



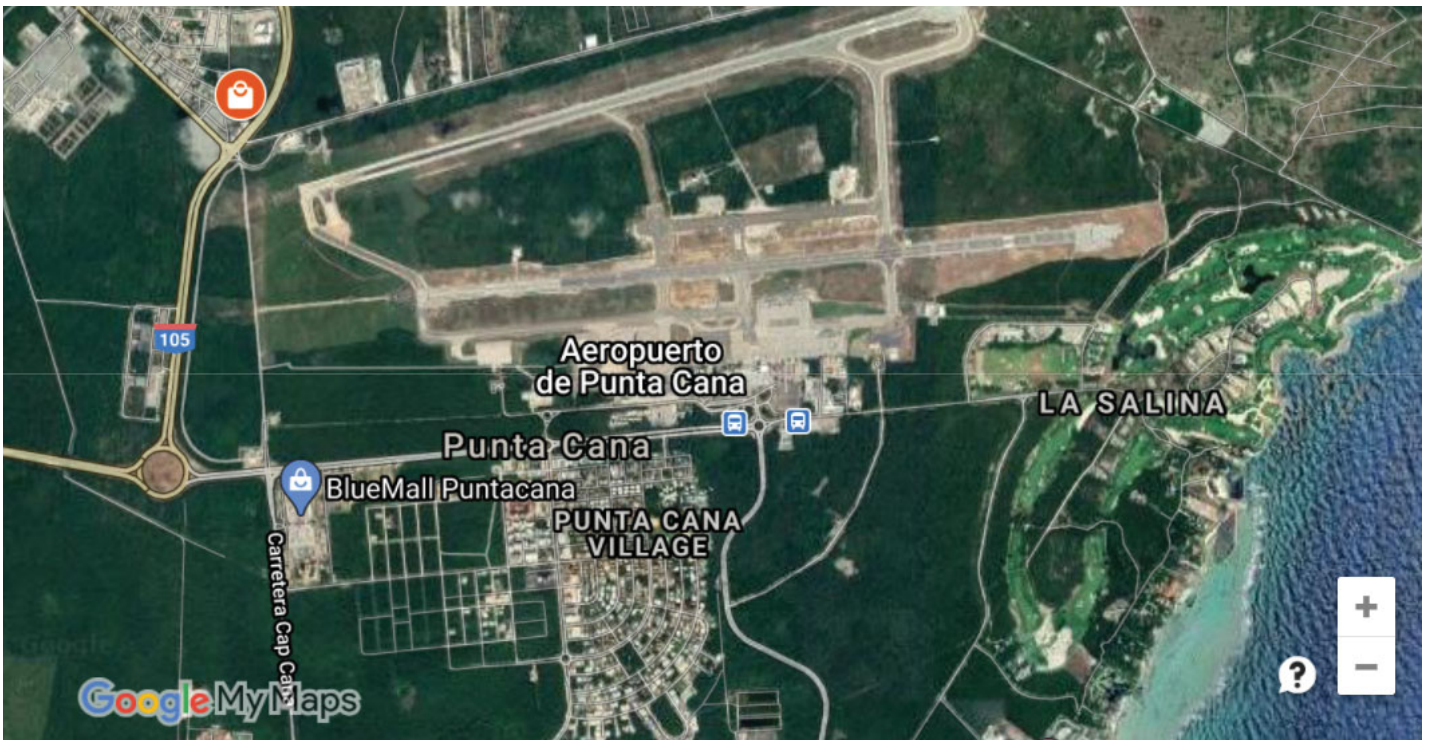
Shopping center  
«Paulista»

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# MUNDO's Real Estate Offer

## Construction of the shopping center "Paulista" with parking close to Punta Cana airport

The building plot of 5255 m<sup>2</sup> 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.

