



NEW.CITY  
CENTER  
KCC  
PROJECT  
FOR.THE  
FUTURE  
Kragujevac  
SERBIA

**adesso**partners<sup>®</sup>

INTEGRATED SERVICES IN REAL ESTATE

# COMPANY KCC

**Kcc doo** is a SPV company (*Special Purpose Vehicle*), made up of Professionals who have decided to combine their know-how to launch an International Real Estate Market opportunity.

In fact the members are distinguished in the field of International Relations, Provider in International Real Estate, International Engineering and Architecture.

Core business of Kcc doo, as all SPV, is to identify an Area, to cultivate a complex study, locate a legal form, shoot in our indirect and Customer Portfolio, in order to conclude business with single Investor or concert party of Investors

Kcc's focus today is in a refurbishment of the City Hall Zone of Kragujevac, the development of a Multifunctional Center-Hotel-Offices-Cinema-Shopping-Discount Food; check the plans of feasibility technical, the environmental impact and the study of competitors to elaborate the business and financial plans, yield, type of legal overtures.

**PROJECT KCC - REFURBISHMENT OF CITY HALL ZONE - KRAGUJEVAC**





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Project for multifunctional center **KCC** has been set up as a result of different researches about economical, demographic and urban changes in city of Kragujevac, in Serbia. Recently city has been passed through **multi-task development** run by refurbishment of FAS plant and outcome has been prosperity, not only in industrial, but also in the field of services, business, engineering.

KCC center is project based on **integration of Culture, Business and various Services into one complex**. It is established through joint of three independent areas into one multifunctional zone: City hall tower, cinema "Sumadija" and parking zone (all three one-next-to-each-other).

By **maintaining all important city-marks** and **remodeling** into one huge center, continuity between past and future will not be jeopardized, but will be built up and emphasized through new activities, working places and services.

KRAGUJEVAC-SERBIA the largest city of the **Šumadija region** and the administrative, political, cultural, educational and health centre of Šumadija District.

Despite its late foundation (1476), **Kragujevac is the city of many firsts**. Being the first capital of modern Serbia (1818- 1839), the first constitution in the Balkans was proclaimed in this city in 1835. Further on, the first full- fledged university in the newly independent Serbia was founded in 1838, preceded by the first grammar school (Gimnazija), Printworks (both in 1833), professional National theatre (1835) and the Military academy (1837).

Belgrade took the lead by becoming the seat of throne in 1841. **The University of Kragujevac** was not reestablished until 1976. Contemporary Kragujevac is known for its weapon, munition and FAS car factories. It is the **fourth largest city** in the country after Belgrade, Novi Sad and Niš.

Kragujevac covers an **area** of 835 square kilometers. Built on the banks of the river Lepenica, in Kragujevac valley, it is surrounded by the mountains: Rudnik (Mine), Crni Vrh ( Black Peak) and Gledić mountains.

**The architecture of Kragujevac** displays a fusion of two different styles -- traditional Turkish (nowadays almost completely gone) and 19th century Vienna Secession style. Modern conceptions also appear throughout the city, firstly in the shape of post-war concrete (usually apartments designed to house those left homeless during World War II), and secondly the up-to-date glass offices reflecting the ambitious business aspects of modern architects.



Table 1. Basic information about the municipality and the district (area and population), 2002  
(Source: Community profile, www.kragujevac.rs)

	Area (km <sup>2</sup> )	Share in total area (%)			Number of population*	Share in total population (%)			Population density (inhabitant s/ km <sup>2</sup> )
		Municipality	District	Serbia		Municipality	District	Serbia	
Urban zone	301	36.05	12.61	0.34	166,309	94.61	55.81	2.22	552.5
Rural zone	534	63.95	22.37	0.60	9,490	5.40	3.18	0.13	17.8
Municipality	835	100	34.98	0.94	175,779	100	58.99	2.34	210.5
District	2,387	/	100	2.70	298,001	/	100	3.97	124.8
Serbia	88,361	/	/	100	7,498,001	/	/	100	96.8

\* Data from Census 2002.

Table 2. Basic information about neighborhoods and cadastral municipalities, 2006  
(Source: Community profile, www.kragujevac.rs)

	Municipality	District
Number of neighborhoods	57	174
Number of urban neighborhoods	1	1
Number of non-urban neighborhoods	56	173
Number of cadastral municipalities	62	176
Average area of cadastral municipality (km <sup>2</sup> )	13.47	13.56

# KRAGUJEVAC SERBIA



# HUMAN RESOURCES

With almost **200,000 inhabitants**, Kragujevac is the largest city in Šumadija, and the **fourth largest district in Serbia** after Belgrade, Novi Sad and Niš. The territory of the city has 57 settlements with 76 local communities. The urban area has approximately 150,000 inhabitants, the village 50,000.

According to the comparative data from 6 previous censuses (1948 – 2002.) city of Kragujevac has **constants growth in the population**, where since 1948. total population of the city is more than doubled (increase for 2,11 times). The least growth in population was between two last censuses (between 1991 and 2002.) which is 712 inhabitants, which is growth per rate of only 0,40. In the county in the same period is present decrease of the total population, which is negative growth rate of 0.62.

