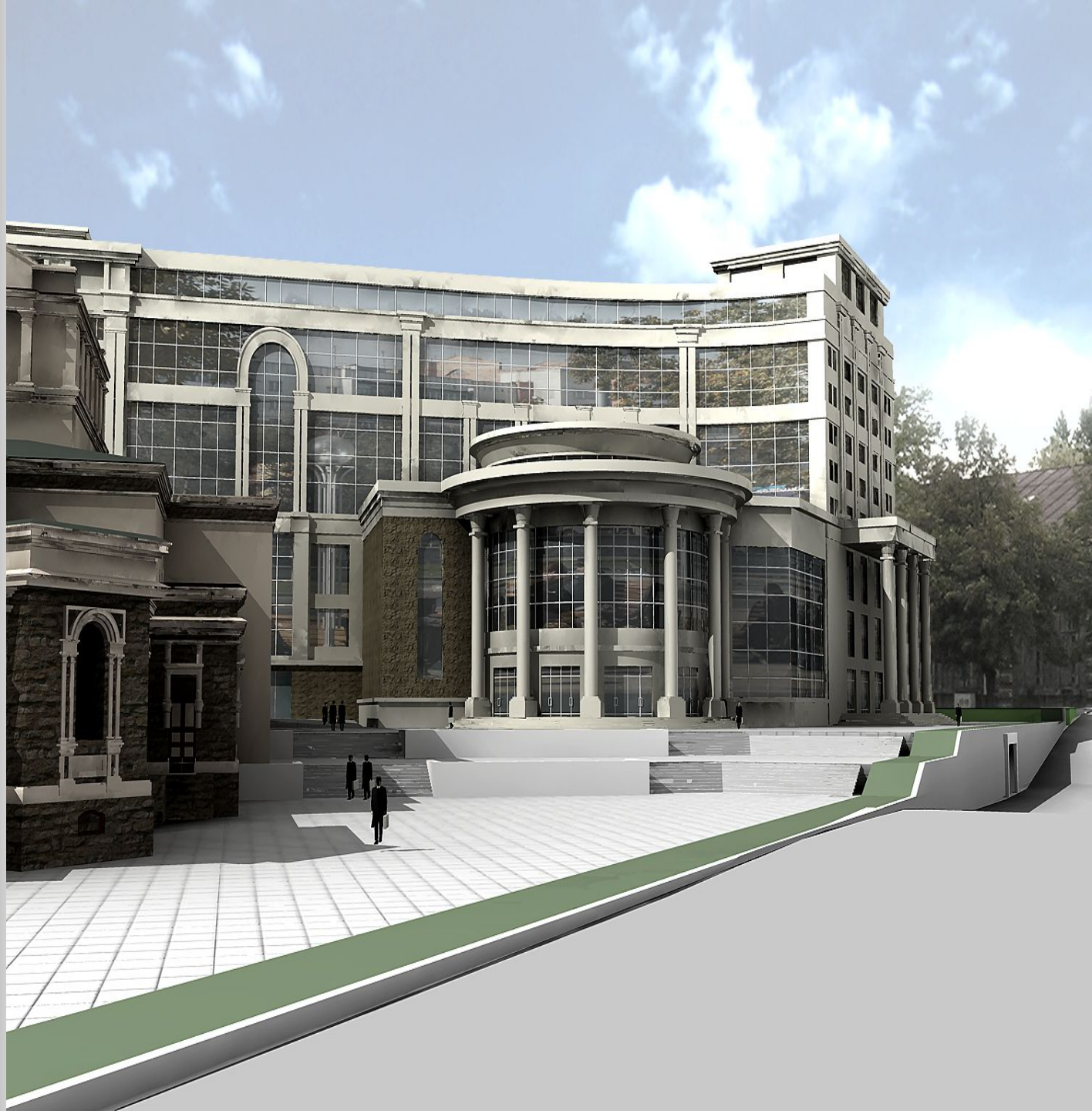


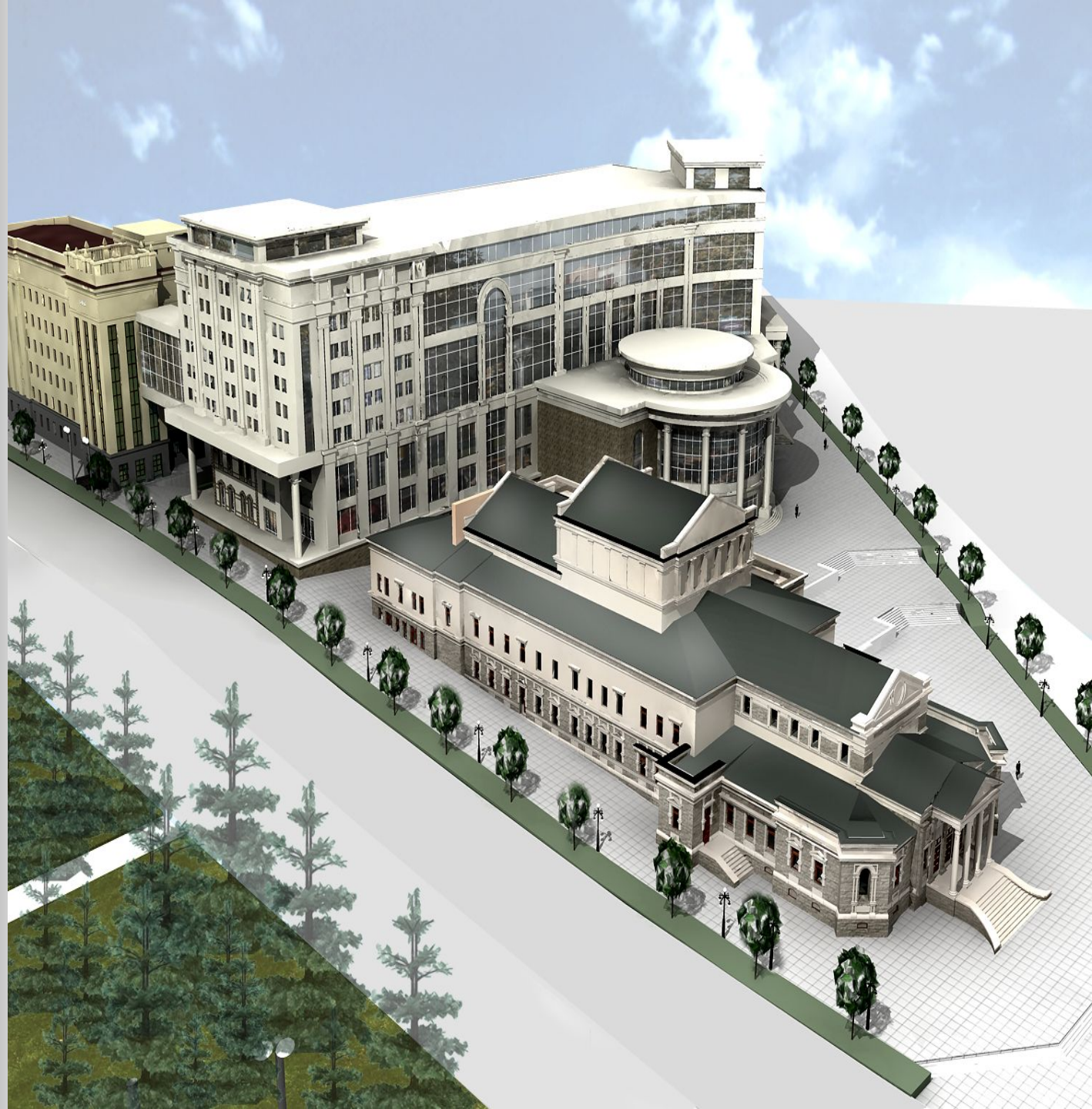


Limited Liability Corporation
