

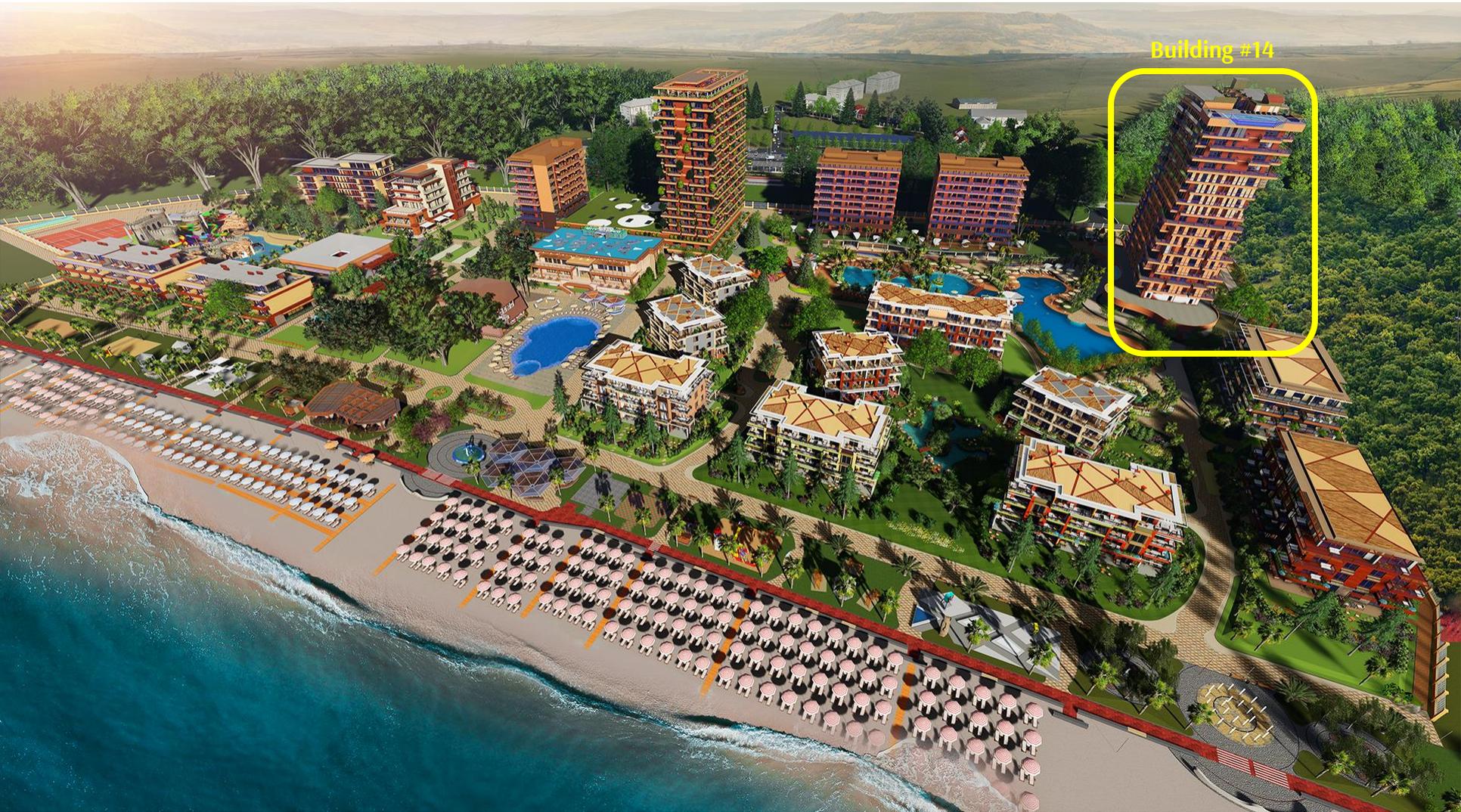
DREAMLAND
OASIS CHAKVI

**SALES PROPOSAL
FOR FLOOR 7
BUILDING 14**



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BUILDING LOCATION



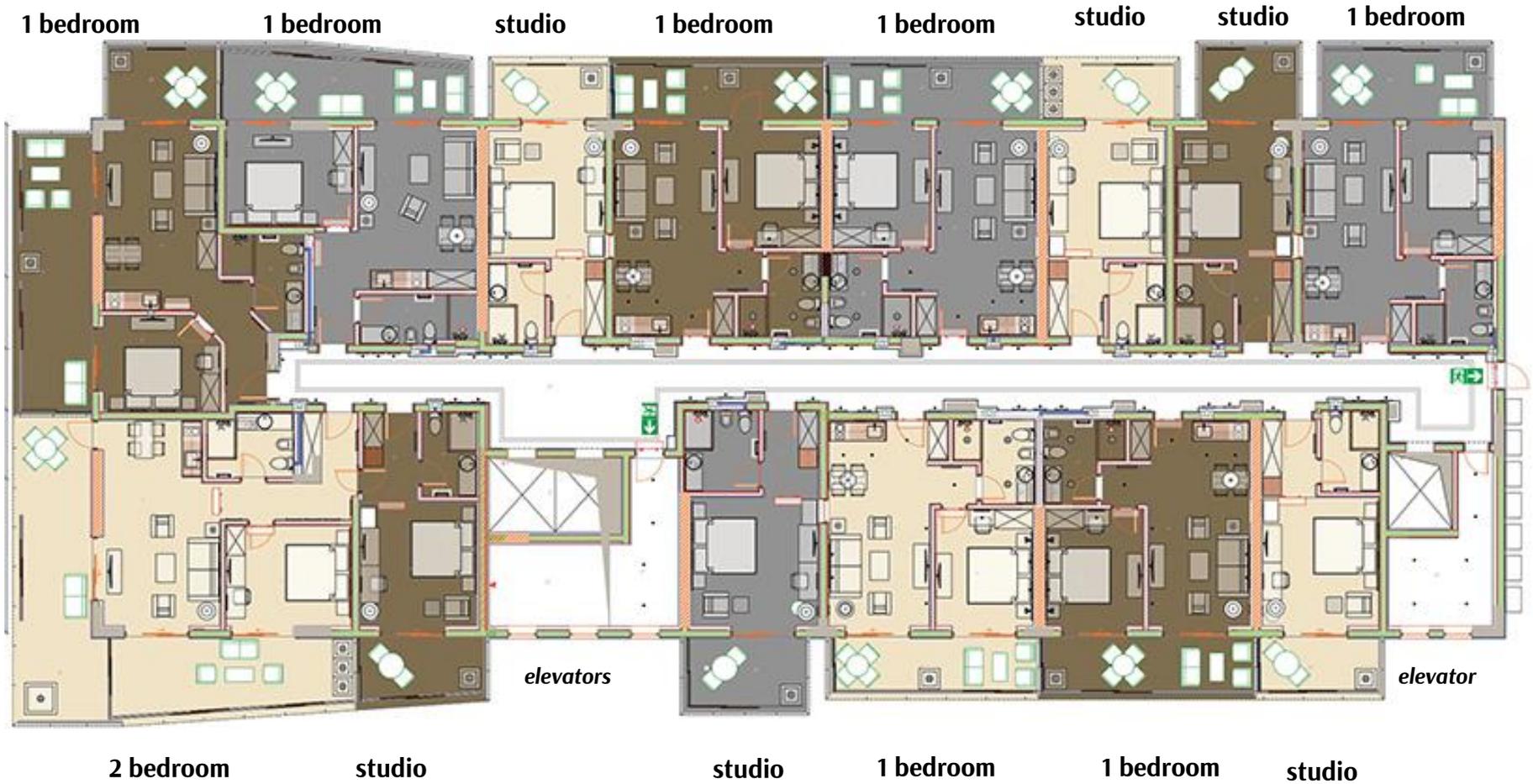


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DESCRIPTION

BUILDING	№14 (to be completed in 2021)
FLOOR	Floor 7
QUANTITY OF APARTMENTS	14 apartments
TYPES OF APARTMENTS	Studio - 6 apartments 1 bedroom - 8 apartments <i>Possible to make connection apartments too (Before I stage of construction is in progress)</i>
MIN & MAX AREA	Min 33.66 m2 Max 102.92 m2
AREA	Living area 535.11 m2 Terrace 216.64 m2 TOTAL 751,75 m2

