



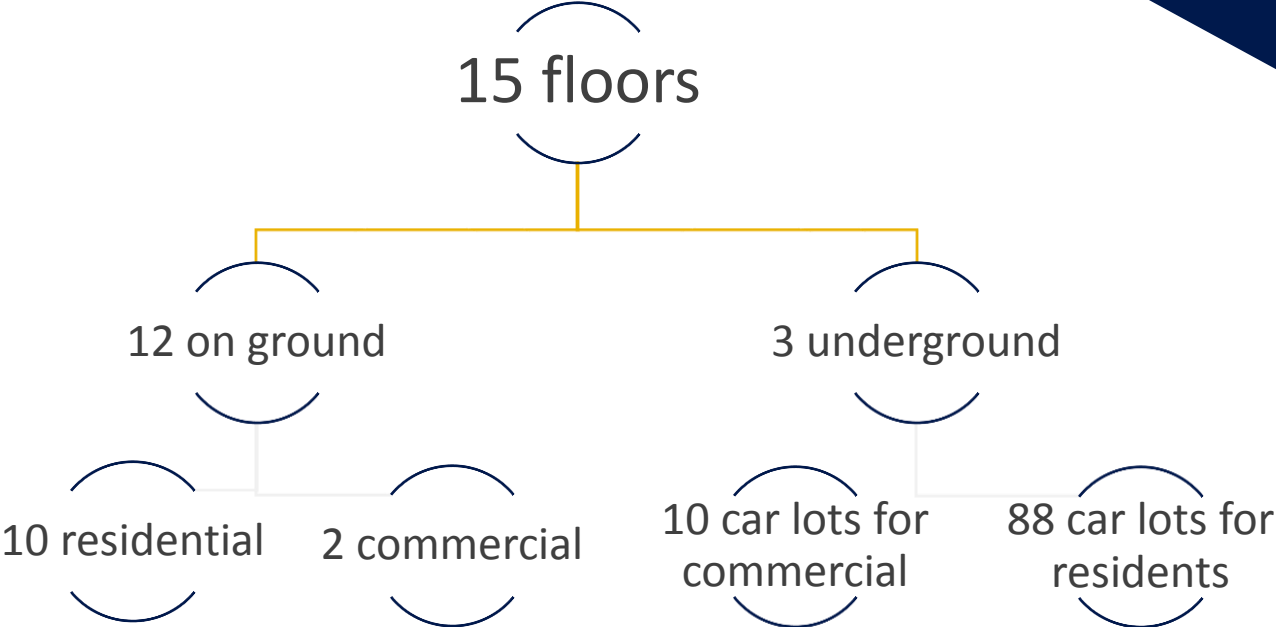
# Residential building

# Agenda

- Project summary
  - Description
  - Time table
- Financial Summary



# Project summary



Section	Area/sq. m
Total	20 604
On ground	14 580
Underground	6 024

# Description

- Apartments – 100 units
- Building material – monolithic
- Interior design – high quality
- Apartment area – from 50 sq. m
- Room average area – 10-20 sq. m
- Ceiling height – 3 m
- Planning – free
- Security – intercom system, video camera, 24-hour security



# Timetable

Phases	1 <sup>st</sup> year				2 <sup>nd</sup> year				3 <sup>rd</sup> year				
	Quarters	1	2	3	4	1	2	3	4	1	2	3	4
Projecting	■												
Preparing works	■	■											
External engineering works		■											
Construction and installation works		■	■	■	■								
Interior works			■	■	■	■	■	■					
Landscaping, Parking				■	■	■	■	■					
Sales				■	■	■	■	■	■	■			

# Financial summary

Project NPV                    \$ 6 100 000

Project ROI                    40.1%

Payback                        2.5 years

Profitability index            1.4

- The project can be financed with debt to equity ratio 50/50.
- The project generates an attractive positive NPV of \$ 6 100 000 with a condition that the discount rate is 4.5 %.
- The Payback Period is predicted 2.5 years.
- Return on investment is 40.1%.



# Thank You.



Lusine Sargsyan



043-805-631



Lusine@step.am



[www.Step.am](http://www.Step.am)