Oil-processing Complex

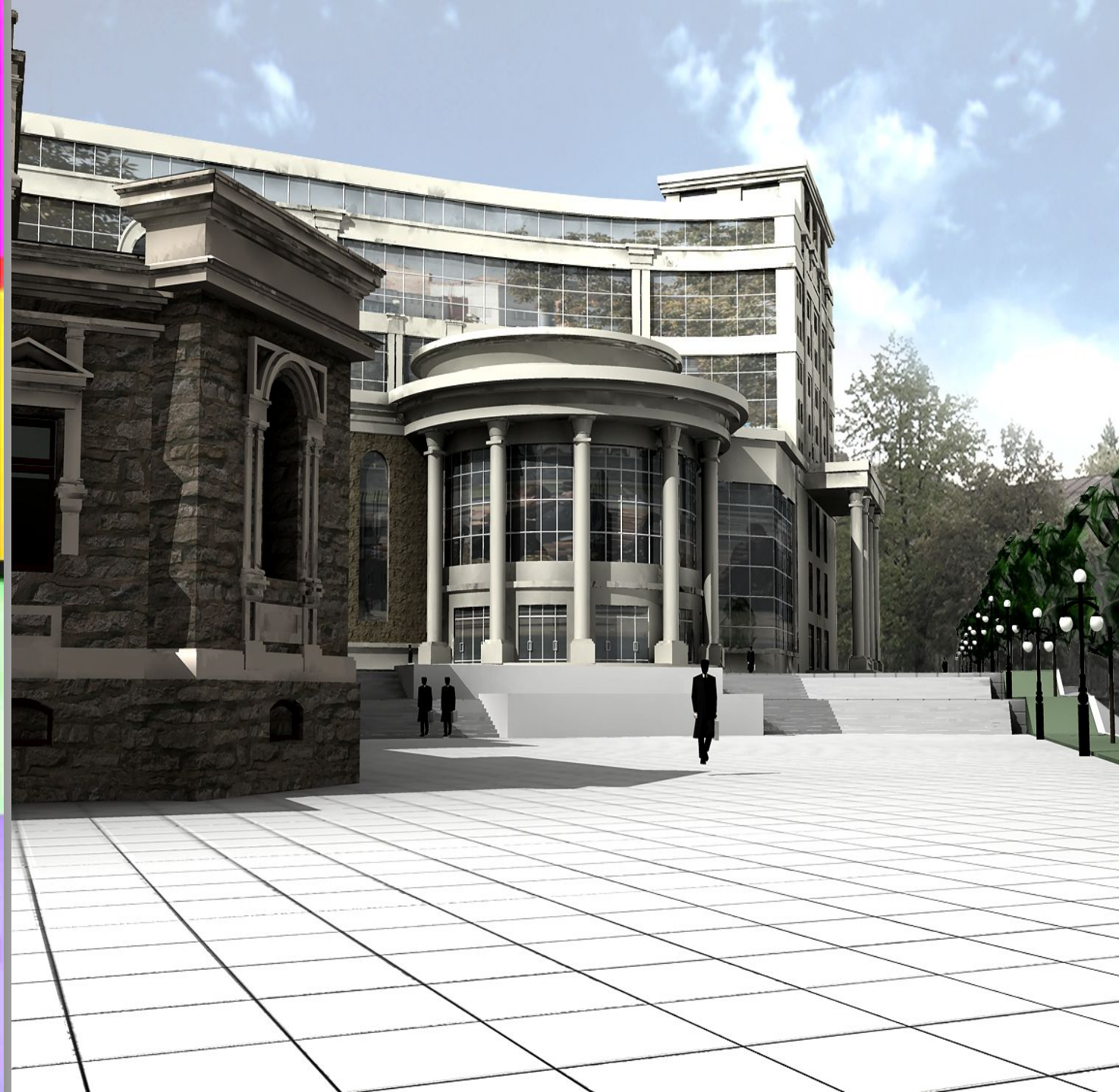


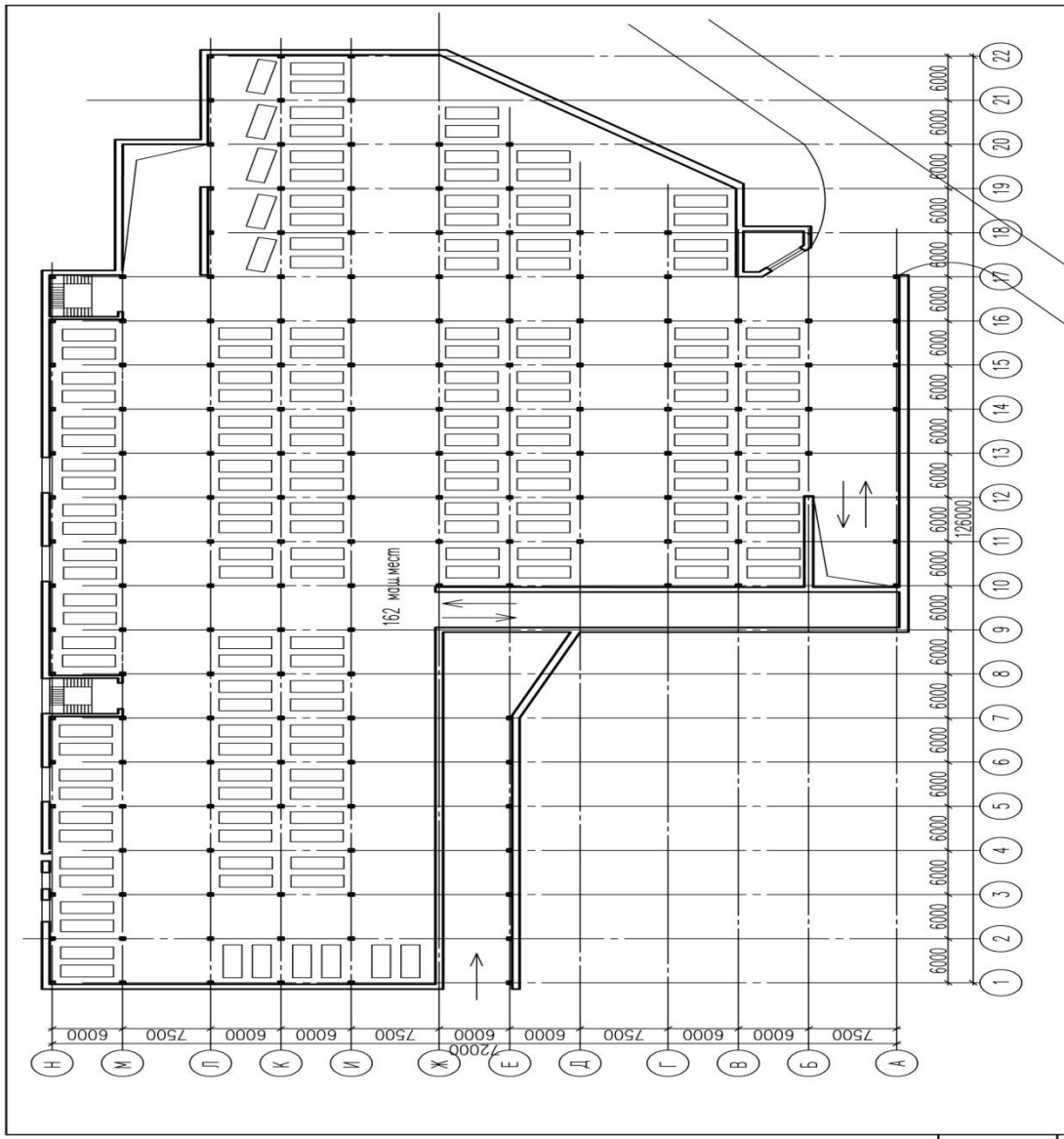
