

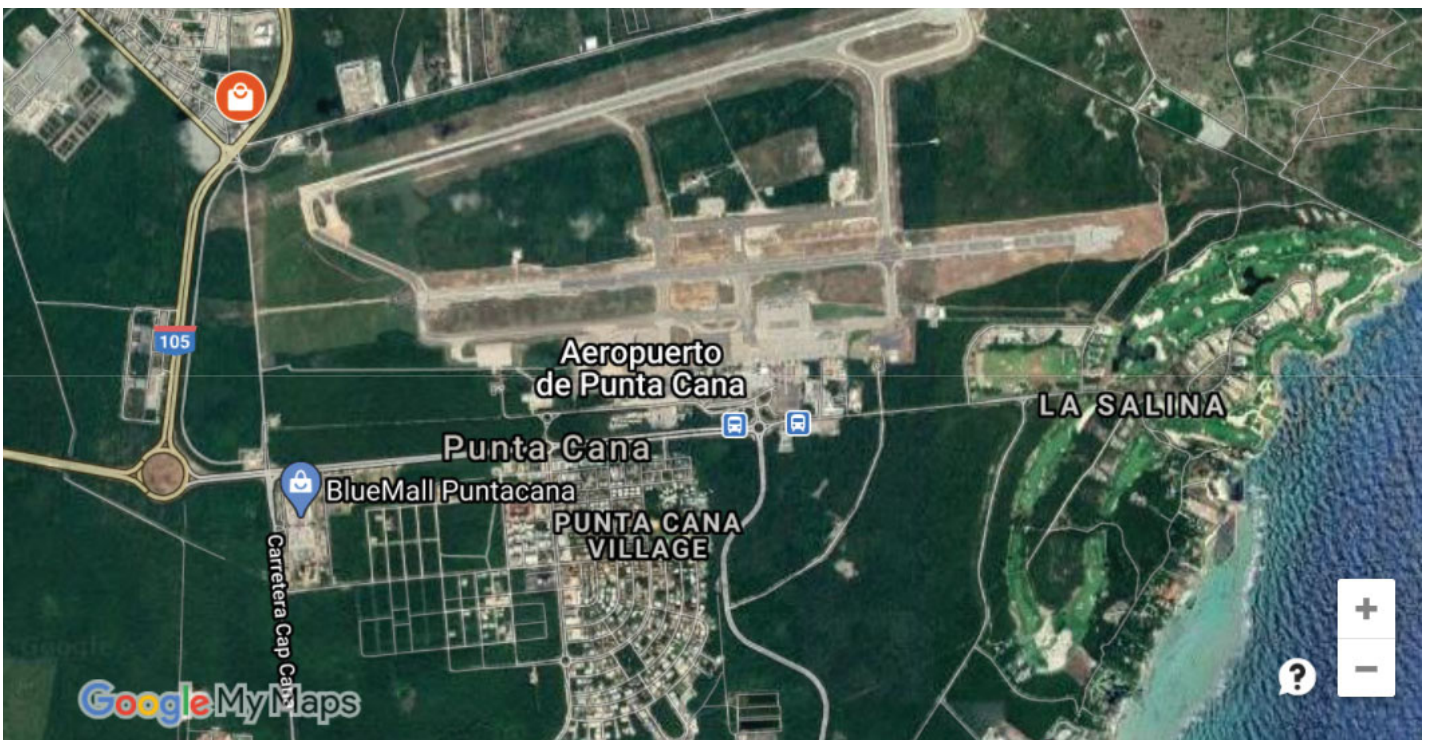


Shopping center
«Paulista»

