

## Sample Development Project in Lebanon

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**Ifada Akariya**

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**Executive Synopsis:**

Draft submitted by Solh Design Workshop to client (JK2) in Beirut. A work in progress Proposal regarding property Sale of Block A and Sale / Development of Block B in Joun (South Mount Lebanon) – The business model in this proposal focuses on both Sale and / or Development as a fully manage, gated and serviced residential community for a total of 13.000 sqm. Initial lot A at 4.500 sqm and additional lot B at 8.500 sqm. Owner of Lot A is seeking to sell property for \$100 Per Square Meter at \$450000. Zoning is D2 with build up at ground level at 20% and total built up (two floors) at 40% .

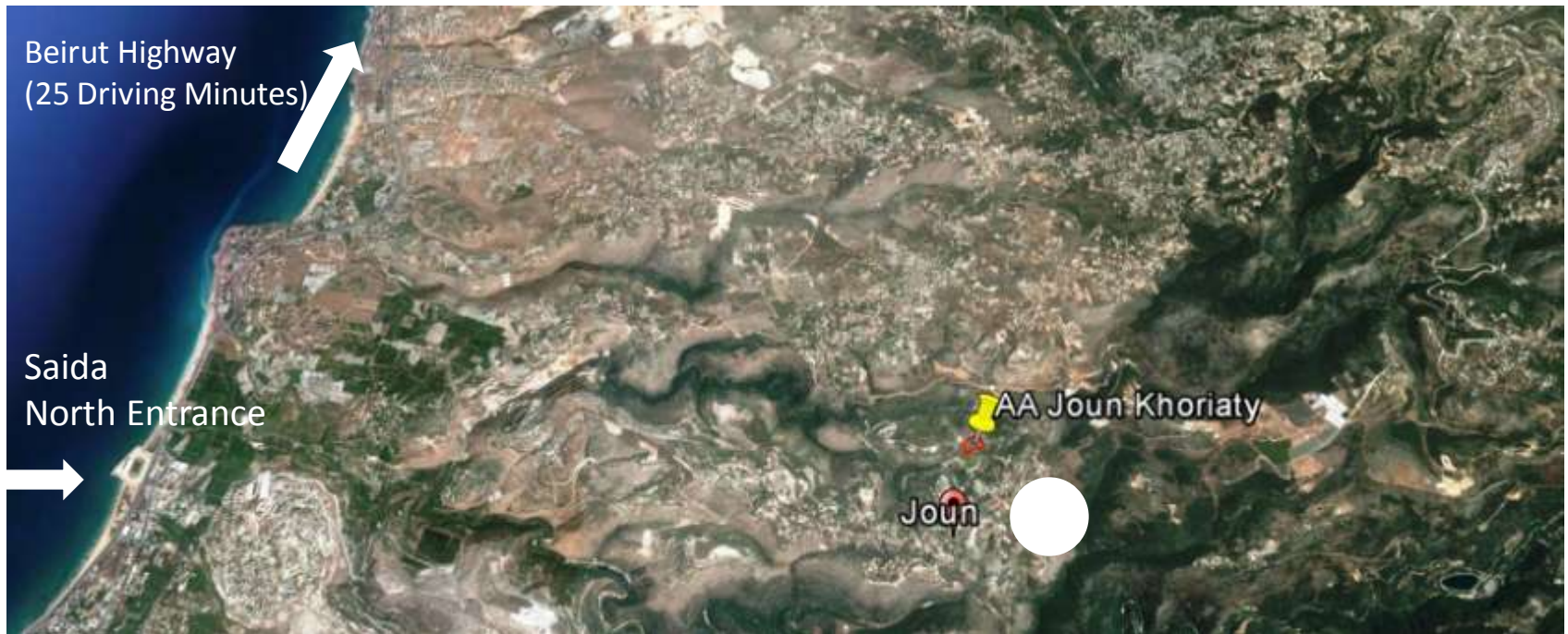
Total built up for Block A is 1800 sqm.

Total built up for Block B is 3400 sqm.

Total built up for Blocks A and B is 5200 sqm.

Site is presently populated by Olive Trees.

