

INVESTMENT

FINANCE



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SLOVAKIA

PROPERTY

INDUSTRIAL  
PARK

## INDUSTRIAL PARK DEVELOPMENT, SLOVAKIA

**Summary:** Development of an industrial park near the Jaguar/Land Rover complex.

**Investment:** 9.500.000 EUR

**Location:** Nitra, Slovakia

**Term:** 6 years

**Interest rate:** 5,5%

**Grace period:** 18 months

### PROJECT BACKGROUND

The idea of this project is to construct an industrial park located in the vicinity of Nitra – Ivanka pri Nitre, near the Jaguar/Land Rover complex and offer the subcontractors of this multinational company space necessary for their requirements regarding logistics. The idea is to lease these areas out to such subcontractors on a long-term basis with the added bonus that they can build there their own sites. Should a lease contract be signed for

ten or more years, the subcontractors automatically gain a purchase option for these areas.

### INVESTMENT

The investment includes the purchase of the property (total of 20 ha) and construction of a gas station, fences, utility grid, reconstruction of existing buildings (600 m<sup>2</sup>) and construction of a production hall.

### OPERATION

The purpose of operations is an immediate usage of the industrial park by leasing out available areas, where the tenants will be future subcontractors of the Jaguar/Land Rover concern production area and suppliers already existing companies, focused on activities in the area of production and logistics in accordance with the ground plan and development goals of the municipality.

### PROJECTED OUTCOMES

- ▶ Period of ROI: 73 months
- ▶ NPV: 2,318,752 €
- ▶ IRR: 6,59%

\*The photo is only illustration.