



„GREEN CITY“

Pofalićka br.3, Sarajevo

BUSINESS PLAN

DESCRIPTION	LEVEL -2	LEVEL -1	GROUND FLOOR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	TOTAL	%		
COMMON AREA																															
GARAGE	11300	11300																										22600			
TOTAL																															
BUILDING 1 AND 2																															
COMMUNICATIONS			103,88	255,42	255,42	255,42	255,42	255,42	255,42	255,42	255,42	255,42	255,42	255,42	255,42	255,42	255,42	255,42	255,42	255,42	121,23	121,23	121,23	121,23	121,23	121,23	121,23	121,23	5160,44		
FIRE ESCAPE			15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	5	5	5	5	5	5	5	5	295		
WINDSCREEN																															
PORCH																															
COMMUNICATIONS OF OFFICE SPACE			418,5																										418,5		
OFFICE AREA			2790,44																										2790,44		
RESIDENTIAL AREA				1476,01	1476,01	1476,01	1476,01	1476,01	1476,01	1476,01	1476,01	1476,01	1476,01	1476,01	1476,01	1476,01	1476,01	1476,01	1476,01	1476,01	925,38	902,64	819,98	794,31	697,4	678,41	609,37	581,03	29624,68		
STORAGE				68,68	68,68	68,68	68,68	68,68	68,68	68,68	68,68	68,68	68,68	68,68	68,68	68,68	68,68	68,68	68,68	68,68										1098,88	
TECHNICAL AREA																															
TOTAL																													39387,94		
BUILDING 3																															
COMMUNICATIONS			115,32	112,97	112,97	112,97	112,97	112,97	112,97	112,97	112,97	112,97	112,97	112,97	112,97	112,97	112,97	112,97	112,97	112,97	55,97	55,97	55,97	55,97	55,97	55,97	55,97	55,97	2370,6		
FIRE ESCAPE			10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	5	5	5	5	5	5	5	5	210		
WINDSCREEN			22,64																											22,64	
PORCH			19,88																											19,88	
TECHNICAL AREA																															
RESIDENTIAL AREA			525,91	664,43	664,43	664,43	664,43	664,43	664,43	664,43	664,43	664,43	664,43	664,43	664,43	664,43	664,43	664,43	664,43	664,43	693,1	670,36	587,7	562,03	495,85	470,18	377,09	301,66	15314,76		
STORAGE			48,2	48,2	48,2	48,2	48,2	48,2	48,2	48,2	48,2	48,2	48,2	48,2	48,2	48,2	48,2	48,2	48,2	48,2										819,4	
TOTAL																													18757,28		
BUILDING 4																															
COMMUNICATIONS			71,75	79,82	79,82	79,82	79,82	79,82	79,82	79,82	79,82	79,82	79,82	79,82	79,82	79,82	79,82	79,82	79,82	79,82										1348,87	
FIRE ESCAPE			5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5										85	
WINDSCREEN			9,21																											9,21	
PORCH			6,57																											6,57	
TECHNICAL AREA			22,31																											22,31	
RESIDENTIAL AREA			379,94	442,68	442,68	442,68	442,68	442,68	442,68	442,68	442,68	442,68	442,68	442,68	442,68	442,68	442,68	442,68	442,68	442,68										7462,82	
STORAGE				8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8										128	
TOTAL																													9062,78		
BUILDING 5																															
COMMUNICATIONS			222,76	210,74	210,74	210,74	210,74	210,74	210,74	210,74	210,74	210,74	210,74	210,74	210,74	210,74	210,74	210,74	210,74	210,74	51	51	51	51	51	51	51	51	4002,6		
FIRE ESCAPE																															
WINDSCREEN			43,54																											43,54	
PORCH			40,76																											40,76	
TECHNICAL AREA																															
RESIDENTIAL AREA			1409	1580,67	1580,67	1580,67	1580,67	1580,67	1580,67	1580,67	1580,67	1580,67	1580,67	1580,67	1580,67	1580,67	1580,67	1580,67	1580,67	1580,67	464,86	464,86	464,86	464,86	464,86	464,86	464,86	464,86	30418,6		
STORAGE			56,1	56,1	56,1	56,1	56,1	56,1	56,1	56,1	56,1	56,1	56,1	56,1	56,1	56,1	56,1	56,1	56,1	56,1										953,7	
TOTAL																													35459,2		

TOTAL ALL BUILDINGS	O12	O3	O4	O5	COMMON	SUMMARY	%	NONCOMMERCIAL	COMMERCIAL	%
GARAGE					22600	22600	18,04			
COMMUNICATIONS	5160,44	2370,6	1348,87	4002,6		12882,51	10,28	12882,51		
FIRE ESCAPE	295	210	85			590	0,47	590		
WINDSCREEN		22,64	9,21	43,54		75,39	0,1	75,39		
PORCH		19,88	6,57	40,76		67,21	0,05	67,21		
COMMUNICATIONS OF OFFICE SPACE	418,5				418,5	418,5	0,33	418,5	13,70%	
TECHNICAL AREA			22,31			22,31	0,01	22,31		
STORAGE	1098,88	819,4	128	953,7		2999,98	2,39	2999,98		
OFFICE AREA	2790,44					2790,44	2,22			
RESIDENTIAL AREA	29624,68	15314,76	7462,82	30418,6		82820,86	66,11	82820,86	86,30%	
TOTAL	39387,94	18757,28	9062,78	35459,2	22600	125267,2	100	14055,92	88611,28	100%

NUMBER OF RESIDENTIAL UNITS	1200
GROSS BUILDING AREA	145176
NET BUILDING AREA	125267

BUSINESS PLAN
INVESTOR: GREEN CITY D.D. SARAJEVO
BUILDING: RESIDENTIAL AND COMMERCIAL COMPLEX GREEN CITY
STREET: NOVO SARAJEVO