**Site Location and Analysis:**



## Site Location and Analysis:

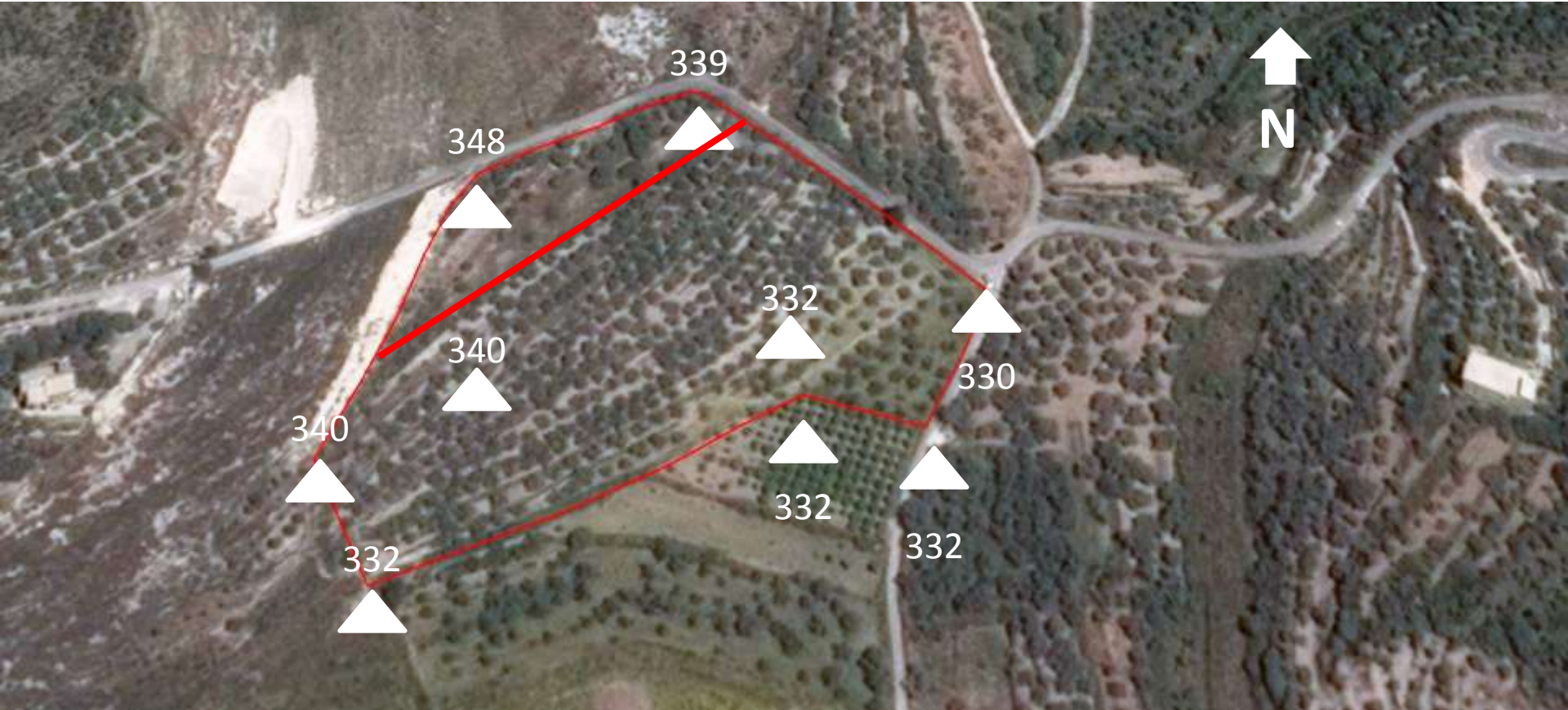


**Characteristics:** Property area is 13.000 sqm with total perimeter at 518 meters with highest elevation at 348 meters above sea level. The site has seven sides three of which are adjacent to operational roads making it easily accessible by vehicle.

**Location:** Joun is a Suburban community located in South Mount Lebanon and within 8 minute drive from coastal highway linking Saida to Beirut. Total anticipated drive time to South Beirut (Site to Sports Complex - Jinah) is around 30 minutes (non rush) and 10 minutes from North Saida (Sports Complex - Awali) making property ideal for daily commuters to Beirut or Saida.



**Site Location and Analysis:**



**J2K Property Master Plan -**

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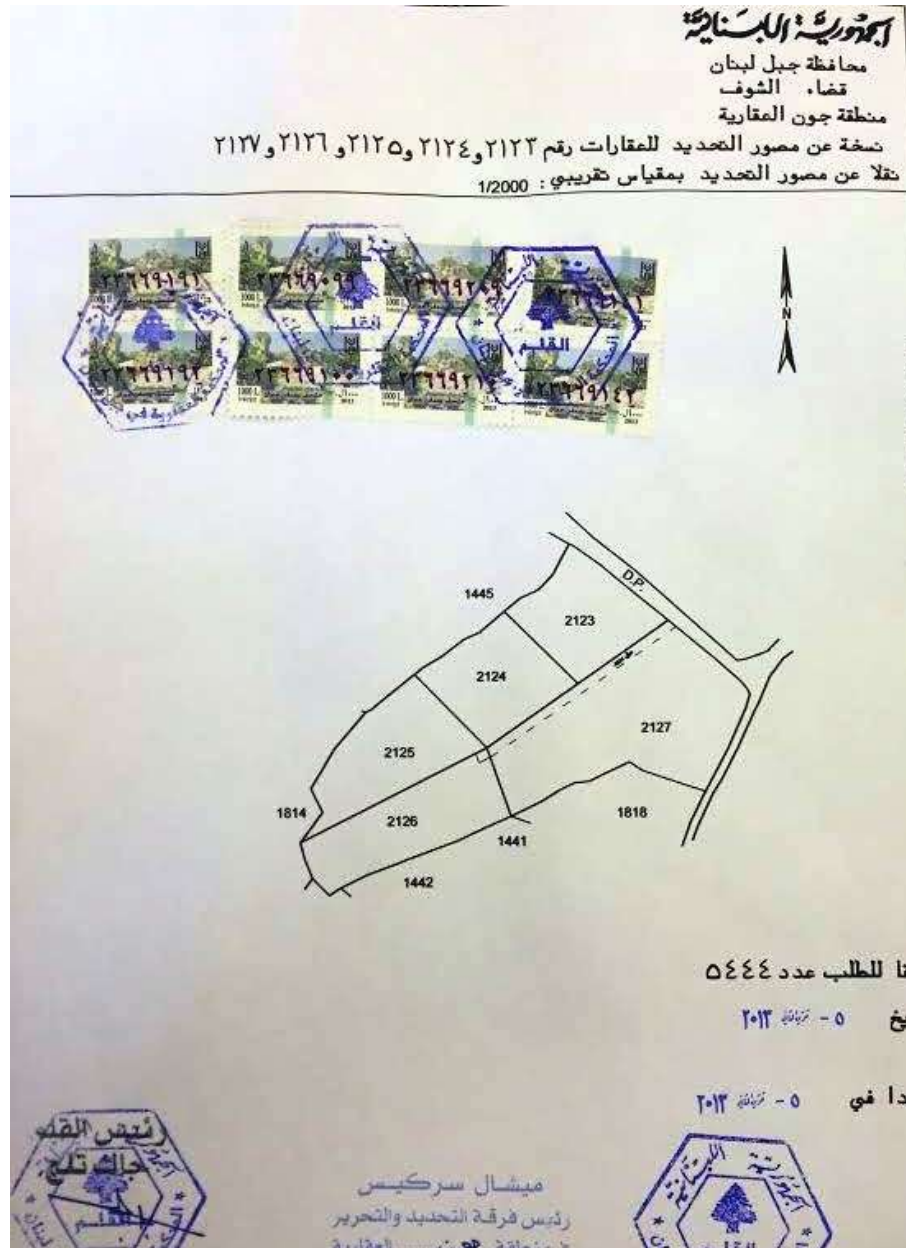
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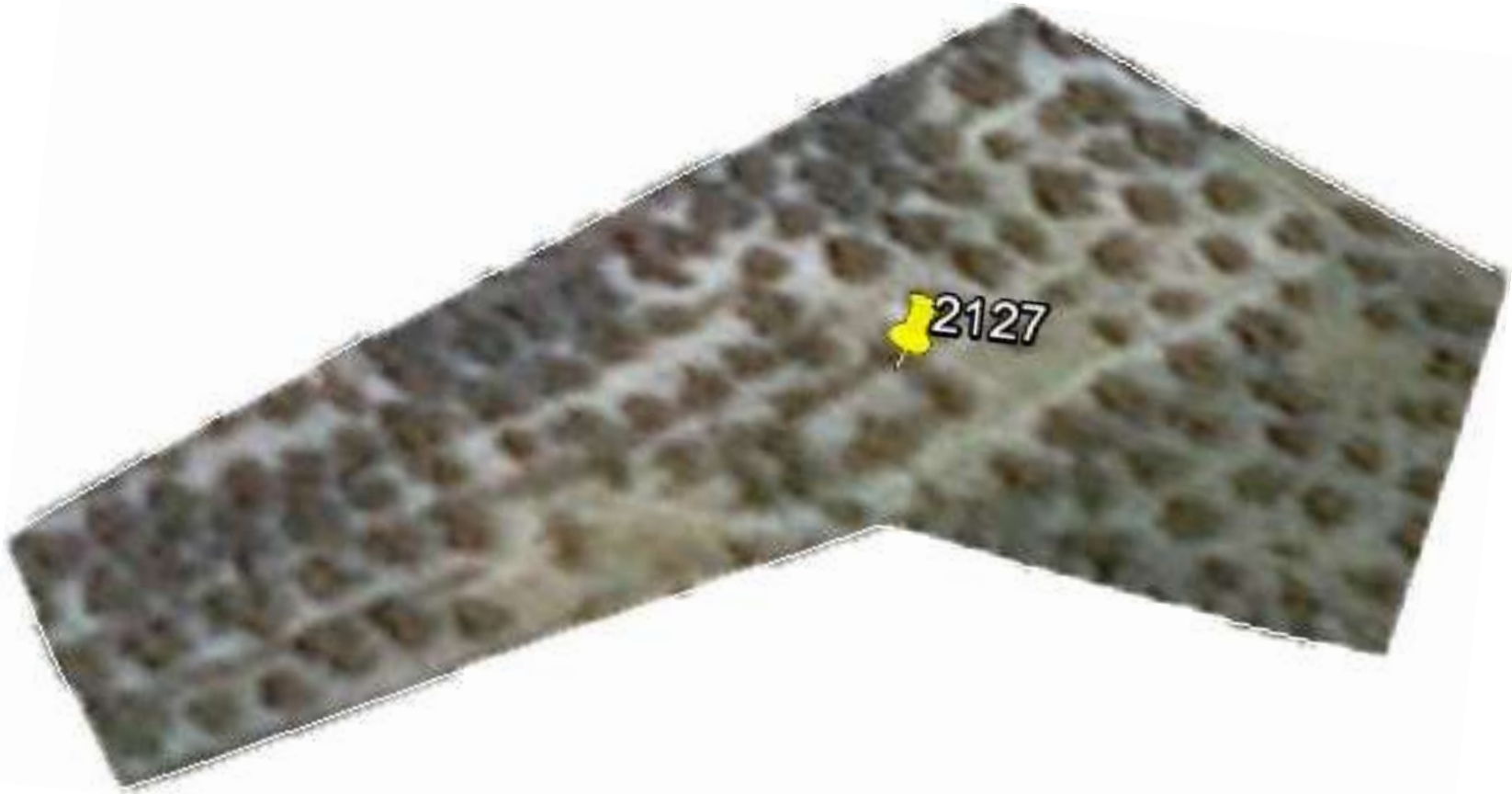
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## Block A Site Analysis and Design