Table 3. Comparative population statistics, census data (Source: Community profile, [www.kragujevac.rs](http://www.kragujevac.rs))

	1948	1953	1961	1971	1981	1991	2002
Number of population in the municipality*	85,468	93,465	105,711	130,551	164,823	180,084	180,796
Change of population number	/	7,997	12,246	24,840	34,272	15,261	712
Population growth in the municipality (%)	/	9.36	13.10	23.50	26.25	9.26	0.40
Number of population in the district*	216,533	227,929	241,047	264,344	301,354	312,160	310,221
Population growth in the district (%)	/	5.26	5.76	9.66	14.00	3.59	-0.62
Population growth in Serbia (%)	/	6.34	8.37	7.86	7.31	1.21	0.90





Today, the economic model desired by the Serbian authorities favors exportation, given the real assets of the country, that include a competitive cost of labor as well as Serbia's central location within Europe. By using well-developed road connections, a shipment from Serbia can reach numerous parts of Europe in less than 72 hours. Indeed, **Corridor X** and **Corridor VII** allow for a quick connection between Western Europe and Turkey.

With the main highway ( Corridor X ) which is 26km away, Kragujevac is well connected with Belgrade, Niš and other large cities in the region.

**City of Kragujevac's distances from:**

Hungar	321 km
Bulgaria	155 km
Montenegro	250 km
Croatia	250 km
Bosnia and Herzegovina	150 km
Macedonia	316 km

Kragujevac is well linked with the **airports:**

Surčin – 160 km

Niš – 140 km

To be Regional Airport (Lađevci) –60km

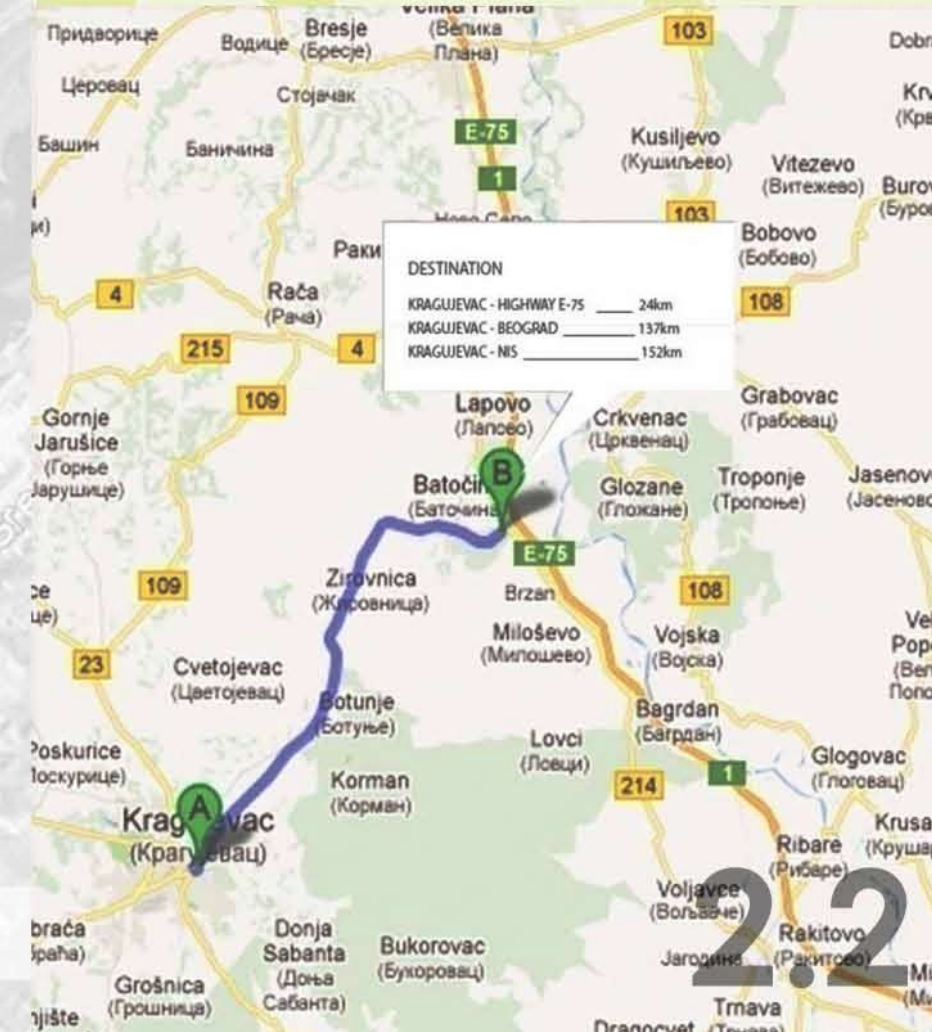
Well placed traffic routes lead from Kragujevac to other major cities and settlements along with the railway lines that enable the **traffic in 4 major directions:**

Kragujevac - Beograd - Subotica - Budapest

Kragujevac - Podgorica - Bar (sea port)

Kragujevac –Skoplje – Thessalonica (sea port)

# INFRASTRUCTURE OF THE CITY AND CONNECTION WITH THE EUROPE



"**Šumadija fair**" today has modern exhibition hall capacity of 1.600m<sup>2</sup> with 1.000m<sup>2</sup> annex part which contains the Media Center, administration, printing, restaurant and office space with stores.