Retail park complex with hotel







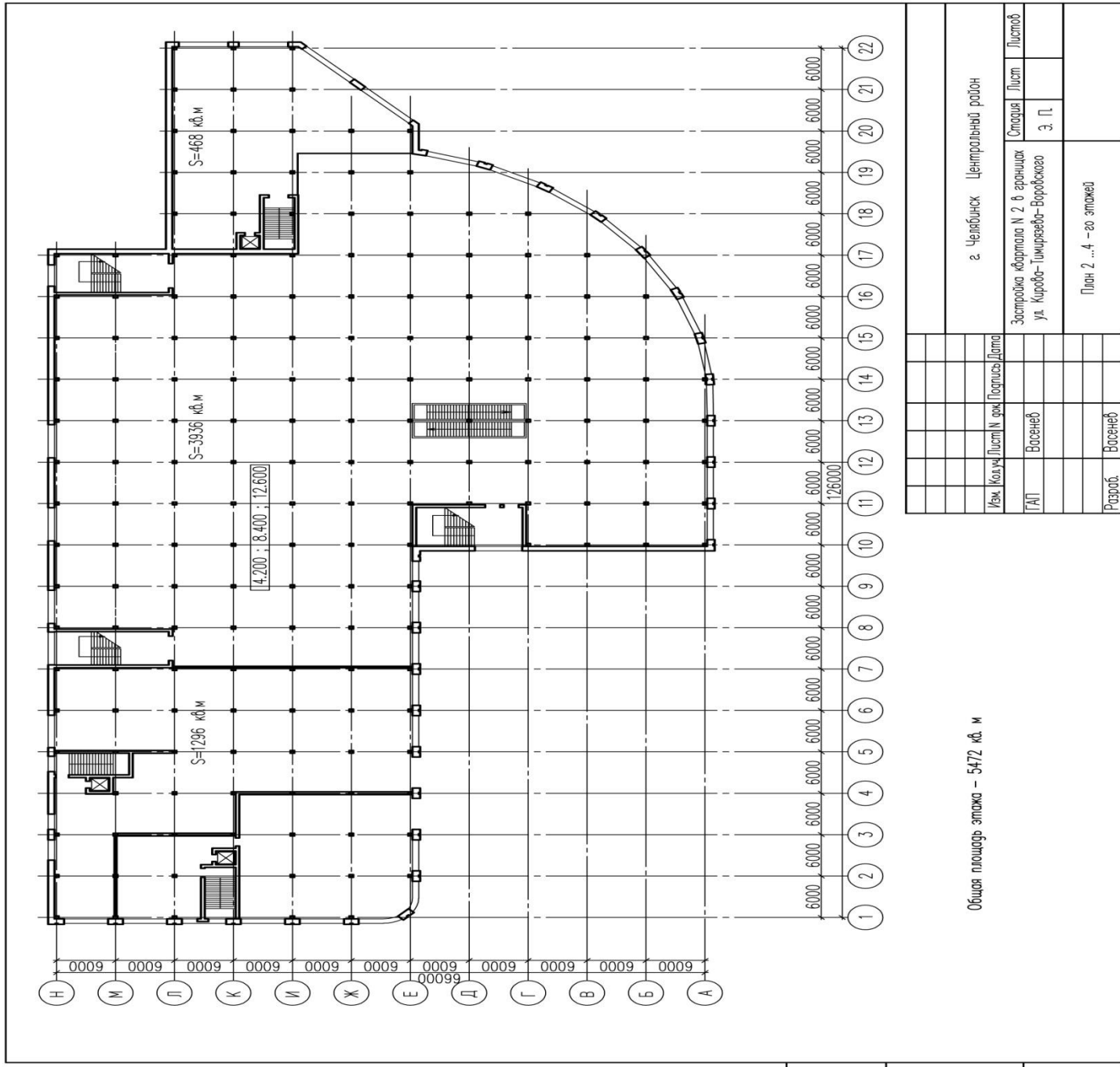




Площадь застройки – 5760 кв. м
 Количество парковочных мест
 Первый уровень – 162;
 Второй уровень – 188;

г. Челябинск		Центральный район	
Уч. Кварт. Лист №	Фас. (Горизонт.)	Датум	
ТАП	Восеней		
Застройка квартала № 2 в границах ул. Кирова-Тимирязева-Воровского		Специал	Лист
		Э. П.	