MUNDO's Real Estate Offer

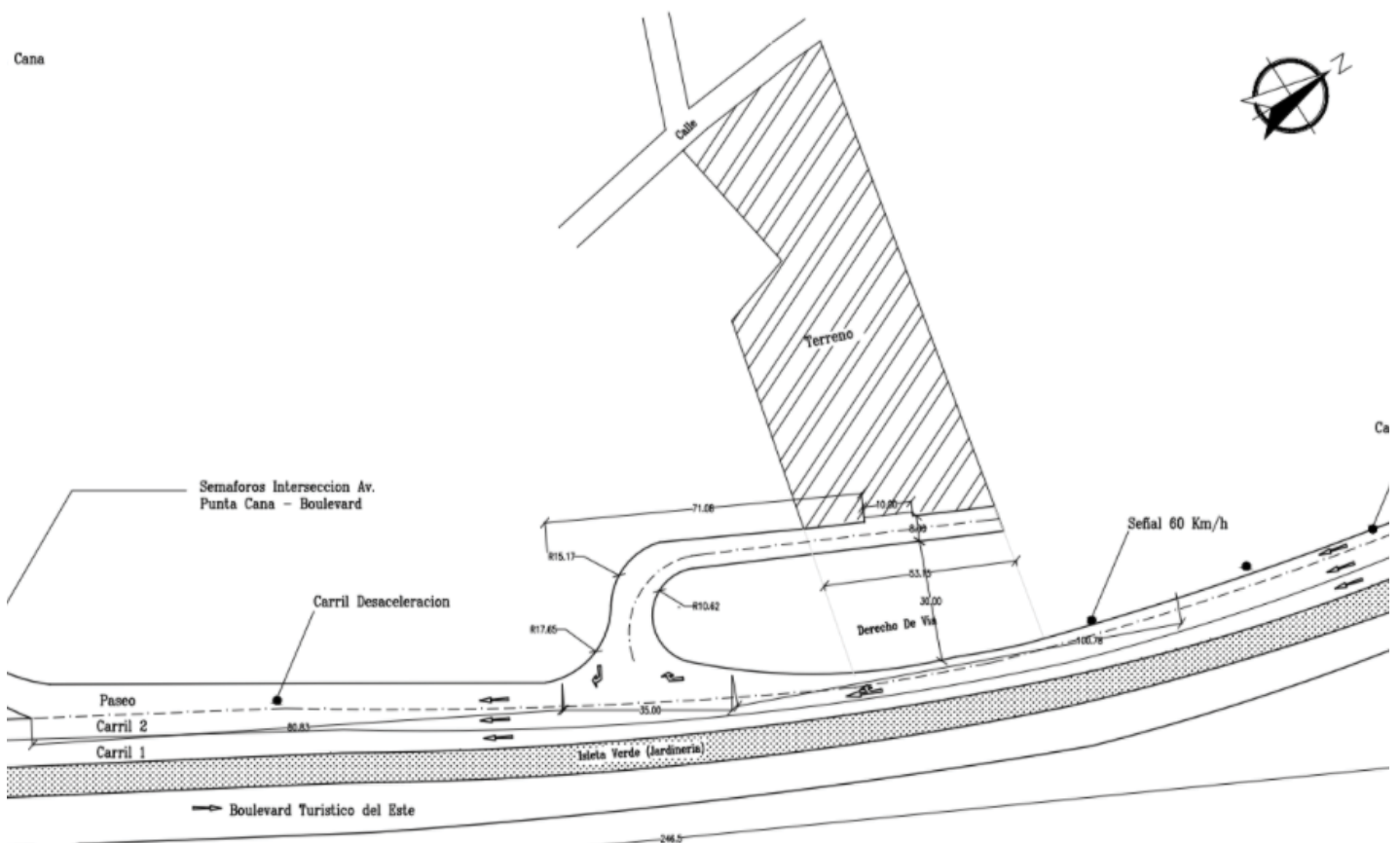
Construction of the shopping center “Paulista” with parking close to Punta Cana airport

The building plot of 5255 m² is located 500 meters from Punta Cana airport. 44 meters along the federal highway at the entrance to Bavaro (Punta Cana area) Located at an important intersection at the entrance to Bavaro. All cars pass this intersection.



Communications

There is permission to exit from the federal highway 8 meters wide. The exit to the site has been built. There is an entrance to the site from two sides: from the federal highway and from the opposite side. Paid parking will be built on the site for a long time. This is not possible at Punta Cana airport.



Permitted construction height 12 m.

On both sides of the plot there is a possibility to connect electricity (high voltage and low voltage).

A well can be used for water supply.