**In the year 2012 "Šumadija Fair" organized 20 trade shows and events.**

The Car and Accessories Show "Auto Expo" is the most visited and most attractive fair event. Auto Expo brings together successful dealerships, retailers and the latest models from the world's automotive industry, as well as numerous suppliers and equipment manufacturers who follow the auto industry.

Kragujevac is known **sports center** of Serbia. There are many sports facilities in the city where the competition is taking place, the municipal and school, to contest the federal rank.

Kragujevac is the center and seat of numerous district, inter-municipal, zone sports organizations. Structure of Kragujevac sport is heterogeneous. In the area of Kragujevac are 150 sports organizations in 24 sports field, where its activity performed over 130 teams and their organizations. Are the biggest clubs in soccer (50), with different levels of organization and the achieved level of competition.

The largest and most successful sports company Sportsko društvo "**Radnički**" which gathers 14 clubs: football, athletics, chess, cycling, boxing, volleyball, basketball, table tennis, skiing, swimming, wrestling and go - the club.

**The most important sports facilities in Kragujevac are:**

- Municipal Stadium, capacity of 30,000 seats
  - Outdoor and indoor Olympic pool
- 65 facilities for sport and recreation ( of which 40 are open and 25 are closed)
  - The hall "Jezero", capacity of 3,700 seats
- Several smaller halls, tennis courts, racecourse tracks.



# ECONOMY

On September 30, 2008. municipality of Kragujevac was one of the first 3 municipalities in Serbia that was awarded with the certificate for business friendly municipality. This significant recognition is awarded by Ministry of economy and regional development - NALED - to those cities and municipalities that have clearly established procedures and offer the best services and information to business sector. During the work on the evaluation of the city of Kragujevac, were gathered arguments and examples that testify how with systematic, planned coordinated approach of local government, the city became (with valid arguments) attractive investment destination in the heart of Serbia that offers firm incentives for the investor.

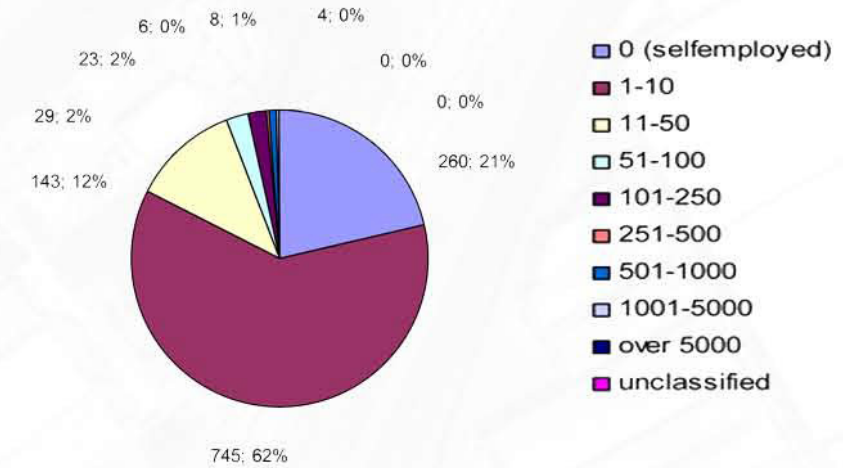
The most important industrial capacities installed ( potential annual production):

- 200.000 cars
- 5.500 trucks from 2 to 5 tons, 2.500 special vehicles
  - 7.500 tons of forgings
  - 9.300 tons of industrial metal chains
- 55.000 pieces of hunting and small arms
- A wide range of specialty tools - tools for shaping and controller
- Special machine tools, mining equipment and machinery for the food industry
  - 320.000 clothing pieces
  - 320 tons of leather
- 24.000 hectoliters of alcoholic and non-alcoholic beverages.

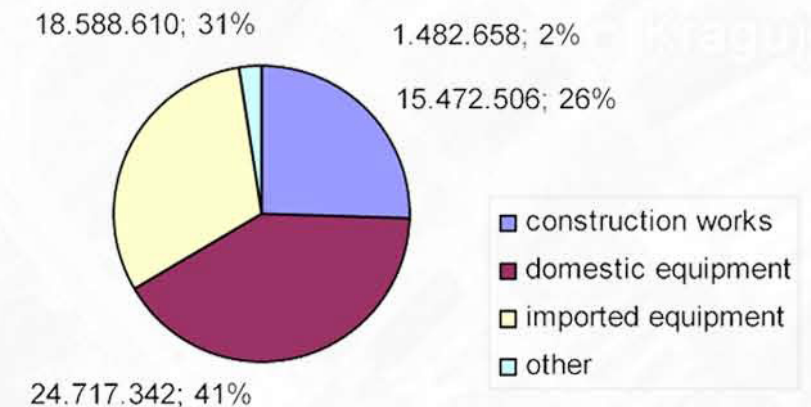
**In the past 5 years in the city of Kragujevac was achieved almost €300,000,000 investment and created 11,733 new jobs.**

The largest amount of investment is linked to the investment of FIAT and the establishment of a company FAS (FIAT Cars Serbia), so that the structure of investment is dominated by Italian investments. The largest part of investment (53.83%) belongs to the group investment in the reconstruction, extension and expansion, and in the technical structure is dominant procurement of equipment of domestic origin.

