

Citywest Residential srl

Business Plan for a Land & Housing Development in the Suburbs of Bucharest, Romania



Bucharest, June 2007

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Citywest Residential

Estimated Project revenues

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Total Gross Area - sqm	259,684
PUZ	
POT	50%
CUT	1.5
Maximum Height	P+5
Purpose	Residential / Commercial
Gross constructed area	81,185
Residential Area less common space	76,850
Commercial area	15,000
Estimated Costs	
Cost of Land	10,387,360
Land cost per Constructible sqm	€60
Est. Total Cost of Land & Construction	€55,850,960
Investor contribution to Project	€8,377,644
Bank contribution to Project	€47,473,316
Construction costs per sqm inc Soft Costs	560
Revenue	
Residential Unit sales (av.Eur/sqm)	1,150
Commercial & Retail space - eur /sqm	2,000
Total Retail sales	30,000,000
Total Residential Unit sales	88,377,500
Parking Sales	1,500,000
Est. Gross Revenue	119,877,500
Less Costs (Land & Construction)	55,850,960
Est. Pre-Tax Revenue	64,026,540