FLOOR 7 PLAN





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APARTMENT SCHEMES

1 BEDROOM



STUDIO











OFFER

BUILDING	BUILDING 14 To be completed in 2021
TOTAL SALES AREA	751,75 m2
PRIME PROJECT COST	<ul style="list-style-type: none"> • Price per m2 1'856 USD • Total Price 1'395'248 USD
OFFER	<ul style="list-style-type: none"> • Price per m2 1'768 USD • Total Price 1'328'808 USD • Discount per m2 88 USD • Total discount 66'440 USD
PRICE LIST AFTER BUILDING COMPLETION	<ul style="list-style-type: none"> • Price per m2 1'950 USD • Total Price 1'465'913 USD • Income 137'105 USD
TOTAL DISCOUNT + INCOME	<ul style="list-style-type: none"> • Total discount 66'440 USD • Income after completion 137'105 USD • TOTAL 203'545 USD

- TURN-KEY apartments: with renovation, with furniture, with equipment, with accessories, with interior things
- Working complex: more than 40 infrastructure objects, 14 food & beverage objects, kids playgrounds, 3 open swimming pools, SPA center, water park, tennis courts, billiard, bowling, sport playgrounds, kids entertainment park
- Safety is priority: closed territory, 24/7 video control, bracelet system, security team, guards on the beach, no auto cars on the territory
- Unique location: environmentally friendly subtropical zone, close to Botanical Garden and to National Park Mtirala
- Special infrastructure for kids: playgrounds, entertainment park, water park, swimming pool, kids animation center
- Property management by Dreamland Oasis
- Hotel services available

PROFITABILITY FOR STUDIO APARTMENT

Income GROS

	# of rented days	Price 2019	Income per month
June	20	\$95	\$1,900
July	25	\$100	\$2,500
August	25	\$120	\$3,000
September	20	\$95	\$1,900
Other months	90	\$60	\$5,400
TOTAL PER YEAR	180	\$82	\$14,700

Income NET

Total income per year	\$14,700
Management costs	-\$4,410
Utility payment for rented period	-\$270
Exploitation fee (1\$/m ²)	-\$480
Rent taxes 5%	-\$477
TOTAL PER YEAR	\$9,063



PROFITABILITY 12,5%

PROFITABILITY FOR ONE BEDROOM APARTMENT

Income GROS

	# of rented days	Price 2019	Income per month
June	20	\$120	\$2,400
July	25	\$140	\$3,500
August	25	\$160	\$4,000
September	20	\$120	\$2,400
Other monthes	90	\$80	\$7,200
TOTAL PER YEAR	180	cp. \$108	\$19,500

Income NET

Total income per year	\$19,500
Management costs	-\$5,850
Utility payment for rented period	-\$360
Exploitation fee (1\$/m ²)	-\$660
Rent taxes 5%	-\$632
TOTAL PER YEAR	\$11,999



PROFITABILITY 11%

PROFITABILITY FOR FLOOR 7 IN BUILDING N°14

TYPE OF APARTMENT	STUDIO	ONE BEDROOM
NUMBER	6 apartments	8 apartments
PRICE (YEAR 2019)	60-120 USD/night	80-160 USD/night
NET INCOME PER YEAR	54'378 USD	95'992 USD
INVESTMENT	1'328'808 USD	
TOTAL INCOME PER YEAR	150'370 USD = 11%	