Лист парковочной парковки 1 уровня			
Резерв.	Восеней		

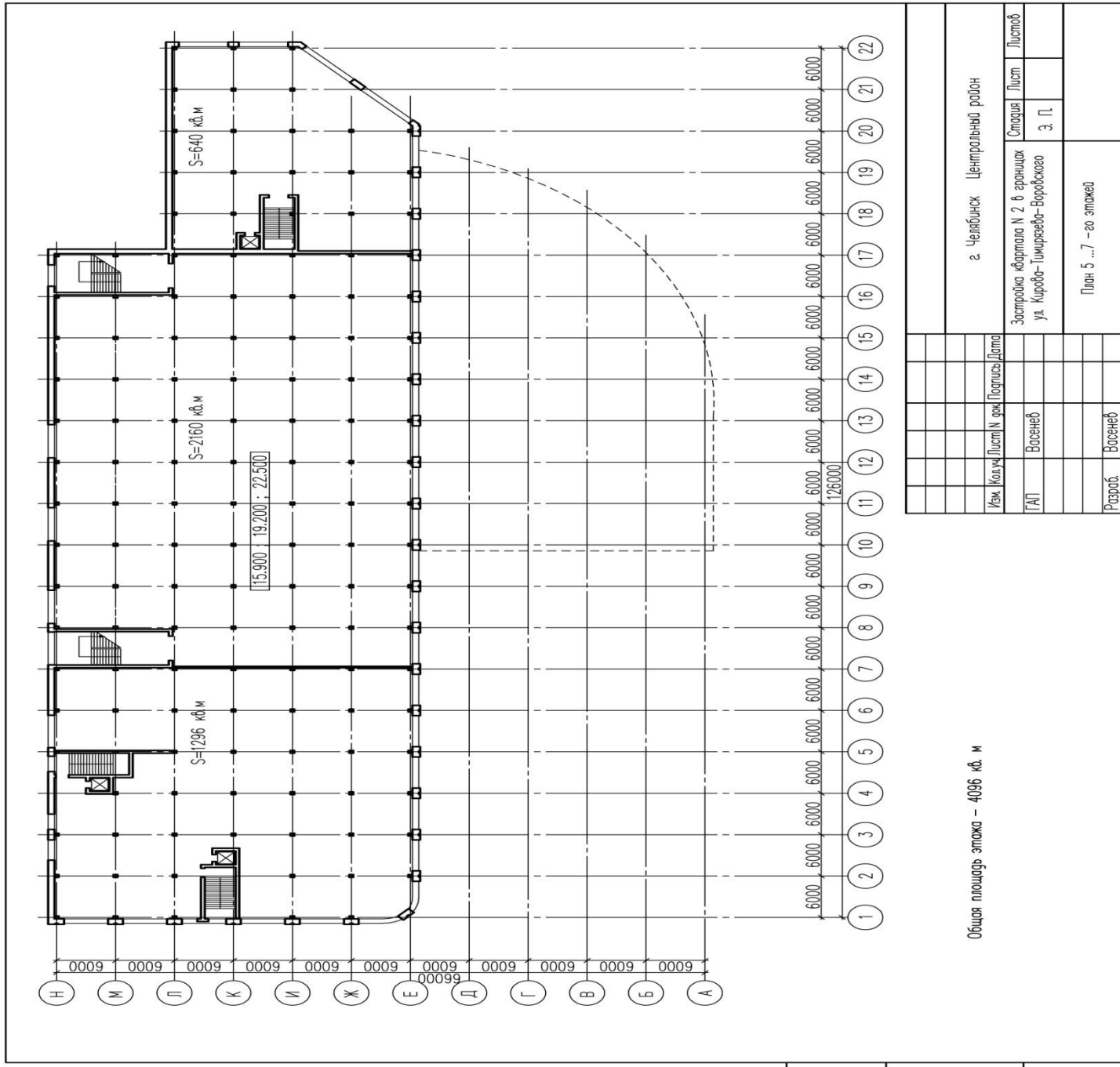
Инд. N погнл. Логинцев и гмта. Взам. инб. N



Инд. N подл. Подпись и дата
Взм. инд. N

Общая площадь этажа – 5472 кв. м