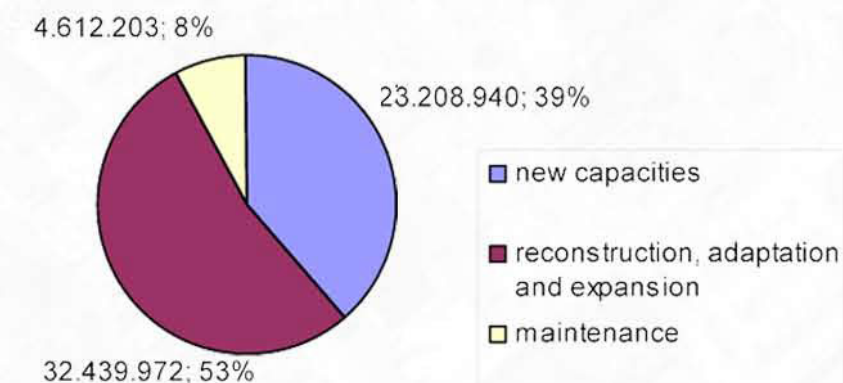
Size of companies per number of employees



Structure of realized equipment per technical structure, 2007



Structure of realized investment per character of construction, 2007





# PANORAMA

# NEW CITY CENTER KCC PROJECT FOR THE FUTURE Kragujevac

KCC center is project based on **integration of Culture, Business and various Services into one complex**. It is established through joint of three independent areas into one multifunctional zone: City hall tower, cinema "Sumadija" and parking zone (all three one-next-to-each-other). By maintaining all important city-marks and remodeling into one huge center, continuity between past and future will not be jeopardized, but will be built up and emphasized through new activities, working places and services.

Although there is no one definition for sustainable city development, some of them consider that it is **"development going across to the nowadays needs, so that further generations can please their requirements"**. Project is consisted to allow social integration of community and constant economical growth, and through self-supporting services it will be allowed full functionality.

**Project aims to answer to some of the Kragujevac city weakness:**

- refurbishment of outdated city-landmarks**
- revitalization of the urban city center**
- upgrading of the service and business network**
- supporting sustainable city development**
- green architecture - public roof garden**
- continuity between past and future**

KCC area will take a part in the process for future built-up. With improved road network, private parking, public green roof garden, multifunctional conference hall the circle of services will complete.

