

INVESTMENT

FINANCE



SLOVAKIA

CONSTRUCTION



## RESIDENTIAL DEVELOPMENT IN TRENČÍN, SLOVAKIA

**Summary: development of 19 detached and semi-detached homes.**

**Investment: 4.019.000 EUR**

**Location: Trenčín, Slovakia**

**Term: 25 months**

**Interest rate: 5%**

**Grace period: 12 months**

### PROJECT

This 25-month project is about building a series of 19 detached and semi-detached homes in the northwest part of Trenčín, on Kožušnícka Street. The project is located very conveniently near the centre of Trenčín. The Project ‚Gardens‘ will be built behind existing detached family homes, on a property that used to serve as gardens. The high demand for homes in Trenčín with limited supplies makes this project very attractive. The floor plan of homes has been developed to maximize the available property size while creating pleasant and comfortable living quarters.

### PROJECT MANAGEMENT

The project manager who will be responsible for the project has recently successfully managed a couple of other constructions on behalf of investors in Trenčín. For example he was the project manager for the condominium complex that was finalized in 2016 in the broader center of Trenčín. The complex of 14 condominiums and 9 garages is easily accessible, provides for parking and greenery. It also includes multifunctional areas for commercial space on the first (ground) floor.

### SALES AND REVENUES

All homes and parking places are expected to be sold during the project's duration. The first three partial payments for the homes will be collected before or during the period of the construction and only the last partial payment will be paid by the clients after the homes are built. This sale process brings the partial self-financing of the project.

### INVESTMENT

- ▶ The portion of Project's Financial Costs on Gross Profit is 178.8%
- ▶ The portion of Project's Financial Costs on Total Project's Costs is 12.1%
- ▶ The portion of Project's Financial Costs on Total Project's Revenue is 11.3%
- ▶ IRR: 9,6%

\*On the photo you can see a visualization of the project.