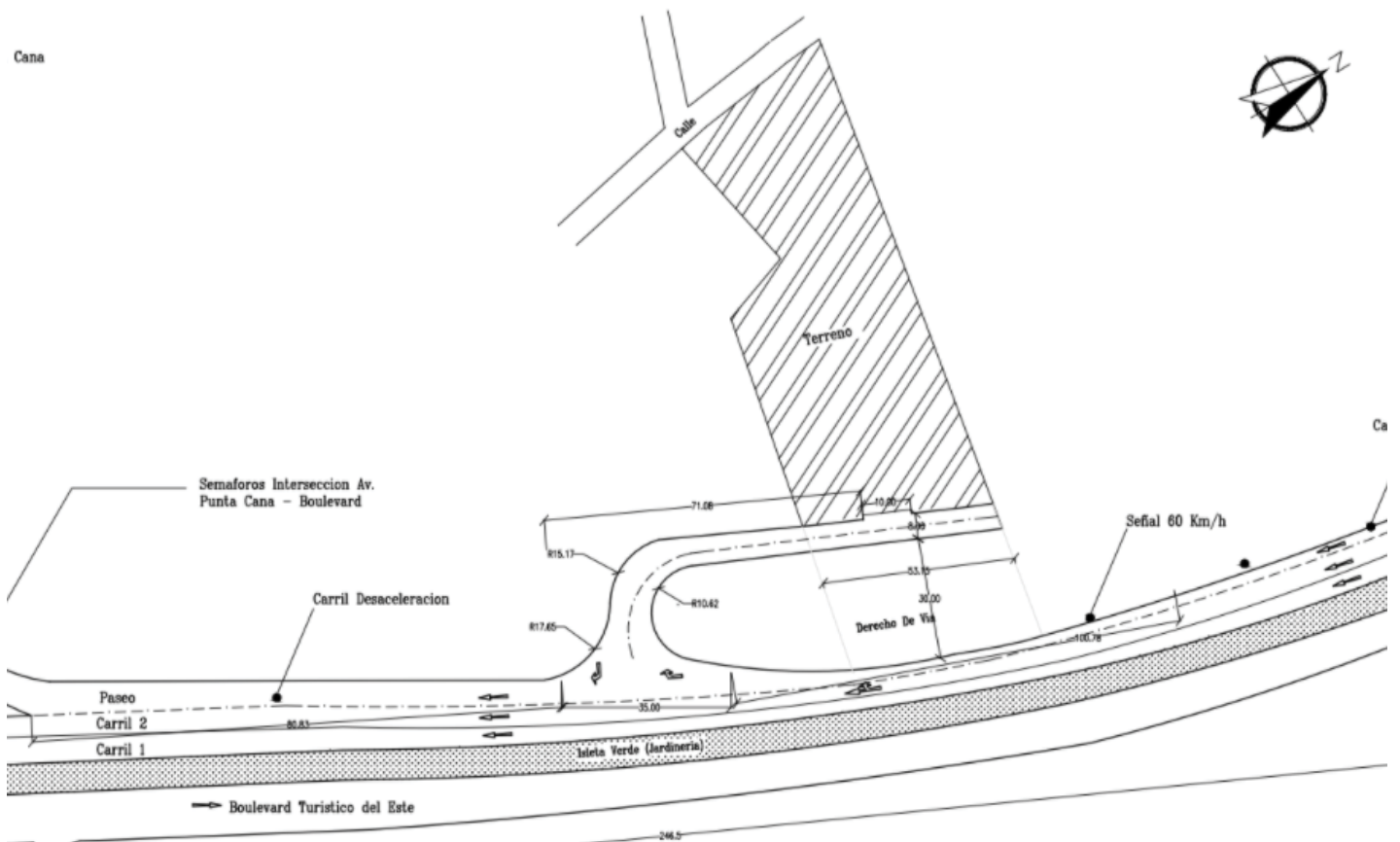


## Communications

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: \$ 700,000**

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.