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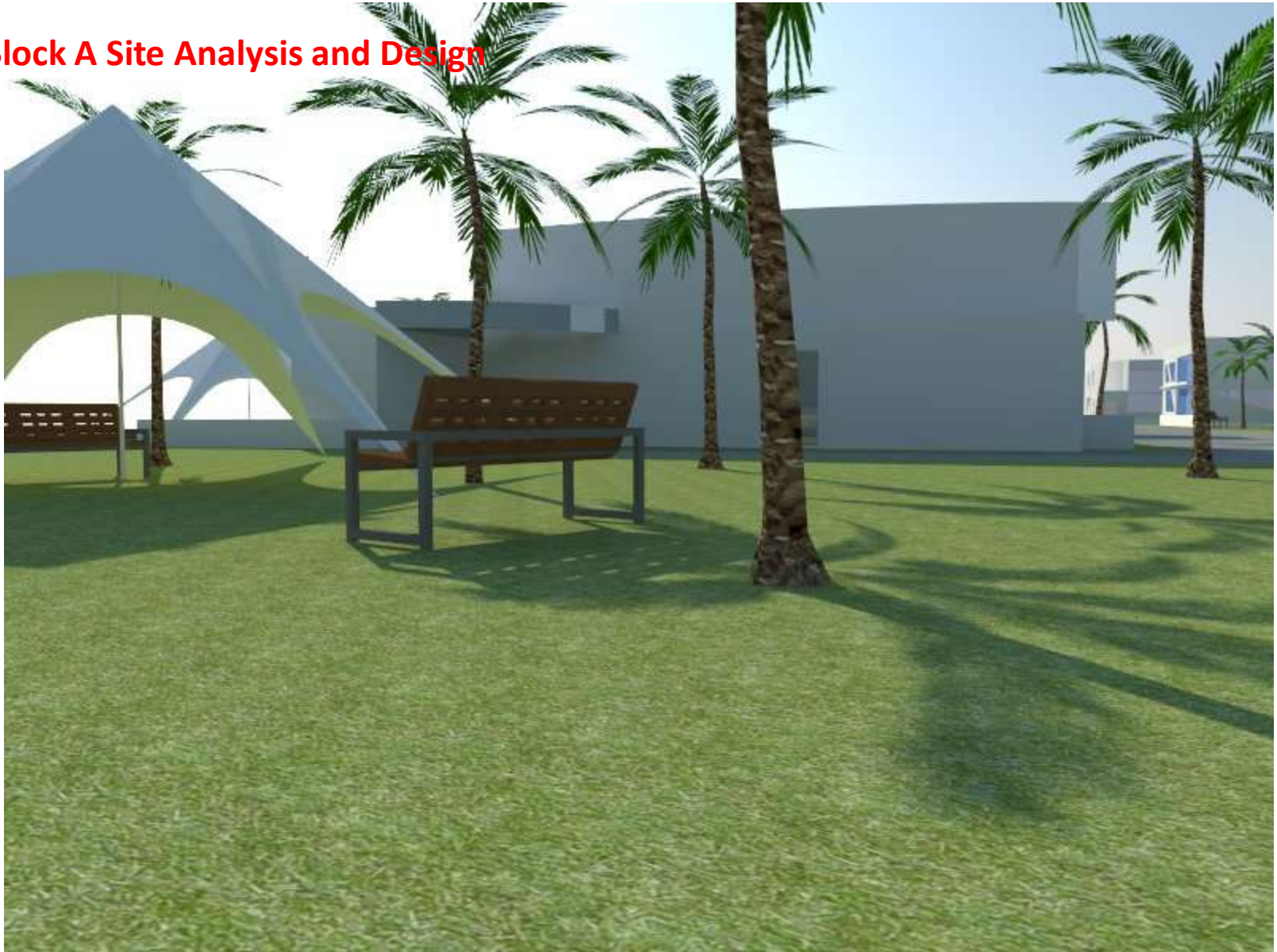
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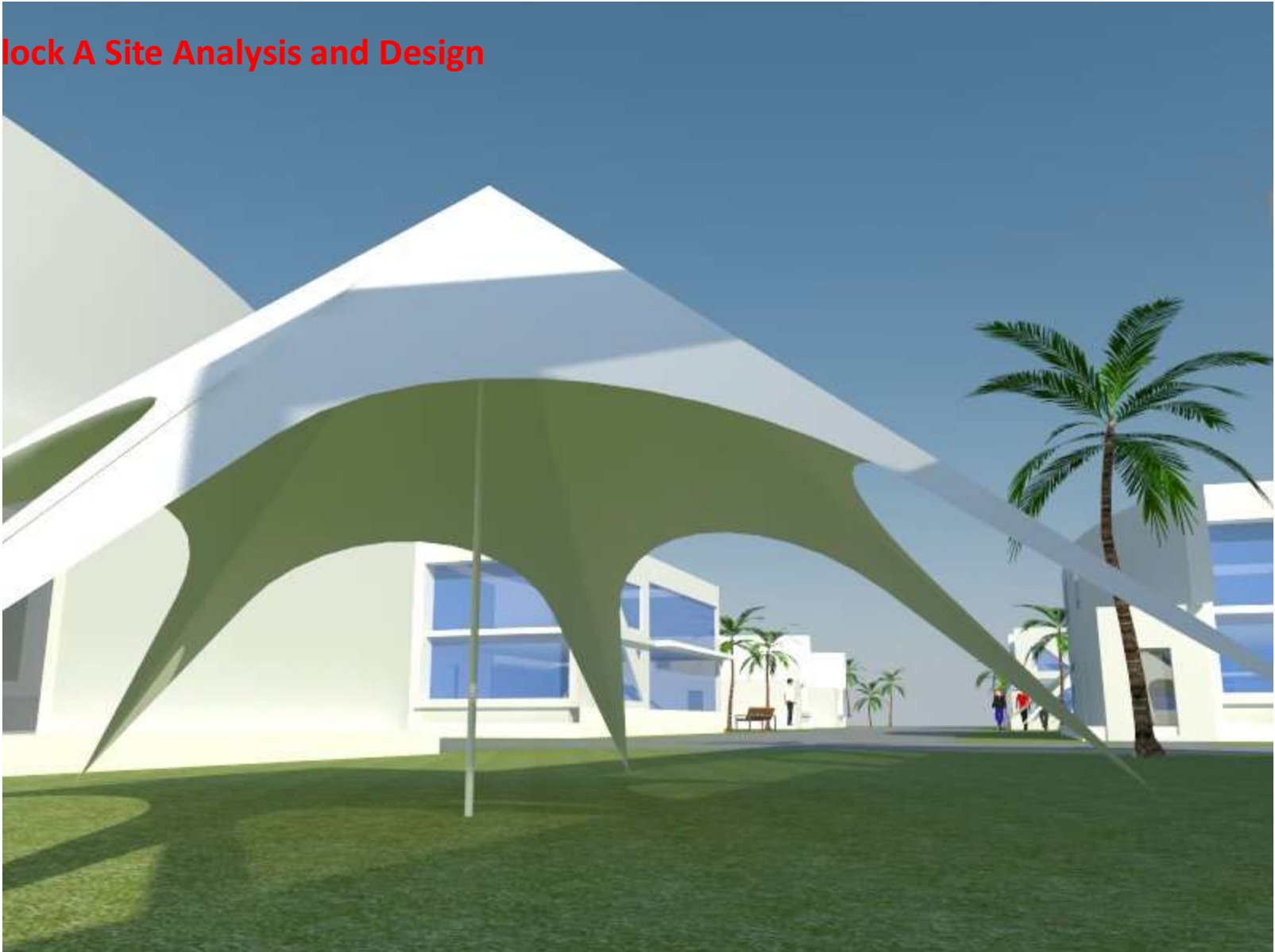
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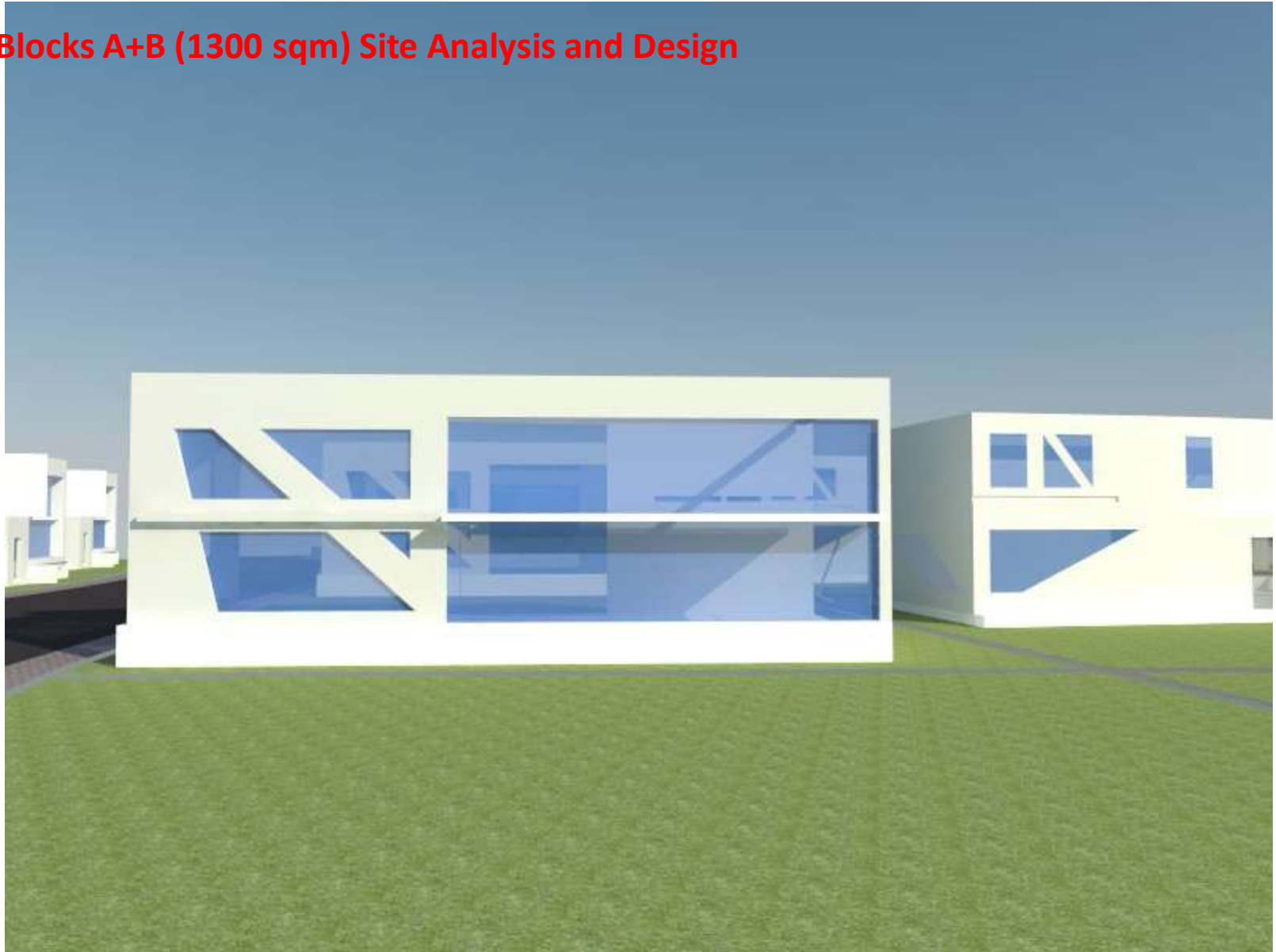