Site cost: \$ 1,400,000

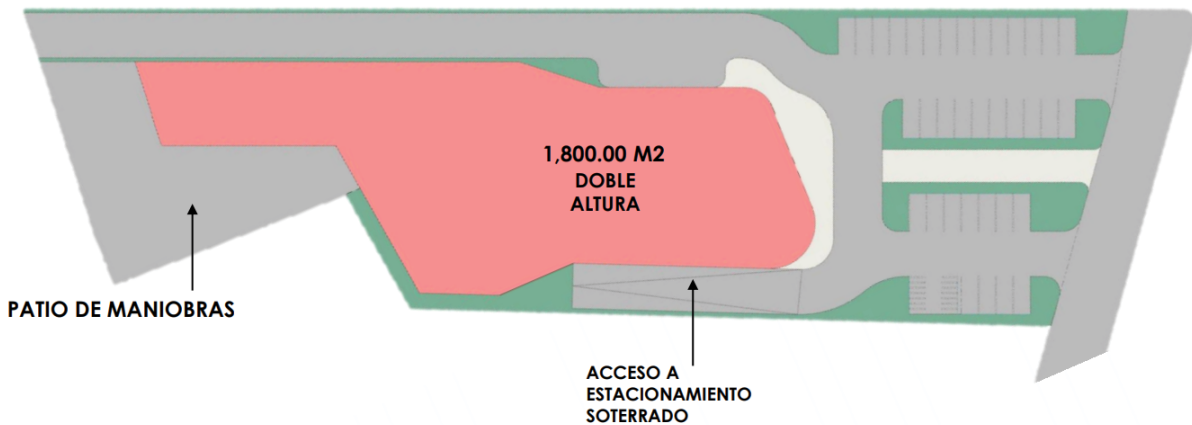
The investor is granted the right to buy out the land plot before the start of construction, or joint shared ownership of the land plot and the shopping center after the completion of construction.

Competitive advantages of the project:

- The only shopping center in Punta Cana where you can buy commercial space. All other centers offer only rent at a price from \$ 25 to \$ 50 per sq m/month. That is, the investments of investors (on average \$ 1,150 per square meter of retail space) will pay off in about 2 years of lease.
- Modern design of the center, unique for bavaro, where all shopping centers are just square buildings.
- Location at a key intersection at the entrance to bavaro (punta cana region), through which 80% of all cars pass, dropping the speed to 40 km/h.
- Excellent visibility from the motorway for passing vehicles guarantees that after construction, the center will have great attendance and fame throughout the city and its value will increase presumably 2-3 times.
- The only shopping center in which there are no restrictions for brand stores. Other centers have strict requirements for brands that can be tenants, keeping out competitors
- Offices opened in Paulista will be located in close proximity to the motorway, in contrast to other business centers in Bavaro, usually located inland.
- Location 500 m from the airport makes it possible to open a popular business class hotel overlooking the airport runway.
- The center is perfect for a clinic or spa with views of green spaces.
- The possibility of expanding areas at levels 2-3 due to glazing 2 times, as a bonus with a constant volume of investment in the project

Project parameters

Parking Level – 1 and Level 1: $1800 + 1800 = 3600 \text{ m}^2$



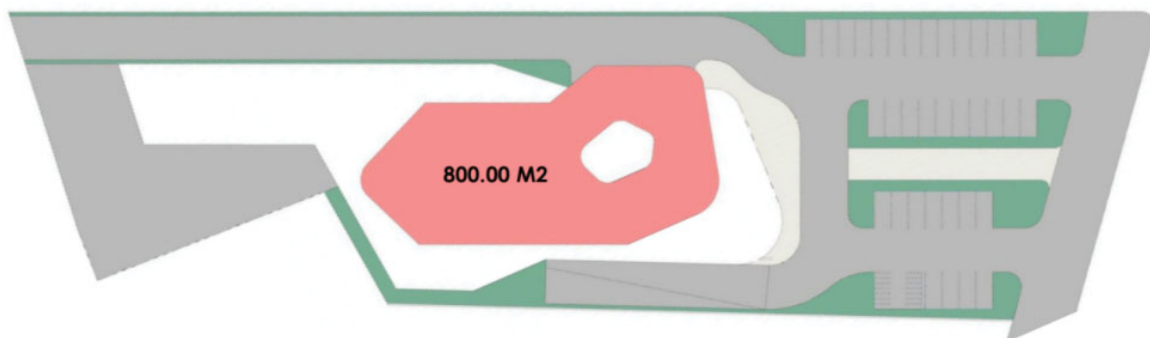
60 PLAZAS DE ESTACIONAMIENTO APROXIMADAS EN NIVEL SOTERRADO (**1,800.00 M2**)
35 PLAZAS DE ESTACIONAMIENTO EN 1ER NIVEL
14 PLAZAS DE ESTACIONAMIENTO MOTORES EN 1ER NIVEL