## Project parameters

### Plan -1 and 1 levels



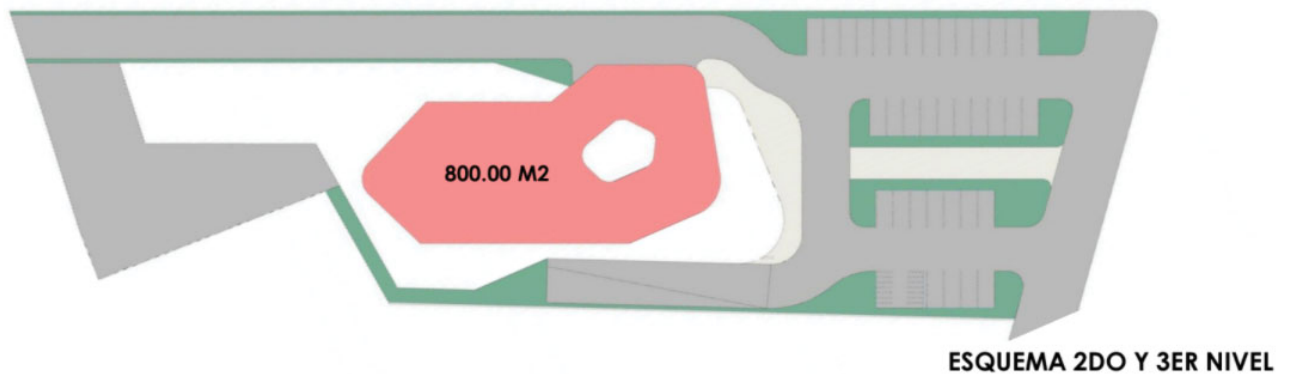
The underground and 1st level have the same area 1,800.00 m<sup>2</sup>

Underground: 60 parking places.

Level 1 (next to the building): 35 parking places for cars + 14 places for motorcycles.

The calculation of the number of parking spaces is based on the general local use.

### План 2 и 3 уровня



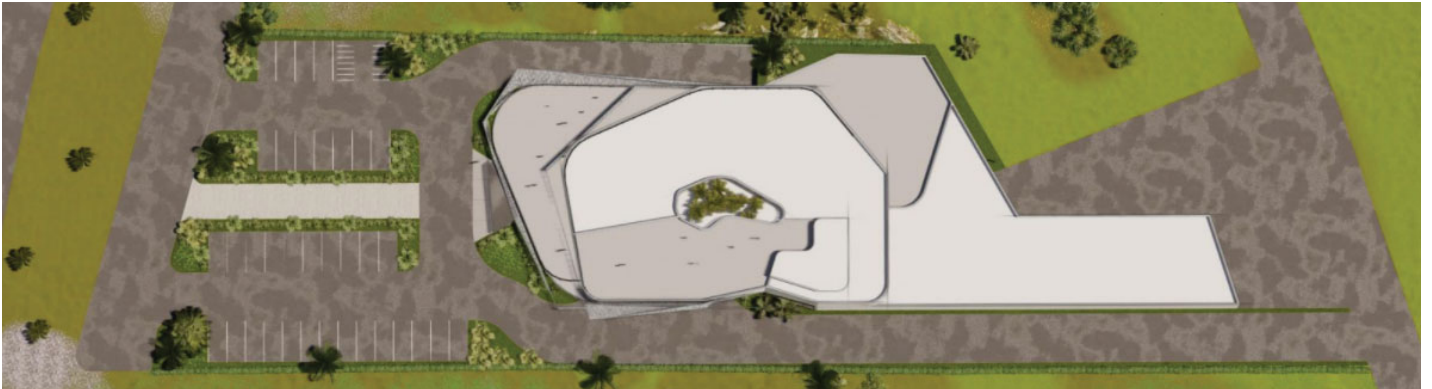
**NOTA: CÁLCULO DE CANTIDAD DE PLAZAS DE ESTACIONAMIENTOS  
BASADO EN LOCALES DE UNO GENÉRICO SIN USO ESPECÍFICO ASIGNADO.**



Levels 2 and 3 have the same area of 800 m<sup>2</sup>

It is possible to expand the retail space on each level up to 1600 m<sup>2</sup> due to glazing.

## 3D render of the project



# Shopping center «Paulista»

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## 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 | • Painting  | • Dropped ceilings  |
| • Coating          | • Elevators | • General amenities |
| • Facade finishing | • Mixers    | • Finishing work    |

### Stage 4: \$ 280,000, 1 month

- Acceptance and final settlement with contractors
- Commercial use

**Total Investment: \$ 4,300,000, 14 months**

**Construction + Land acquisition cost: \$ 5,000,000**

**Sale Price: \$ 7,000,000**

**Return on Investment: 40%. Profit: \$ 2,000,000**



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