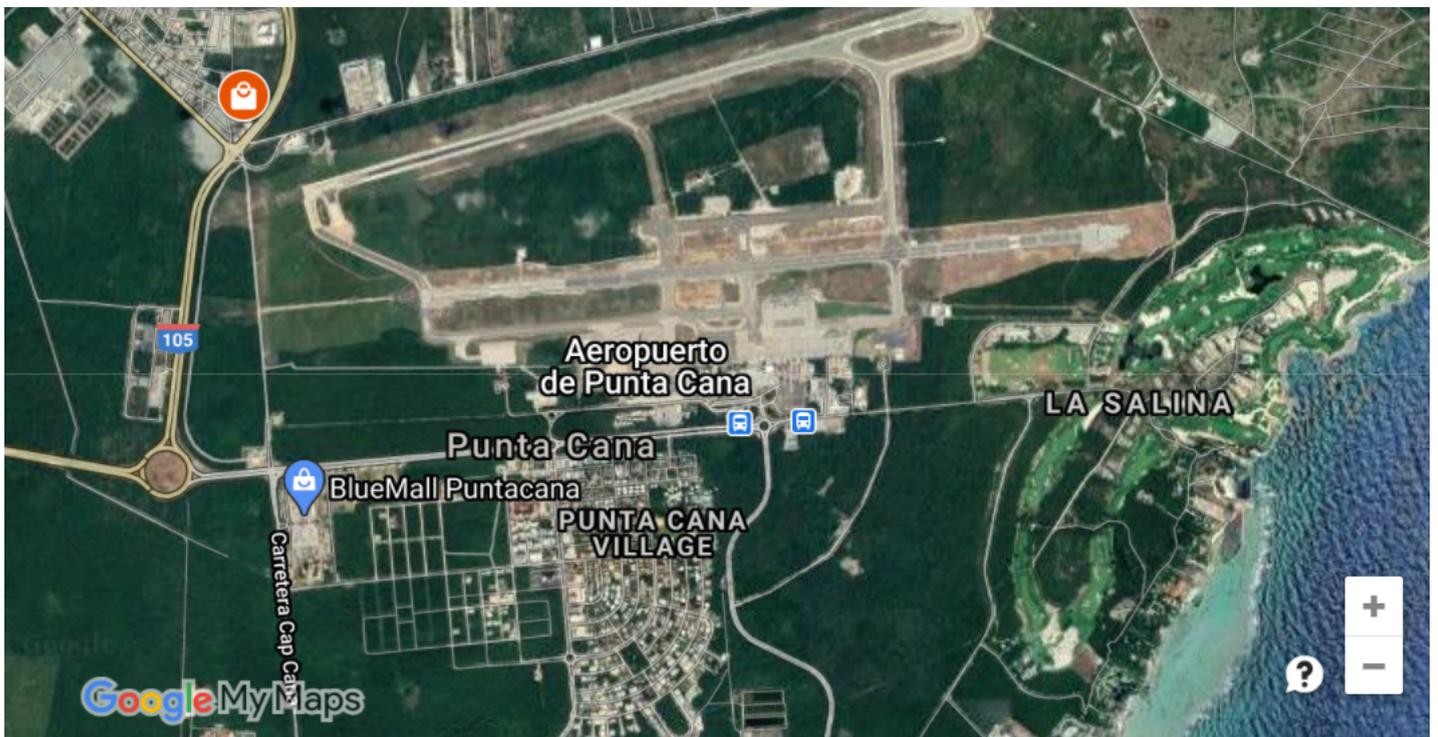




Construction of the shopping center "Paulista" with parking close to Punta Cana airport

The building plot of 5255 m² is located 500 meters from Punta Cana airport. 44 meters along the federal highway at the entrance to Bavaro (Punta Cana area) Located at an important intersection at the entrance to Bavaro. All cars pass this intersection.