A	city	SARAJEVO	
B	location	NOVO SARAJEVO	
C	municipalities	NOVO SARAJEVO	
D	c.p.; c.c.		
E	building	RESIDENTIAL AND COMMERCIAL COMPLEX WITH GARAGE	
F	levels	2B G+16 to G+24	
G	portion area		
H	gross building area		145.176,00
I	net usable area of the building(m2)		125.267
J	residential area(m2)		82.821
K	commercial area (m2)		2.790
L	pantries		3.000
M	garage (number of parking places)800		22.400

A	1.BASIC COSTS	M2	KM/M2	SUMMARY	VAT	TOTAL
1	land price			20.000.000,00		20.000.000,00
2	tax 5%			-		-
3	Property-legal costs expropriation			-		-
4	municipalities rent (62,75KM/M2)REDUCED FOR EXISTING SQUARE METERS(estimation)AREA 125267-14033COMMUNICATIONS-5363EXISTING=97304m2	105.871,00	62,75	6.643.405,25		6.643.405,25
5	Fee for shelters(1%)			-		-
6	principal approvals PUCs			2.000,00		2.000,00
7	connections to the city infrastructure			2.000.000,00	340.000,00	2.340.000,00
	UKUPNO A			28.645.405,25	340.000,00	28.985.405,25

B	2.COSTS OF BUILDING	M2	KM/M2	SUMMARY	VAT	TOTAL
1	Demolition of existing building	6.934,00	30,00	208.020,00	35.363,40	243.383,40
2	Protection of construction pit	11.200,00	100,00	1.120.000,00	190.400,00	1.310.400,00
3	construction work underground	22.400,00	500,00	11.200.000,00	1.904.000,00	13.104.000,00
4	construction and installation works from the ground	102.867,00	750,00	77.150.250,00	13.115.542,50	90.265.792,50
5	landscape design	4.000,00	100,00	400.000,00	68.000,00	468.000,00
6	reserve construction work			1.797.405,00	305.558,85	2.102.963,85
	SUMMARY B			91.875.675,00	15.618.864,75	107.494.539,75

C	3. COST ENGINEERING	M2	KM/M2	SUMMARY	VAT	TOTAL
1	Engineering + Project Management + control + selling			3.675.027,00	624.754,59	4.299.781,59
2	preparing investment	FLAT SUM			-	-
3	administrative procedures	FLAT SUM			-	-
4	geodetic survey site			2.000,00	340,00	2.340,00
5	geomechanical finding soil			10.000,00	1.700,00	11.700,00
6	preliminary design-urban approval			-	-	-
7	main project-building permit			1.560.000,00	265.200,00	1.825.200,00
8	detailed design-construction works execution			-	-	-
9	landscape design project			-	-	-
10	design review			-	-	-
11	fire protection study			125.267,00	21.295,39	146.562,39
12	project of sarajevogas-gas connection			125.267,00	21.295,39	146.562,39
13	supervision of execution			-	-	-
14	technical approval of the building			100.000,00	17.000,00	117.000,00
	SUMMARY C			5.597.561,00	951.585,37	6.549.146,37

D	MARKETING COSTS	M2	KM/M2	SUMMARY	VAT	TOTAL
1	bills of sale-condominium-public notary			-	-	-
2	advertising and ads / SALE 1.5%			-	-	-
3	unforeseen costs 0.5%			-	-	-
4	the cost of credit-FINANCING			2.872.711,68	488.360,99	3.361.072,67
	SUMMARY D			2.872.711,68	488.360,99	3.361.072,67

TOTAL INVESTMENT WITHOUT VAT **128.991.352,93**

PRICE PER NET INVESTMENT SQUARE METERS OF SPACE WITHOUT VAT **1.029,73**

PRICE OF INVESTMENTS PER COMM. SQ. M. OF SPACE WITHOUT VAT
(Represents the price of a sq.m. with included garage and storage space) **1.506,71**

TOTAL INVESTMENT A+B+C+D WITH VAT **146.390.164,04**

TOTAL INVESTMENT A+B+C+D PER M2 WITH VAT **1.168,63**

THE PRICE OF INVESTMENT PER COMMERCIAL SQ.M. OF SPACE WITH VAT **(Represents the price of a sq.m. with included garage and storage space)** **1.709,95**

E	SALE	M2	KM/M2	SUMMARY	VAT	TOTAL
1	SALES AREA OF RESIDENTIAL SPACE	82.821,00	2.000,00	165.642.000,0	28.159.140,00	193.801.140,00
2	SALE AREA OF COMMERCIAL SPACE	2.790,00	2.500,00	6.975.000,0	1.185.750,00	8.160.750,00
3	PANTRIES	3.000,00	1.000,00	3.000.000,0	510.000,00	3.510.000,00
4	GARAGE-PARKING SPACE (NR.)	800,00	15.000,00	12.000.000,0	2.040.000,00	14.040.000,00
	PARKING			-	-	-
	SUMMARY E			187.617.000,0		219.511.890,00

F	PROFIT	M2	KM/M2	SUMMARY	VAT	TOTAL
1	TOTAL SALES			187.617.000,00	31.894.890,00	219.511.890,00
2	TOTAL INVESTMENT A+B+C+D			128.991.352,93	17.398.811,11	146.390.164,04

please note!
The value of the investment without VAT in profit (F2) represents the difference of total investments including VAT (A+B+C+D)
i summary of VAT for investment (34000+1149880+68048+79435 KM)

TOTAL PROFIT **58.625.647,07** **14.496.078,89** **73.121.725,96**

Investment return without VAT **145,4%**

PROFIT without VAT **45,45 %**

GREEN CITY