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BUSINESS PLAN - PROJECT NAME - ANALATOY APARTMENTS - COMPLEX

Greece is an on going tourist area of interest - and defiantly the PALIO FALIROY - is one of the most crowded area in town for all time of the year ! so what would be a better location for one customer special designed and located a couple of steps away from the sea shore the well known beach of Nea Smirnis ! the area is very nice - very friendly and under the influence of the sea!
 Estimated cost for eventual Investors in the Industry

Finance - Ground Plot cost	600 000.00	e
Project & Construction	1 500 000.00	e
Utilities and Personnel	300 000.00	e

Total 2 400 000.00 e StudioDue Arch

Estimated business return on the Investment somewhere from 20 – 25 % of total amount
 Estimated time to completion in one year and a half all construction permits included architect supervision also provided for all time of the development for completion to the client !



⇒ PERSPECTIVES IMAGES SIDE VIEW

Equity Structure

Greece's property market continued to perform solidly in 2022 as data released by the Bank of Greece on Tuesday showed that apartment prices jumped by 9.1% in the fourth quarter. The figure averaged out at 7.1% for the year.

The Equity Structure of our work for the two prospects will be permanently ensured in our endeavors over the maintained with constant stubbornness of the balance between spending and created value on the construction site and value on the market ! In finance and accounting, equity is the value attributable to the owners of a business. The book value of equity is calculated as the difference between assets and liabilities on the company's balance sheet, while the market value of equity is based on the current share price (if public) or a value that is determined by investors or valuation professionals. We will permanently keep au with remained balance on our Investment fund

We recognize generally two types of equity value like 1 - Book Value 2 - Market Value

By continuously keeping a step ahead of the market value the coming payments that would be involved in the Construction we will not only make the right decisions all the time by acquisitions but also by keeping up the Investor today about the ongoing process each step !

The new era in the Greek economy is here and is reflected in the country's stock market. A focus by businesses on exports and innovations has shifted attention on the bourse to mid-cap shares, creating new opportunities in these sectors. Investment houses have improved their growth estimates for Greece. UniCredit is the latest to revise its forecast for 2022, up to 3.8%, from 3.3%. DZ Bank had a major upwards revision to 4.2%, from 1.9% previously. UBS sees 4% in 2022 and 4.7% in 2023. Bank of America places growth in the region of 3%, while Capital Economics predicts 5.5%. The improved forecasts come despite widespread expectations of continuing inflation and a recession in Europe.



Capital Structure

Capital structure is the particular combination of debt and equity used by a company to finance its overall operations and growth. In our case of course will constitute the all the time under supervision balance of the Capital on board Spending value on either retained at the time estate like Land all ready created value on the Construction site - and also on the permanent interest of the potential buyers form the Project of initial time frame of the Construction that will retain the Real estate and the created value on the site !

Equity capital arises from ownership shares in a company and claims to its future cash flows and profits. Debt comes in the form of bond issues or loans, while equity may come in the form of common stock, preferred stock, or retained earnings. Short-term debt is also considered to be part of the capital structure. Company will work on form of Architecture Main Project - coordination an all time and association of the construction issues to the Completion and complete presentation to the buyers ! Investing in Greece is seen by many as great opportunity, with many people potentially moving to the country at a time

where remote work has only grown in popularity. Greece is a country where the weather is largely mild and that has airports with connectivity to some of the most popular destinations globally. Pristine beaches abound and the cuisine is exceptional – the positives go on and on.

Development Schedule

- The real estate market in Greece has proven its resilience over difficult periods and has shown steady growth, expected to continue at a greater pace in the years to come. Furthermore, with low interest rates and low returns on alternative investments, real estate is reconfirming itself as an

attractive investment haven, with strong yields in a variety of asset subclasses on offer, catering to a wide range of risk appetites and yield requirements.

Develop Schedule process is the 6th process of Time Management Knowledge Area. As explained in the project management professional training, during the previous processes of the time management, activities have been determined, activity relationships were described, activities were put in sequence, activity resources and activity durations have been estimated. During develop schedule process, outputs of the previous process are organized to produce the final schedule of the project. you are going to have a detailed about the definition of develop schedule process and the objectives of develop schedule process. In our case ! Develop Schedule is the process of analyzing activity sequences, durations, resource requirements, and schedule constraints to create the project schedule model. At the end of develop schedule process, you will have a finalized project schedule which includes the start and end dates of each project activity, the relationship of activities, the resource of activities, the total duration of the project etc. Above all it is

Land acquisition - will have the basic research for legality of the process ownership and most of all construction legal terms of Building according to the City HALL regulations !

Estimated time frame one to two month - maybe less depending on conditions and situation !

Also most notable at this stage would underline payment in advance for retaining the property !

Construction permit and Licensing - the project is mostly at schematics will up date bring to new form project presentation renderings maybe app or an web site to present the development and the spaces that will contain the new apartments complex - the ground floor gym for the inhabitants the up terrace swimming pool for also the inhabitation to enjoy ! estimate time above two month time to draw the project calculate the structure and provide utilities !