# RENDERINGS - COMPARISON OF AN OLD AND NEW STRUCTURE



# RENDERINGS



RENDERINGS - COMPARISON OF AN OLD AND NEW STRUCTURE



# RENDERINGS



SOUTH, NORTH AND WEST FACADE OF THE COMPLEX

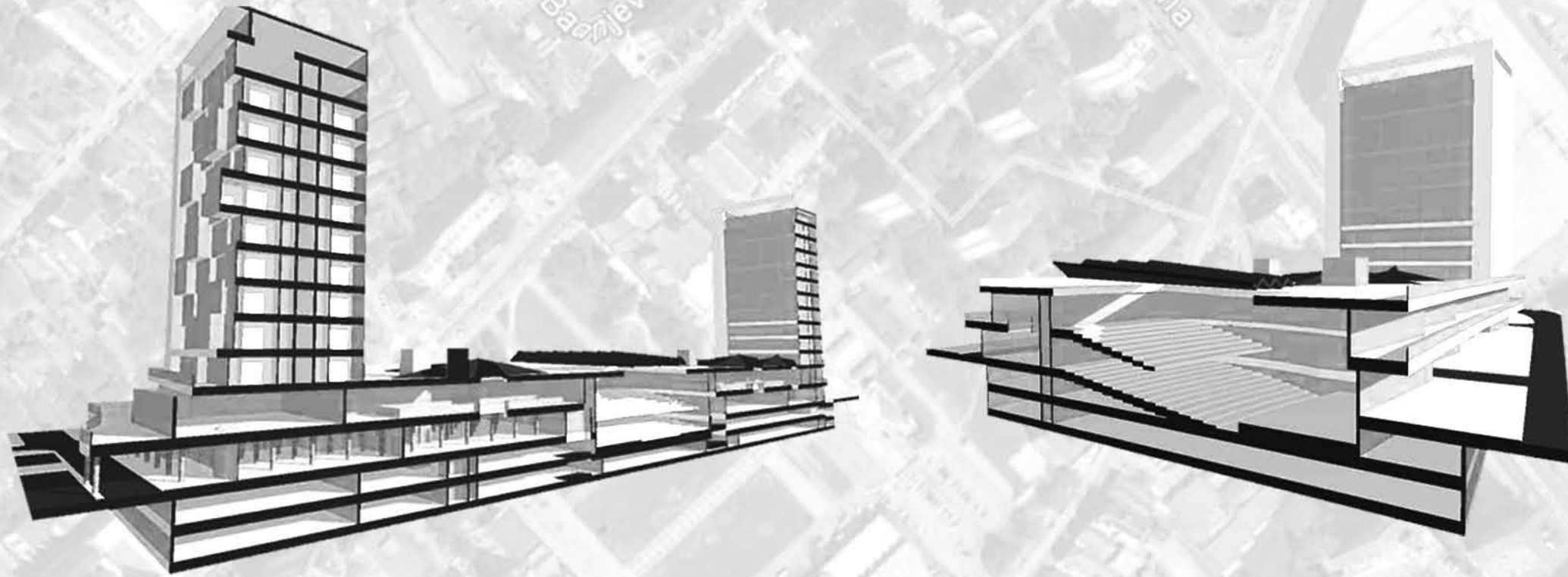


# FACADES





LONGITUDINAL AND CROSS SECTIONS OF THE COMPLEX



SECTIONS



# DESCRIPTION OF THE PROJECT GUIDELINES

The area interested by the Project is situated between streets of Dr. Zorana Đinđića and Save Kovačevića in Kragujevac.

**The total surface of the area interested by the Project is 9.525 sqm.**

The scope of the Project is construction of new hotel center and new business center which will be integrated in the existing structure. In particular, this zone includes following cadastral parcels: n° 3914/1, 3914/2, 3917, 3918, 3919.

Aforesaid cadastral parcels are at the moment used for the following purposes:

3914/2	P.T.	Open parking-lot	in function
3917	P.T. + P.1.	Shopping Center	in function
3918	P.T. + 12	Office space	in function
3919	P.T. + P.1.	Movie theater	closed

Main guideline of the Project is **merging of all four parcels** into one unique unite. Within this new unique unit the works can be divided into the following categories:

**Construction of the new building**  
**Demolition and reconstruction**  
**Refurbishment**

**parcel no.3914/2**  
**parcel no.3917, 3919**  
**parcel no. 3918**

Reorganization of streets and aces roads is also included, so full access is allowed



# DESCRIPTION OF THE PROJECT GUIDELINES

## New-construction 3914/2

In this area is predicted construction of the twelve storeys tower, by surface and height similar to existing one, on the opposite position. It is also predicted construction of underground two-levels parking area with two entrance ramps from the Save Kovacevica street. Ground and first floor will be used as commerce and occupy area continuing to the existing building (store and cinema).

## Demolition and reconstruction 3917, 3919

At the moment, on these parcels are situated MAXI store on the ground floor, Chinese store on the first floor and cinema hall Šumadija. To allow construction of the two-level underground parking it is necessary to demolish Maxi store and technical services for cinema. The structure and roof of cinema Šumadija would be maintained. So, project includes construction of two-level underground parking area, two levels used as commerce (ground and first floor) and reconstruction of cinema Šumadija.

## Renovation 3918

In the zone of business center "Gradski dom" is predicted maintenance of existing structure, with reusing into hotel and complete renovation of building interior and exterior. Offices in this building (business, societies, library...) will be relocated into new tower (parcel 3914/2).

At the level +8.00 over complete roof surface is organized public garden, with various activities that will be attractive and amusing for all citizens.



## Reorganization of roads and entrance streets

Regulation plan of Municipality predict one access road to public parking at the parcel 3914/4. This approach will be possible with construction of new road from the Zorana Djindjica street, at the west part of the project borderline. Beside this change, from Save Kovacevica street are predicted also four new access roads with entrance ramps for underground garage.

### Complete area will be passengers - friendly with developed network:

*Vertical network* of passages: access to new hotel from Zorana Djindjica street that will extend to cinema Šumadija and other passage from new business tower on the opposite side.

*Horizontal network* of passages – from Save Kovacevica street till main square.

Vertical network will be allowed with new-constructed stairs and elevators that will connect lower with upper floors. Conceived on aforementioned guidelines, project KCC predict revitalization of the urban city center by construction of unique entity that gathers more functions: private, public, social, fun and amusement and local public services.

# DESCRIPTION OF THE PROJECT GUIDELINES



# STRUCTURE ANALYSIS OF THE PROJECT

## Structure of the movie-theater

Floor No.	sqm	Unit	Function
-2	1.916		Technical services
-1	916	1/360 seats	Theater
-1	394	1	Stage
-1	690		Technical services
0	258	1	Hall
0	386		Technical services
1	132	1	Gallery
1	566	1/180 seats	Theater 2
1	516		Technical services
4 floors	5.777 sqm		

## Structure of the hotel

Floor No.	sqm	Unit	Function
-2	4.332	110	Parking space
-1	4.298	110	Parking space
0	528	1	Hall
1	546	1	Restaurant
2	505	12	Rooms
3	505	12	Rooms
4-10	3.535	84	Rooms
11	505	1	Technical services
12	505	1	Pool
15 floors	15.259 sqm		

## Structure of the commercial area

Floor No.	sqm	Unit	Function
0	4.307	4	Commerce
1	3.869	2	Commerce
2 floors	8.176 sqm		



# STRUCTURE ANALYSIS OF THE PROJECT

## Structure of the business tower

Floor No.	sqm	Unit	Function
-2	3.340	95	Parking space
-1	3.302	95	Parking space
0	333	1	Atrium
1	450		Offices
2-10	4.356		Offices
11	484	1	Technical services
12	484	1	Fitness
15 floors	12.749 sqm		