<https://www.google.ru/maps/@18.5736994,-68.3837971,1293m>

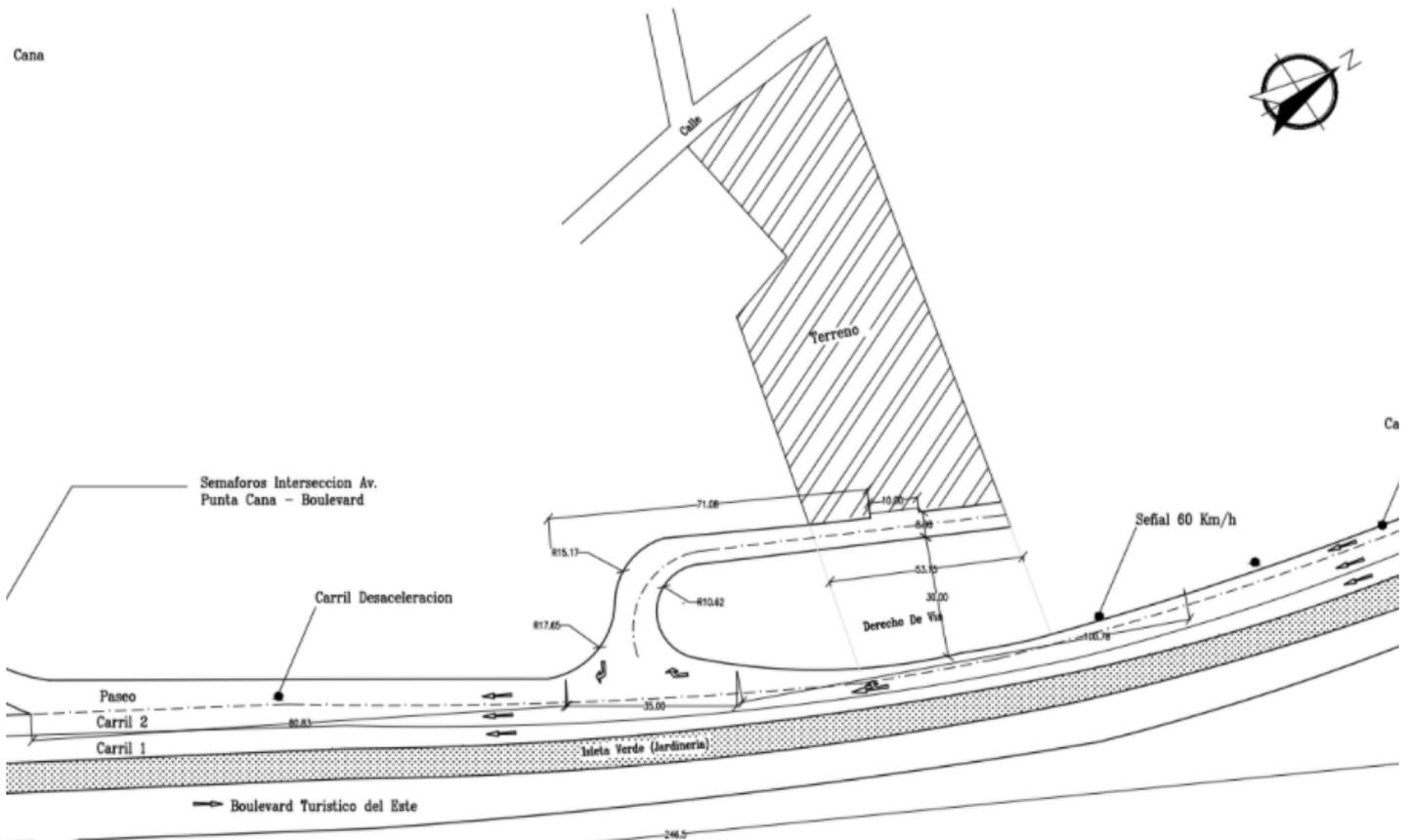


Communications

There is permission to exit from the federal highway 8 meters wide. The exit to the site has been built.

There is an entrance to the site from two sides: from the federal highway and from the opposite side.

Paid parking will be built on the site for a long time. This is not possible at Punta Cana airport.



Permitted construction height 12 m.

On both sides of the plot there is a possibility to connect electricity (high voltage and low voltage).

A well can be used for water supply.