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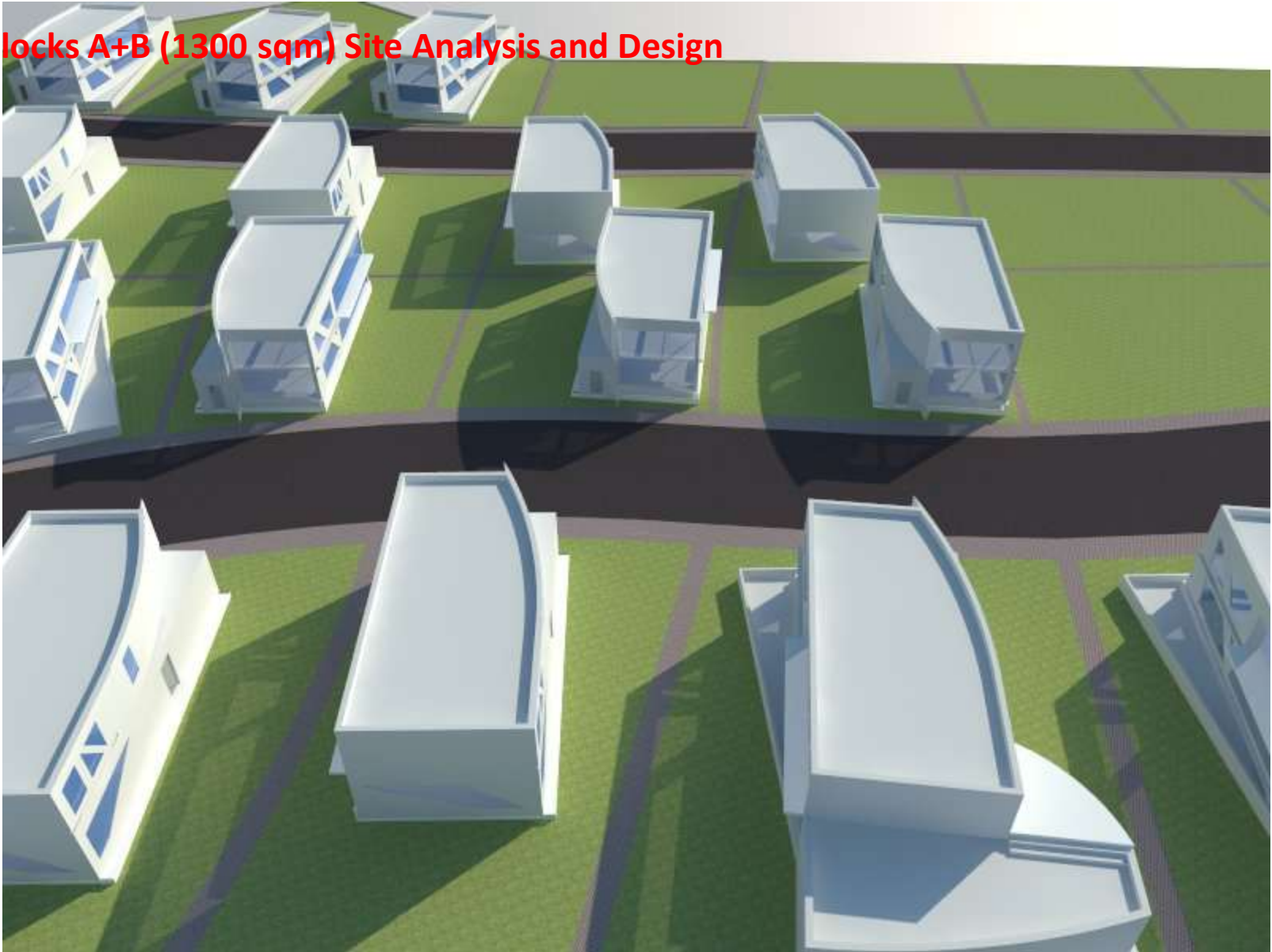