## Structure of the exterior area

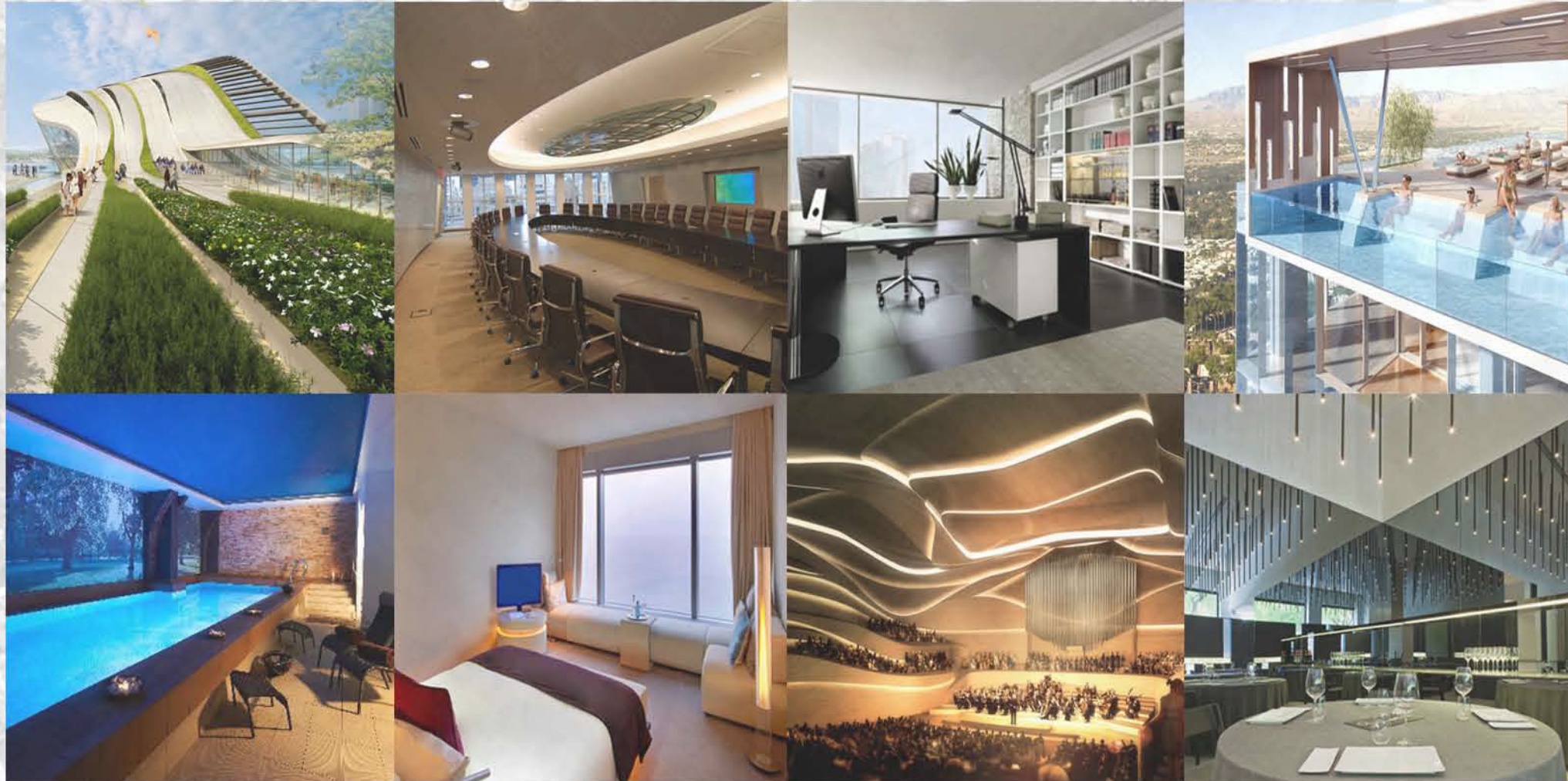
Floor No.	sqm	Unit	Function
0	2.699		
1	1.738		
2	7.898		
3 floors	12.335 sqm		

## Total

Floor No.	sqm	Unit	%
Parking space	15.272	410 spaces	28.13%
Commerce	8.176	6 area	15.06%
Square	7.898		14.55%
Hotel	6.629	108 rooms	12.21%
Offices	6.107		11.25%
Movie theater	5.777	540 seats	10.6%
Exterior	4.437		8.17%
Total	54.296 sqm		100%



DIFFERENT KIND OF ACTIVITIES - BROAD TARGET - OUTGROWTH



WHY THIS PROJECT IS SUCCESS

CONFERENCE RESTAURANT BUSINESS CENTER GOOD MULTI - FUNTIONALITY  
 FITNESS SPA GALLERY HOSPITALITY  
 CENTER POOL OFFICES THEATER PERFORMANCE HALL ENVIRONMENT-FRIENDLY  
**HOTEL** INCREASING SERVICES  
 ROOFTOP GARDEN  
 DISCOUNT PARKING  
**NO COMPETITOR AREA IN KRAGUJEVAC**