ESQUEMA 1ER NIVEL

Parking spaces on Level – 1 (indoor): 60 cars*

Parking spaces on Level 1 (outdoor): 35 cars + 14 motorcycles*.

*Calculation based on the general local use.



ESQUEMA 2DO Y 3ER NIVEL

NOTA: CÁLCULO DE CANTIDAD DE PLAZAS DE ESTACIONAMIENTOS BASADO EN LOCALES DE UNO GENÉRICO SIN USO ESPECÍFICO ASIGNADO.

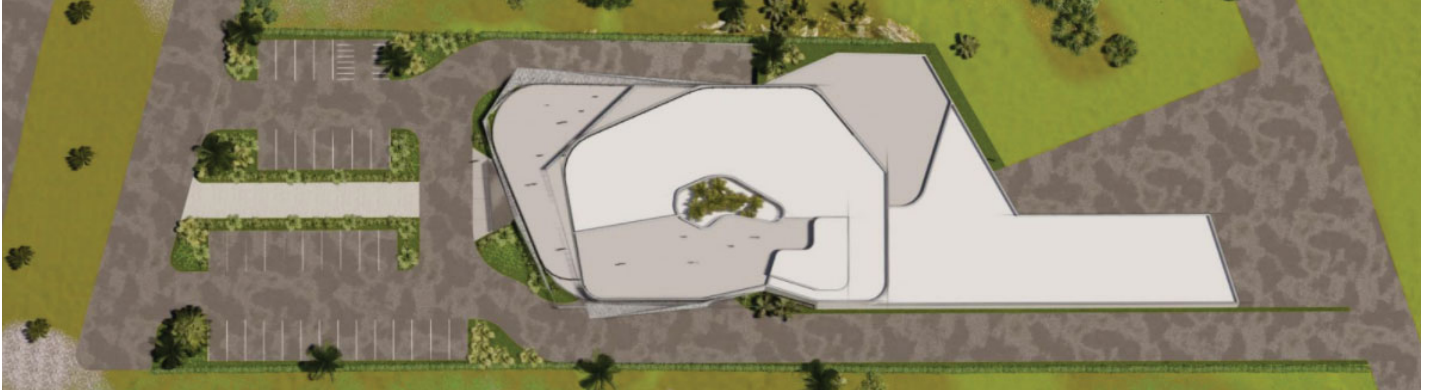


Level 2 and Level 3: $800 + 800 = 1600 \text{ m}^2$

Total area: 3400 m^2 (Levels 1-3) + 1800 m^2 (Parking Level -1) = 5200 m^2 *

*It is possible to expand the retail space on each level up to 1600 m^2 due to glazing.

3D render of the project



Shopping center «Paulista»



Construction stages

Stage 1: \$ 950,000, 5 months

- Preparation of the executive project and permits
- Preliminary actions (soil cleaning)
- General ground movement
- Advance payment for the purchase of materials: concrete, steel, cement

Stage 2: \$ 1,700,000, 5 months

- Frame construction
- Masonry and pouring the foundation
- Surface treatment
- Roofing and waterproofing
- Advance payment for the purchase of materials: floors and coatings, facade materials, elevators, electrical and hydro-sanitary installations

Stage 3: \$ 1,370,000, 3 months

- Floors and steps
- Coating
- Facade finishing
- Painting
- Elevators
- Mixers
- Dropped ceilings
- General amenities
- Finishing work

Stage 4: \$ 280,000, 1 month

- Acceptance and final settlement with contractors
- Commercial use

Total Investment:	\$ 4,300,000, 14 months
Land acquisition	\$ 1,400,000
Total construction cost	\$ 4,600,000
Total Investment	\$ 6,000,000
Expected selling price	\$ 8,400,000
Profit	\$ 2,400,000
Return on Investment	40%



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