

WAREHOUSE INDUSTRIAL & LOGISTIC

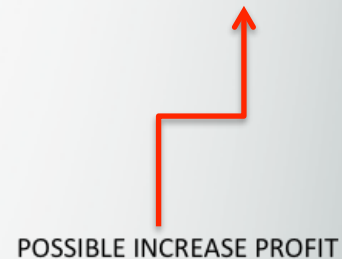
FINANCIAL REPORT

RENT INCOME TO YEAR	EURO	300.000,00
LOCAL TAX	%	16
NET INCOME		252.000,00
(NO INSURANCE- STRAORDINARY MANTENIANCE)		

PRICE FOR SALE	EURO	2.500.000
APROXIMATIVE PROFIT	%	10

SWOT ANALISYS

- 1) FRE ZONE INSIDE THE BUILDING INCREASE IS POSSIBLE TO RENT AND INCREASE THE PROFIT
- 2) THE FREE OUTSIDE LAND AREA IS POSSIBLE TO BUILD
- 3) LEASE CONTRACT 10 YEAR, RENEWABLE GUARANTEED
- 4) TENANT HISTORIC FACTORY IN THE CITY
- 5) INTERNAL RAILWAY LINE



TECHNICAL SELLING

100% SALE OF COMPANY SHARES

THE COMPANY HAVE IN PROPERTY THIS ONE ASSET ONLY

ASSET DESCRIPTION

LOCALIZATION		SOUTH OF ROMANIA	
TOTAL AREA	Sqm.		140.000
MAIN PRODUCTION AREA 1			
WAREHOUSE STOCK AREA 2	Sqm.		
OFFICE AREA 3	Sqm.	1+2+3	22.000
PERTINENCE EXTERNAL AREA	Sqm.		10.000
FREE LAND AREA POSSIBLE TO BUILD AND RENT	Sqm.	Aprox.	100.000
ALL UTILITY ENERGY			3MW

DON'T HESITATE TO CONTACT US, FOR FURTHER INFORMATION