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PROJECT №1375
CONSTRUCTION OF COTTAGES (WITH INSURANCE COVERAGE)

REQUIRED AMOUNT OF INVESTMENTS:
$2 487 500

ANNUAL NET PROFIT:
$1 254 000

RETURN ON INVESTMENT CAPITAL:
22%

Description: The author of the project plans to build a modern cottage community, in accordance with the latest trends in suburban construction in the city of Tashkent. At the moment, work has been done to analyze the market, identify client needs, demand and purchasing power, strategies for creating and developing a business. A plot of land for construction was also found in the resort area of the Tashkent region, and an estimate of the initial cost of the house was made.

Advantages:
Location;
Infrastructure;
Environmental friendliness;
Architectural design (Exterior, Interior);
Manufacturability (energy efficiency, ventilation system, air filtration, heating and recovery system).

Project implementation period after attracting investments: **15 months.**

Our social networks

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Required amount of investments: $2 487 500

NAME	AMOUNT, $
Construction of cottage- 120 м²	280 000
Construction of cottage - 80 м²	360 000
Construction of cottage - 50 м²	720 000
Complex 5th floor - 500 m²	640 000
Swimming pool 100 m²	88 000
Conducting communications	35 000
Asphalting	12 000
Sidewalks	7 000
Lighting	8 000
Office furniture	1 000
Computers 2 pcs.	1 500
Container (sales office)	8 000
Salary 24 months	104 000
Nutrition for 24 months	35 000
Mandatory payments 24 months	70 000
Marketing for 2 years	18 000
Special equipment 24 months	100 000
Total	**2 487 500**

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Income data for a year:

NAME	QUANTITY, PCS	RENTAL PRICE FOR 1 COTTAGE, $	DAYS PER YEAR	AMOUNT, $
Cottage 120 m²	4	200	200	120 000
Cottage 80 m²	6	150	200	135 000
Cottage 50 m²	18	120	200	324 000
Complex 5 floors 500 m²	45	100	200	675 000
Total				**1 254 000**

Expenses data for a year:

NAME	AMOUNT, $
Employee salaries	140 000
Marketing	18 000
Taxes and mandatory payments	70 000
Cleaning and disinfection of cottages	100 000
Cleaning of areas 5000 m²	60 000
Household consumption	80 000
Total	**468 000**

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- Annual profit: **$1 254 000**
- Annual expenses: **$468 000**
- Annual net profit: $1 254 000 – $468 000 = **$786 000**
- Return on investment capital: **22%**

$$\textbf{ROI} = \frac{\text{Net profit}}{\text{Investment amount}} \times \text{Investor's share} \times 100\% = \textbf{22\%}$$

DISTRIBUTION OF SHARES:

Investor - **70%** and Founder - **30%** – until the full return on investment.

Investor - **40%** and Founder - **60%** – after the full return on investment.