PROJECT KCC - REFURBISHMENT OF CITY HALL ZONE - KRAGUJEVAC

# PROJECT VALUATION

## Scouting and benchmark price for land

Opportunity		1	2	3	4	5	6	7
Location		central	central	central	2/3km	2/3km	2/3km	2/3km
Area	sqm	800	1.500	2.500	10.000	10.000	10.000	5.000
Pot	%	100	23	100	45	60	60	60
Cut	c.	4.3	3	5	2	2.4	2.4	2.4
Dev	sqm	3.500	4.500	12.500	20.000	240.000	240.000	12.000
Price	€	410.000	1.600.000	2.600.000	1.250.000	1.000.000	1.000.000	410.000
Land	€/sqm	512	1.000	1.000	125	100	100	82
Inc./m2	€/sqm	117	355	200	62	41	41	34

## Price/Location for Commercial spaces/Office

		Str. Nikole	Kralja	Kralja	Karadorđeva	Pedestrian	Pedestrian
Location		Pašića	Petra	Petra	D+P+1	zone	zone
Layout		P	P+1	P+1	300	P	P
Surface	sqm	104	64+49	215	10	700	200
Price	€/sqm/mth	9.6	15	18.6	3.000	8.5	20
Total price	€/sqm	1.000	1.700	4.000		6.000	4.000

## Sale price for shops

		Kralja	Nikole	Pedestrian	Pedestrian
Location		Petra	Pašića	zone	zone
Layout		P+1	P	P	P+1
Surface	sqm	64+49	104	250	75+75
Price	€	330.000	208.000	465.000	337.500
Inc./m <sup>2</sup>	€/sqm	3200 P	2.000	1.860	2.500 P
		2500 1			2.000 1

## Commercial - Plaza center KG

		Shopping center	
Location			
Layout			
Surface	sqm	260	
Price	€/sqm/mth	22	+8% of TO
Price mant	€/sqm/mth	6	
Price total	€/mth	7.280	+8% of TO
Contract		5y minimum	



# PROJECT VALUATION

## Square meter of area for sale or rent

HOTEL (1 floor PKG)				OFFICES			
	10.961	Tot gross		12.749	Tot gross		
	2.166	PKG	50%	4.127	Offices	15%	
	5.634	All	15%	242	Technical	15%	
	7.800	Total neto		250	Atrium	25%	
	2.158	Ext. area	35%	3.320	PKG	50%	
	<b>9.958</b>	<b>Tot NET</b>	100 room	242	Free area	15%	
				2.158	Ext. area	35%	
CINEMA	Not accounted			<b>10.339</b>	<b>Tot NET</b>		
COMMERCE				EXTERNAL AREA			
	8.176	TOT GROSS		12.335		50%	
	3.288	1 comm	15%	<b>6.167</b>	<b>Tot NET</b>		
	3.877	0 comm	10%	2.158		15% hotel	
	7.165	tot net		616		10% cinema	
	2.188	PKG	50%	1.233		20% comm.	
	1.233	Ext. area	20%	2.158		35% offices	
	<b>10.586</b>	<b>Tot NET</b>		6.165		100%	

## Income from building

HOTEL		<b>1.248.000</b>	OFFICE			
			All 10.339	10 €/sqm*12	<b>1.240.680</b>	
CINEMA	Not accounted		No vacancy	TOTAL	<b>4.901.931</b>	

COMMERCE						VALUE OF BLD CONSTR. AND TOTAL INCOME		
	sqm					ROI		
	NET	PK+SPZ	TOTAL					
					7%	<b>70.027.584</b>		
floor	0	3.877	1.710	5.587	20€/sqm*12	<b>1.340.880</b>	8%	<b>61.274.136</b>
floor	1	3.288	1.710	4.998	18€/sqm*12	<b>1.072.371</b>	9%	<b>54.465.899</b>
			10.585			<b>2.413.251</b>	10%	<b>49.019.309</b>

# TOURIST AND HOTEL MARKET IN KRAGUJEVAC

In the period of 2006-2012 in Kragujevac was noted steady growth in the overall number of tourists and a significant increase in the numbers of arrivals from abroad, which is particularly pronounced in the last two years.

## Statistics of total arrivals and overnights in Kragujevac for the period 2006-2012

Year	Total arrivals	T.A - foreigners	Total overnights	T.O - foreigners
2006	16.218	4.396	34.324	8.355
2007	20.158	7.594	44.698	16.329
2008	23.659	7.859	60.144	18.984
2009	23.743	8.972	54.385	22.776
2010	27.048	10.449	55.696	23.231
2011	30.673	13.895	84.647	44.819
2012*	17.753	10.013	55.882	39.522

\*data available for the period January - June 2012

Kragujevac has 7 hotels categorized with 2 stars and 3 star hotels , as well as several villas and bed-and-breakfasts, which makes in total approximately 650 beds. The city has several categories of hotels but, aren't present hotels operating within one of the world's top brands and chains or 5 star hotels.