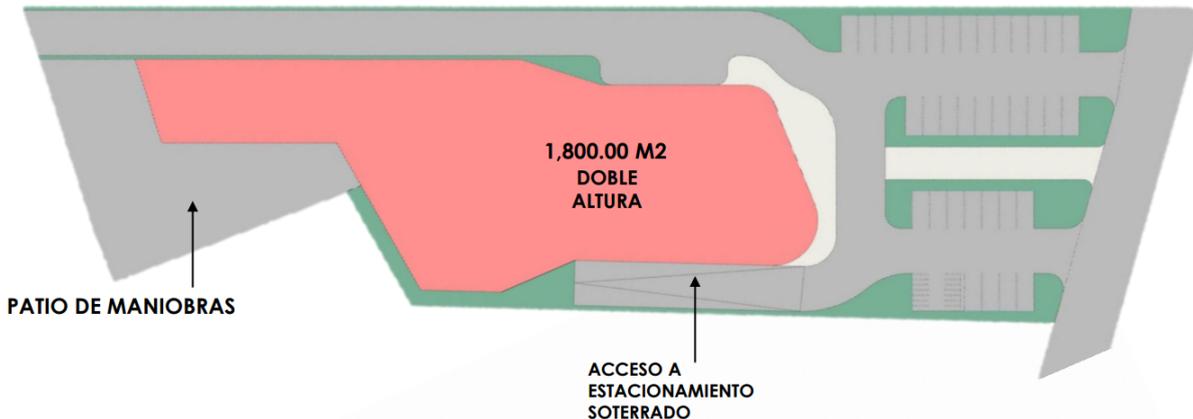
Site cost: \$ 1,400,000

The investor is granted the right to buy out the land plot before the start of construction, or joint shared ownership of the land plot and the shopping center after the completion of construction.



Project parameters

Parking Level -1 and Level 1: $1800 + 1800 = 3600 \text{ m}^2$



60 PLAZAS DE ESTACIONAMIENTO APROXIMADAS EN NIVEL SOTERRADO (**1,800.00 M2**)
35 PLAZAS DE ESTACIONAMIENTO EN 1ER NIVEL
14 PLAZAS DE ESTACIONAMIENTO MOTORES EN 1ER NIVEL

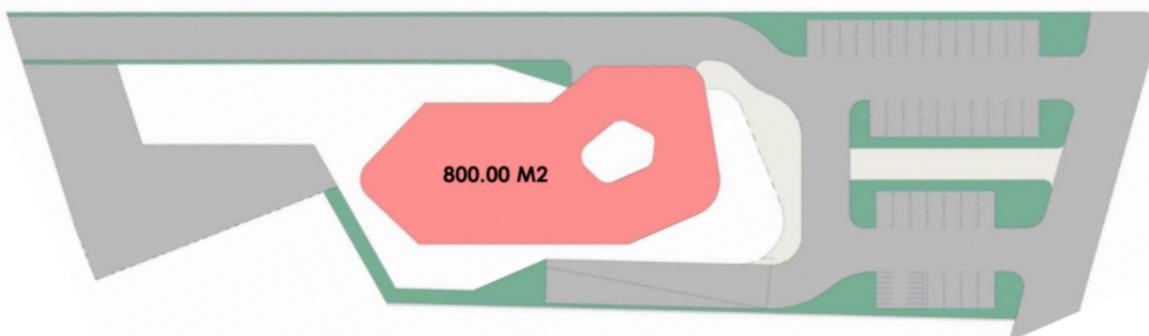
ESQUEMA 1ER NIVEL

Parking spaces on Level -1 (indoor): 60 cars*

Parking spaces on Level 1 (outdoor): 35 cars + 14 motorcycles*.

*Calculation based on the general local use.

Level 2 and Level 3: $800 + 800 = 1600 \text{ m}^2$



ESQUEMA 2DO Y 3ER NIVEL

NOTA: CÁLCULO DE CANTIDAD DE PLAZAS DE ESTACIONAMIENTOS BASADO EN LOCALES DE UNO GENÉRICO SIN USO ESPECÍFICO ASIGNADO.



Total area: 3400 m^2 (Levels 1-3) + 1800 m^2 (Parking Level -1) = 5200 m^2 *

*It is possible to expand the retail space on each level up to 1600 m2 due to glazing.



3D render of the project





D. Taurus Co





Construction stages

Stage 1: \$ 950,000, 5 months

- Preparation of the executive project and permits
- Preliminary actions (soil cleaning)
- General ground movement
- Advance payment for the purchase of materials: concrete, steel, cement

Stage 2: \$ 1,950,000, 5 months

- Frame construction
- Masonry and pouring the foundation
- Surface treatment
- Roofing and waterproofing
- Advance payment for the purchase of materials: floors and coatings, facade materials, elevators, electrical and hydro-sanitary installations

Stage 3: \$ 1,500,000, 3 months

- | | | |
|--------------------|-------------|---------------------|
| ● Floors and steps | ● Painting | ● Dropped ceilings |
| ● Coating | ● Elevators | ● General amenities |
| ● Facade finishing | ● Mixers | ● Finishing work |

Stage 4: \$ 200,000, 1 month

- Acceptance and final settlement with contractors
- Commercial use

Total construction cost: \$ 4,600,000, 14 months



Return on Investment (ROI)

Land acquisition	\$ 1 400 000
Trading Center total area	5200 m ²
Construction cost per m ²	\$ 1 153, 85
Total construction cost	\$ 4 600 000
Total Investment	\$ 6 000 000
Expected selling price	\$ 8 400 000
Profit	\$ 2 400 000
Return on Investment	40%