**Blocks A+B (1300 sqm) Site Analysis and Design**



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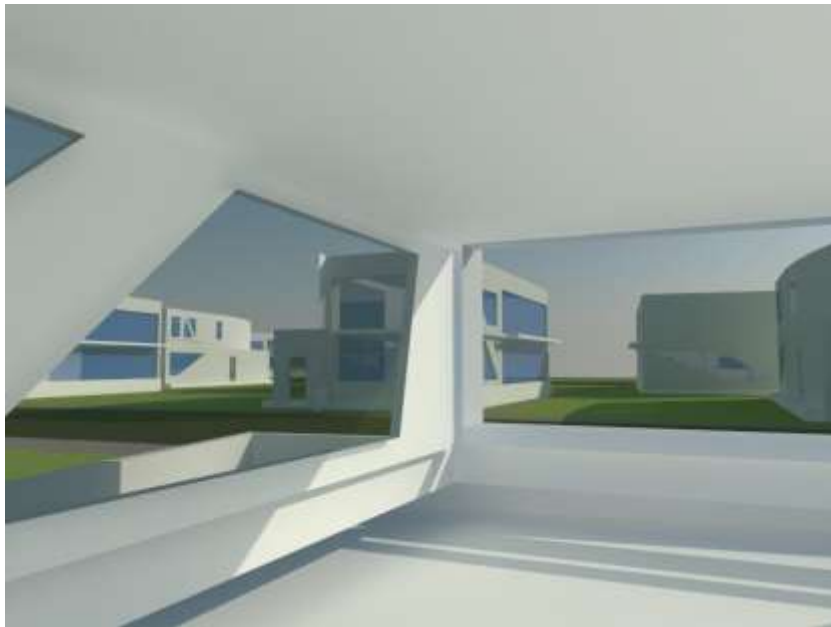
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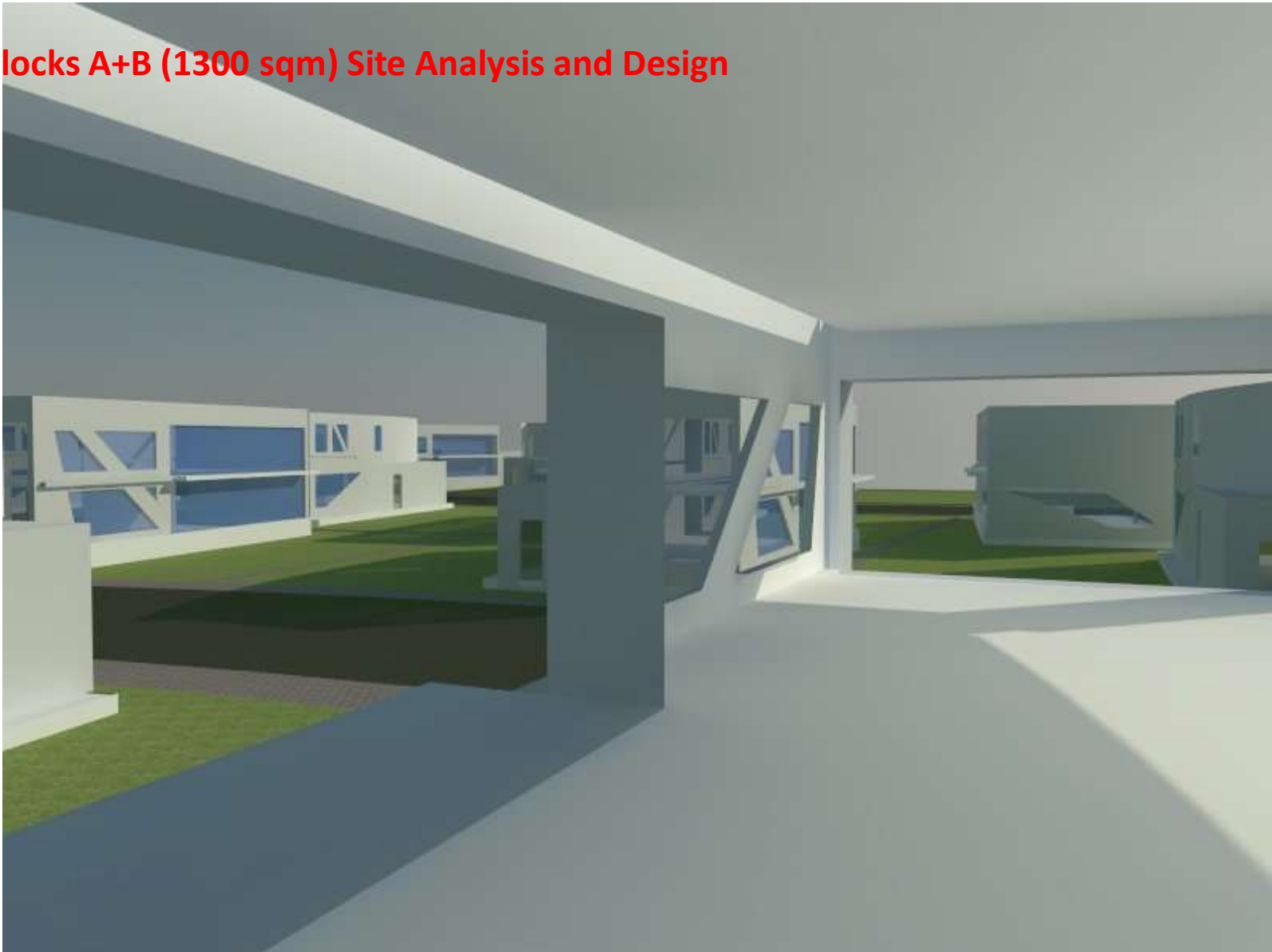
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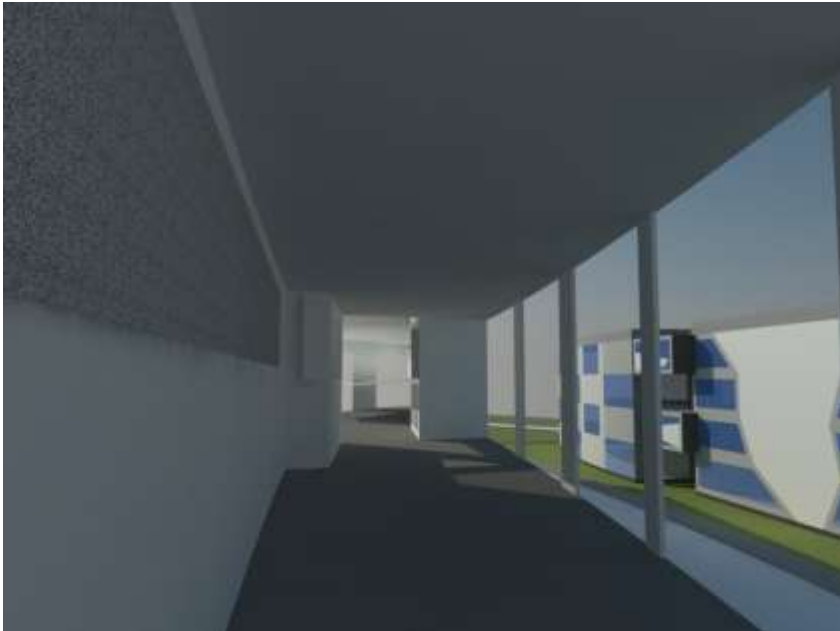
