakás | 110 | 2,790,000.00 Ft | 306,900,000.00 Ft | 292,285,714.29 Ft |
| | 892.47 | | 2,244,557,666.67 Ft | 2,121,915,138.11 Ft |



INVESTMENT FACE - CASHFLOW PROJECTION (OWN EQUITY BALANCE)



INVESTMENT FACE - PLANNED PROJECT SCHEDULE



INVESTMENT OWN EQUITY STRUCTURE

The total self-power requirement of the project is approx. HUF 550 million.
The rest of the budget is approx. HUF 700 million, which is covered either by bank financing or customer payments.
Self-reliance is divided among 6-7 investors, each of them approx. with HUF 80 million.
The expected return on equity is around 80-100% in 24 months.