## Prices of hotel rooms (top hotels)

Hotel	Single room	Double room	Apartment
Kragujevac **	40 eur	65 eur	75 eur
Stari grad **	40 eur	52 eur	
Šumarice ***	42 eur	75 eur	85 eur
Zelengora ***	42 eur	75 eur	85 eur
President de lux **	52 eur	66 eur	100 eur
Ženeva **	38 eur	62 eur	75 eur
Villa anđelika ***	45 eur	80 eur	
Villa Lama	45 eur	70 eur	
Royal **	47 eur	60 eur	



# FINANCIAL ANALYSIS

## Financial analysis for the project KCC

Equity Investor	80%	41.914.050
Joint-Venture	20%	10.000.000
<b>Total Value</b>		<b>51.914.050</b>

Cost Overview in JV	Land Area	Built Old	AV Price Land	AV Price O.Built
	Sqm	Sqm	Area €/Sqm	Sqm
<b>Acquisition Costs</b>			700-800	200-250
Tot Acquisitions	9.535	13.200	<b>7.000.000</b>	<b>3.000.000</b>
				<b>10.000.000</b>

Cost Overview	New Land Area Sqm	New Building GrosscSqm	Price New Built €/Sqm	Net €	Vat	Gross €	Duration		Leverage %	Vat rate %
							Start	Duration		
<b>Acquisition Costs</b>										
Tot Acquisitions	9.535	54.296		10.000.000		10.000.000			0	0
<b>Soft Development Costs</b>										
Studies				0					50	0
Design				0					50	0
External project management				0					50	0
Building permit				0					50	0
Development Management fees				5.800.000		5.800.000			50	0
<b>Hard Development Costs</b>						0				
Underground Parking		15.272		include		include			75	0
Congress Space		5.777		3.102.050		3.102.050			75	0
Retail Discount Space		8.176		4.905.600		4.905.600			75	0
Office Space		6.107		7.958.850		7.958.850			75	0
Hotel Space		6.629		11.298.400		11.298.400			75	0
Common Outdoor Area		12.335		5.675.750		5.675.750			75	0
<b>Legal administrative Costs</b>										
Insurance Construction				1%	450.450	450.450			50	0
Marketing & lease costs (two months rent)						0			50	0
General, Legal and Administration				1%	450.450	450.450			50	0
<b>Contingency</b>				5%	2.272.500	2.272.500			75	0
<b>Total Costs</b>		<b>54.296</b>			<b>51.914.050</b>	<b>51.914.050</b>				

# FINANCIAL ANALYSIS

## Financial analysis for the project KCC

Revenues Overview	Rental Building Net with Common space%	Rent €/Sqm	Occupancy Rate %	Gross /Month	Vat /Month	Gross /Year	Vat /year	Duration Start	% Debt	Vat Rate
Rental Space			100							
Retail Discount Space	10.585	19	100	201.115		2.413.380				
Office Space	10.339	10	100	103.390		1.240.680				
Storage Space			include							
Parking Space			include							
Hotel Space	9.985		100	104.000		1.248.000				
Congress Space	5.777		free	free		free				
<b>Total Rental Revenues</b>				<b>408.505</b>		<b>4.902.060</b>				
	<b>Building</b>	<b>Annual Rent €</b>	<b>Exit Yield</b>	<b>Gross Sales Revenues</b>	<b>Vat Total</b>	<b>Gross Sales Revenues €</b>				
Retail Discount Space		2.413.380	7			34.476.857				
Office Space		1.240.680	7			17.724.000				
Storage Space		include								
Parking Space		include								
Hotel Space		1.248.000	7			17.828.571				
Fees Selling costs		1,5%				1.050.441				
<b>Total Sale Revenues</b>						<b>70.029.429</b>				
<b>Total Sale Revenues</b>						<b>68.978.987</b>				

Performance Overview	Sale	Gross €	LandLord	Investor	Developer
			20%	80%	
Total Revenues		<b>68.978.987</b>			
Total Costs		<b>51.914.050</b>			
Gross Profit		<b>17.064.937</b>			
Profit on Cost		77%			
Return of Capital		28%	<b>3.412.987</b>	<b>13.651.950</b>	
			34%	33%	

Performance Overview	Rent	Gross €	LandLord	Investor
			20%	80%
Total Revenues		<b>4.902.060</b>		
Total Costs - manage	1,90%	<b>1.000.000</b>		
Total Net Revenues		<b>3.902.060</b>	<b>780.412</b>	<b>3.121.648</b>
			8%	7%

# COMPANY KCC

**Kcc doo** is a SPV company (*Special Purpose Vehicle*), made up of Professionals who have decided to combine their know-how to launch an International Real Estate Market opportunity.

In fact the members are distinguished in the field of International Relations, Provider in International Real Estate, International Engineering and Architecture.

Core business of Kcc doo, as all SPV, is to identify an Area, to cultivate a complex study, locate a legal form, shoot in our indirect and Customer Portfolio, in order to conclude business with single Investor or concert party of Investors

Kcc's focus today is in a refurbishment of the City Hall Zone of Kragujevac, the development of a Multifunctional Center-Hotel-Offices-Cinema-Shopping-Discount Food; check the plans of feasibility technical, the environmental impact and the study of competitors to elaborate the business and financial plans, yield, type of legal overtures.





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