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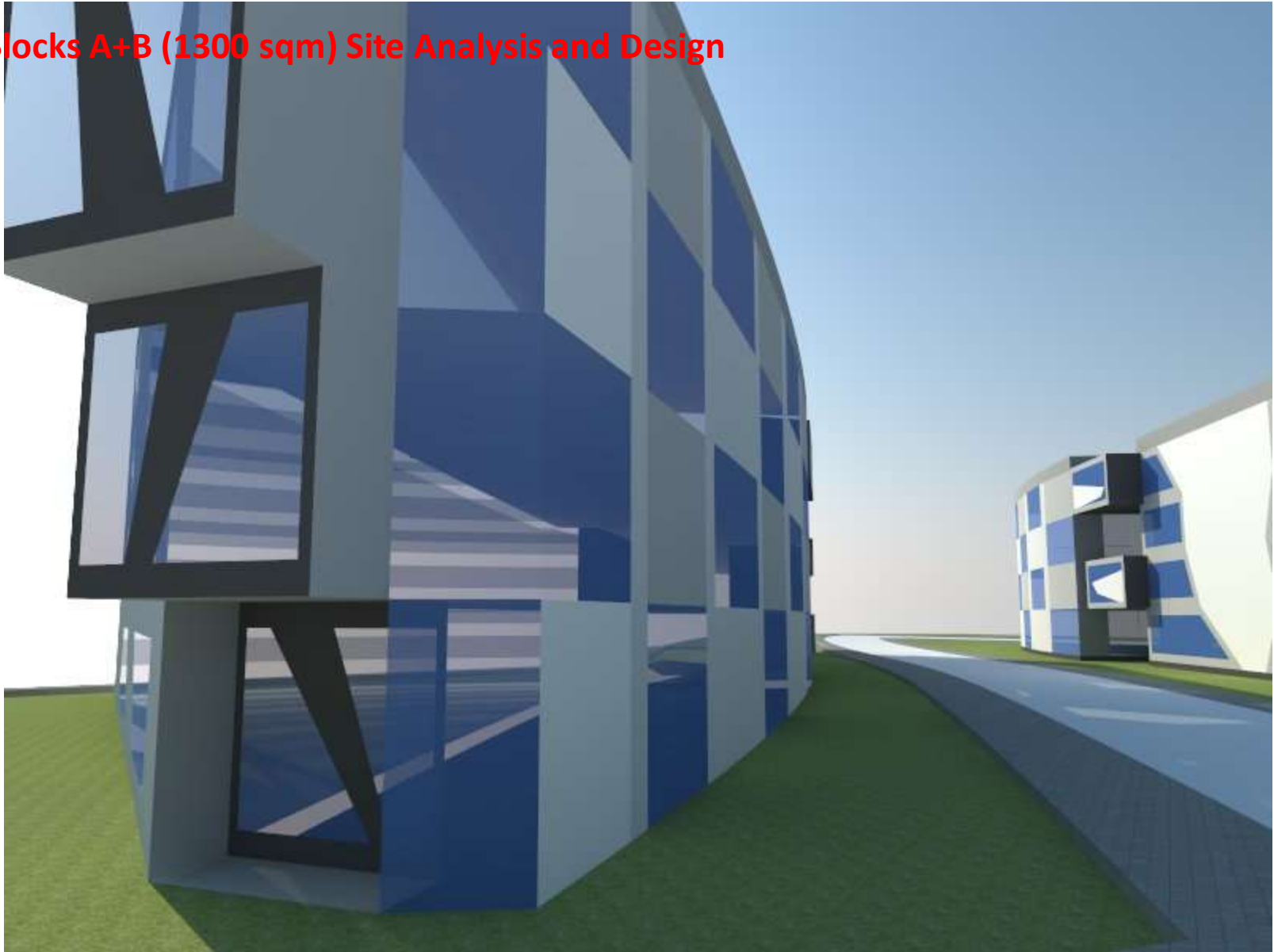
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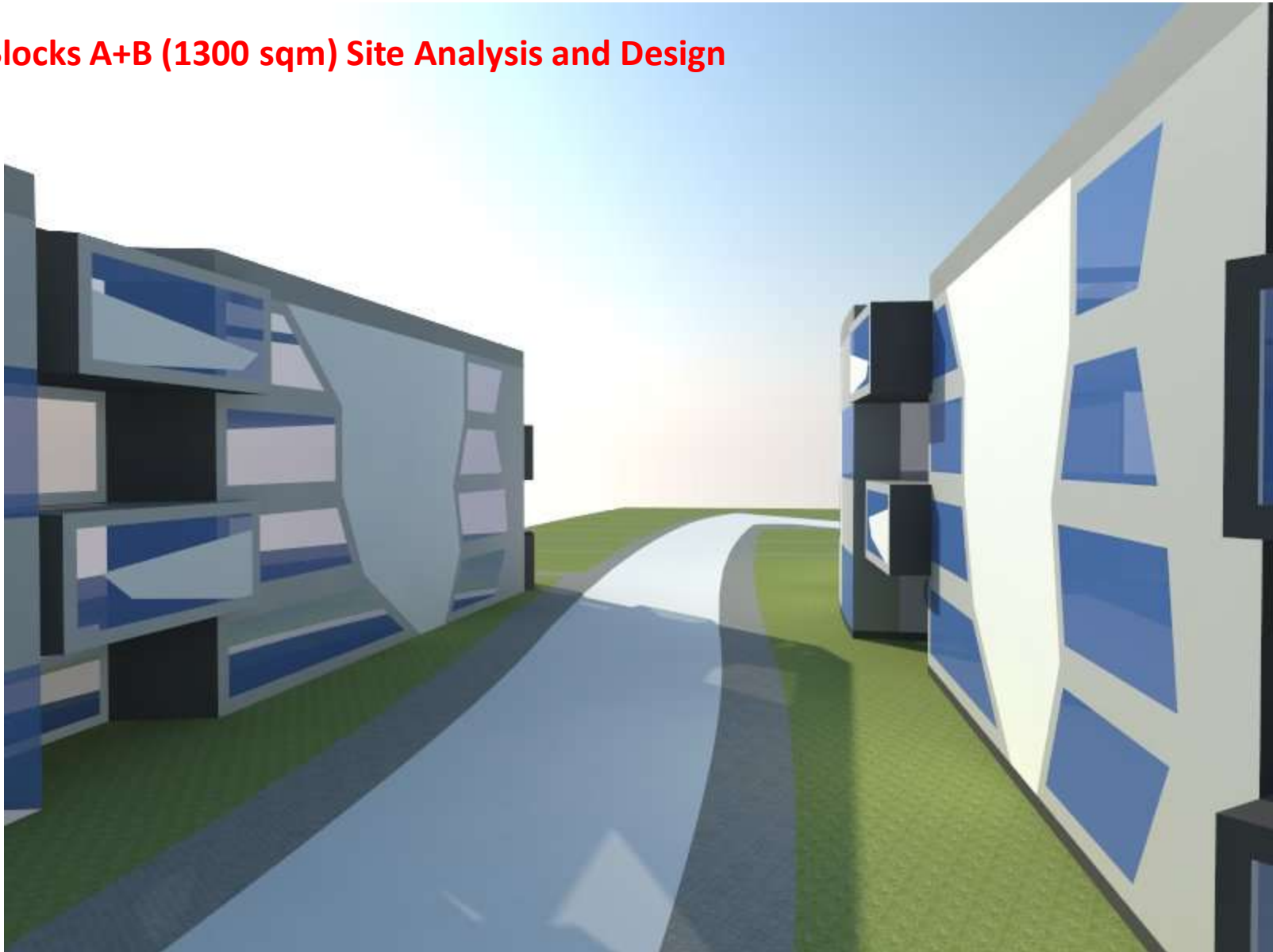
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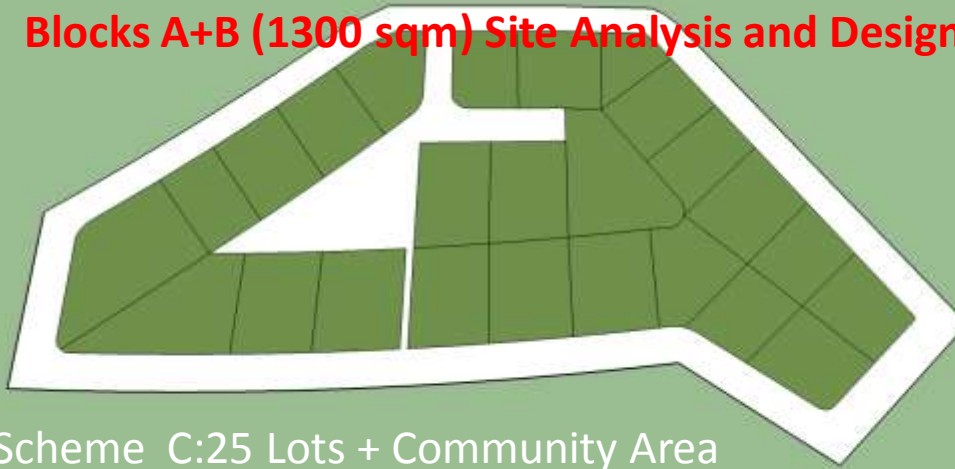