Elinikos Park Lamda Development

Excavation - primarily starting the construction will have to do the excavation for building foundation consisting of all underground floor designated to Parking for each apartments one or two spots depending on their preferences ! Time frame for this about one and a half month or a bit more !

Structure Construction ----- represents the moment in the Process for completing all reinforced concrete having been put in place from the underground to the upper floors and terraces ! will have to order some serious materials like steel reinforcement and concert to be provided fluidly providing the each floor built up - estimated time from three to four month time !

Enclosure ----- will constitute from the panels and blocs the main enclose for the new apartment s Living room and chickens and hall way - for each and every one of them ! will advance new technologies most rapidly in place and more resistant in time and better acceptance on the utilities support and acceptance !

Estimate this also at three month time to be in place according to project and disposals !

Finishes ----- most important for the Look of the Building's comfort of the people to enjoy @! Will try bring up good resistance in time and temperatures resistance for not permitting the building to loos temperatures !

Time to bring up to construction estimated for four to five month at least to be in place !
Bringing the building and finishes up to that would estimate our time frame to 14 month with
some others being evaluated would bring us to a time frame of one and a half to completion !



Timescale and Phasing

Regardless of the envisaged order of the tasks, it is crucial to schedule and organize the work properly in advance, so as to minimize time disruptions and smooth the process. This work, like the appraisal work, is time consuming and requires a realistic time scale to ensure the required quality . Structuring and drafting, as well as the whole process of the PPP, is a project in itself. As in any project management function, work organization and time scheduling are paramount factors to successfully manage the project. In this case, project success is achieved through the outcome of tendering out the project in the time expected (and announced in the market) with all conditions checked and approvals received !

Phase 1 - Legal frame of the all project regarding ensuring LAND property to be punched and then all licensing and permits to be obtained and evaluated ! to the Land development

Phase 2 - Development process consisting of actually works to be done and completed according to time frame schedule and programs ! like structure enclose and finishes

Phase 3 - Real Estate tasks to be in place and probably by the time of the projects completion most of the units to be sold out ! according to our estimates that would the most probability to !

Marketing Acquisition Disposal Costs and other Construction Costs

An acquisition cost, also referred to as the cost of acquisition, is the total cost that a company recognizes on its books for property or equipment after adjusting for discounts, incentives, closing costs and other necessary expenditures, but before sales taxes. An acquisition cost may also entail the amount needed to take over another firm or purchase an existing business unit from another company. Additionally, an acquisition cost can describe the costs incurred by a business in relation to the efforts involved in acquiring a new customer. Customer acquisition costs are those funds that are used to introduce new customers to the company's products and services in hopes of acquiring the customer's business. The customer acquisition cost is calculated by dividing total acquisition costs by total new customers over a set period. The booth complex will be on the Market at an estimated time that will be depending on exact time that we will have the chance to do just that it is essential and depends on several issues that will be conducted and brought to specifics at the right time and place on site !

Total Acquisition Cost means the sum of all costs, including purchase price, all taxes, warranty, life cycle cost, operating and disposal costs.

Our team of Notaries and Layers are well trained and experienced to support all process of the legal diligence of bringing properties under the process and making all the construction all LEGAL according to tax & regulations and under going endeavors for the Complexes completion !



The Elinikos area great development going project at this time in Athens South area

Sales Absorption

Research shows that Greek assets are the best performers in the Mediterranean as rents keep up with advancing prices. An Algean Property report said Mykonos topped a yield list in the region with a return of 7.4%, against 4.3% in Nice and 4.2% in Marbella. Paros came in second on the list with a yield of 7.1%, with Santorini in third (6.3%). Last week, Elxis took part in a second-home fair in the Netherlands,

promoting holiday houses and apartments across Europe, with over 8,000 attendees. Greece drew considerable interest, reported Gavriilidis, with buyers largely focusing on Crete and the Ionian Sea.

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"We expect prices to keep rising at around 10% in 2022. The cost of construction materials has risen sharply, while the appetite for Greek homes from Europeans remains strong," said Gavriilidis.

In this context and with the real estate market in areas like Nea Smirnis - Paleo Faliro and Alimoy that are bordering the Poseidono Avenue driving East all the way to the Temple of Sounion and continue interest from Local and Foreign buyers that for several issues prefer sea shore area !

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Absorption rate, a term commonly used in real estate, is the rate at which homes sell in an area over a time period. An absorption rate greater than 20% is associated with a seller's market while an absorption rate below 15% is associated with a buyer's market. 28 mai 2020

"There is a shift to quality among foreign buyers in Greece as an investment in Greek real estate is seen as a safe haven and this is particularly important when uncertainty is high," he highlighted.

Looking forward to your interest and further Development

Vichente architects in Athens Greece