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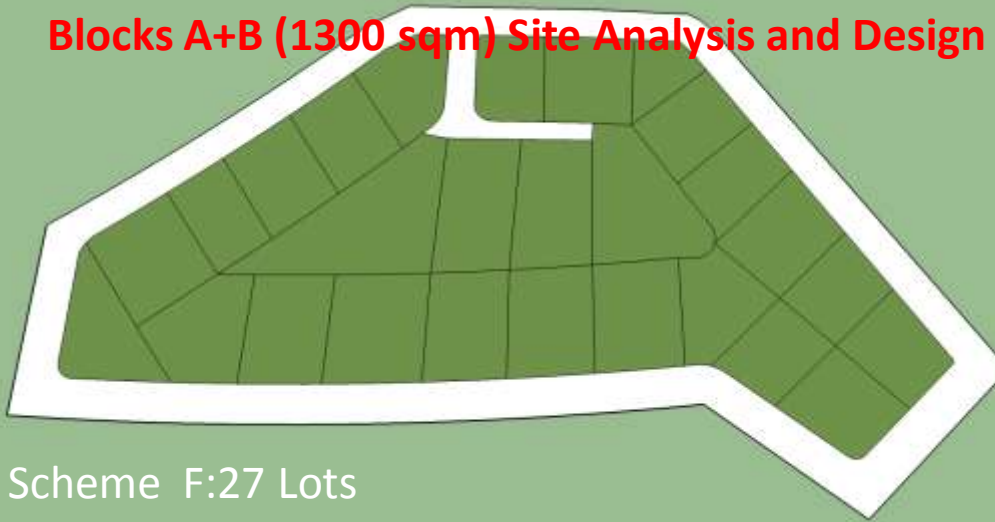


Scheme C:25 Lots + Community Area



Scheme D:23 Lots + Community Area

**Blocks A+B (1300 sqm) Site Analysis and Design**



Scheme F:27 Lots



Scheme F:27 Lots (Partial Villa Layout)

## Calculations

Owners of Property are Ready, Willing and Able to suggest the following:

1-Total Land Sale at \$100 per sqm at 13.000 sqm for a total of (One Million Three Hundred US \$.

**US \$ 1.300000**

2-Partial Lot Development of Scheme A (or any other scheme with equal number of lots). An initial Investment of \$75.000 will be needed to define and develop (compact, excavate, level and mark) .

**Total \$35.000**

3-Partial Lot and Infrastructure Development of Scheme A (additional to 2 above, owners may elect to invite partners to develop the following:

3-1: Road Excavation and Pavement Asphalt + Cement construction with a maximum sqm of 15 % of site @ \$ 20 per sqm:

**Total \$ 40.000**

## Calculations

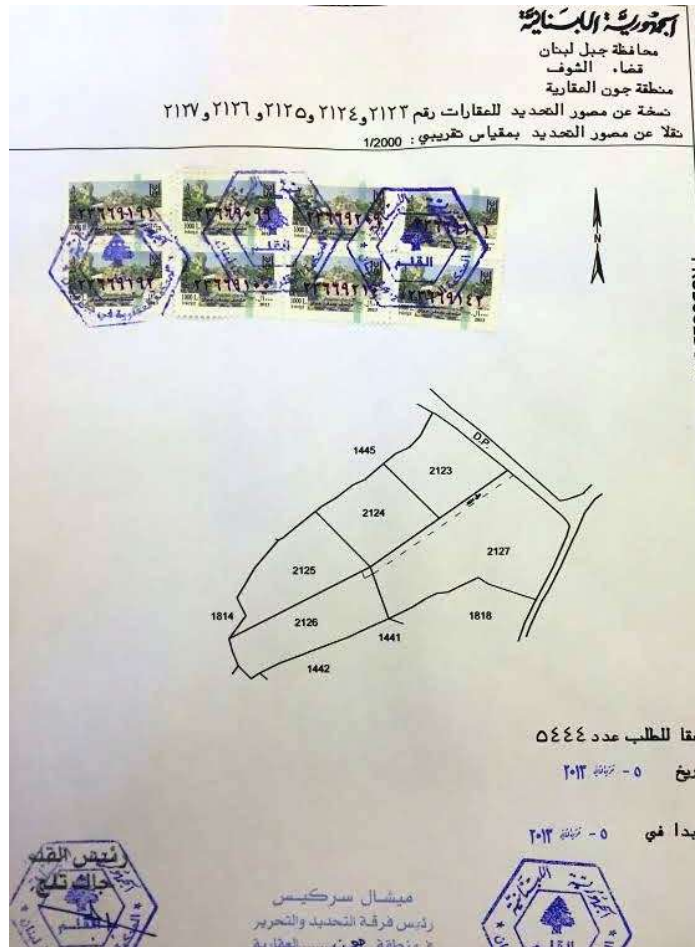
4-Sale of lots (75 % of total area) after all Infrastructure Components are completed (anticipated) at sqm x \$250 per sqm - Infrastructure :	<b>Total \$2.437.500</b>
5-Construction Cost for Middle Income Single Family Homes (anticipated) at \$400 per sqm.	<b>Total \$1.560.000</b>
6-Total (Maximum) applicable Built Up based on 20% (First Floor) + 20% Second Floor :	<b>Total 3900 sqm</b>
7-Retail Value per built up sqm	<b>Total \$1700 per sqm x 3900 = \$6.630.000</b>
8-Total Expenditure: Land Acquisition + Construction + Infrastructure +Soft Fees	<b>Total \$3.200.000</b>
9-Net Profit	<b>Total \$3.430.000</b>

## Site Photos



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