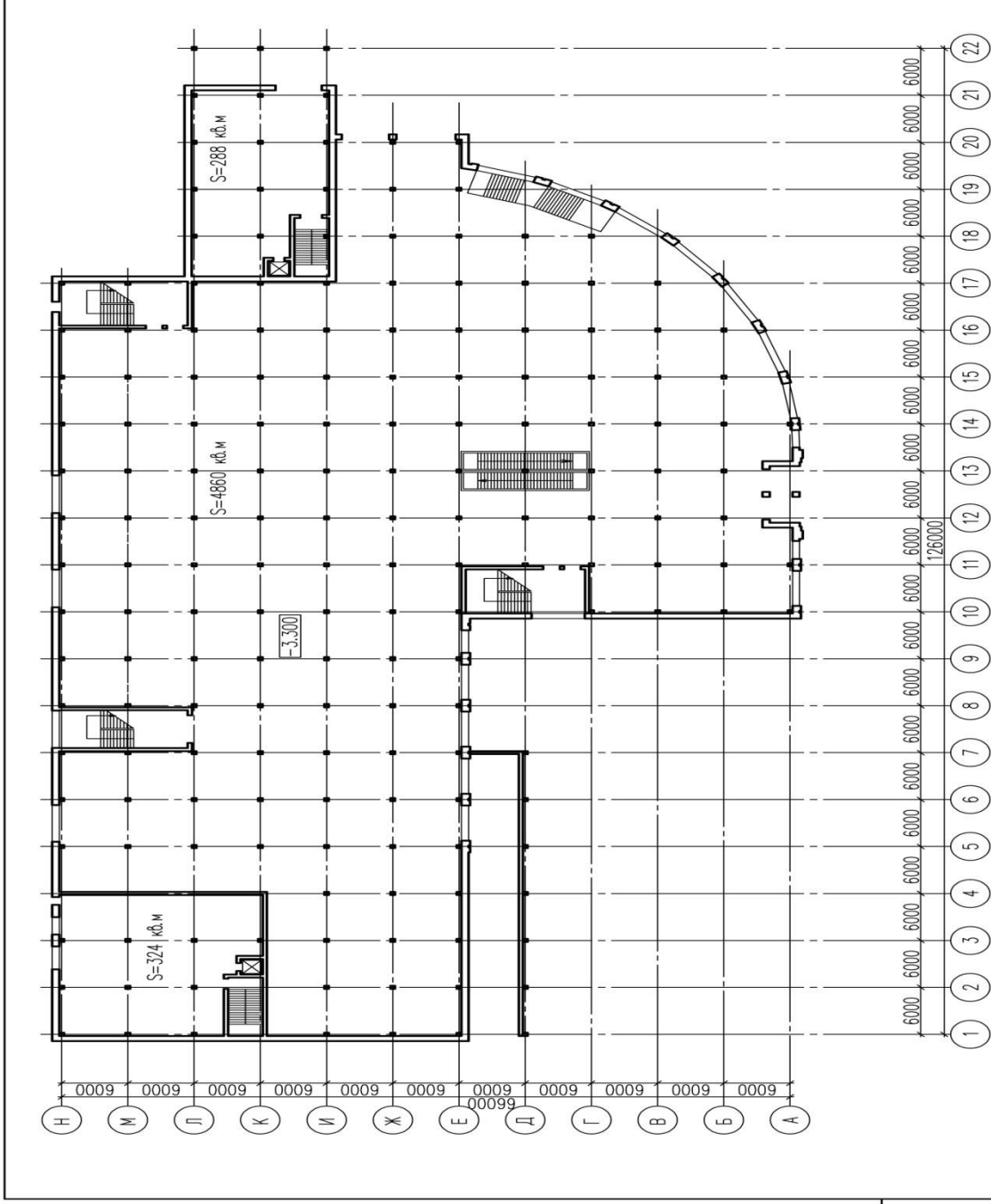
		г. Челябинск		Центральный район		
Имя	Количество	Лист	N	Форм	Подпись	Дата
ГАП		Восенев				
Разроб.		Восенев				
			Эспроект квартала N 2 в границах ул. Курбова-Гимирязева-Ворожского			
			3. П.			
			Листов			
			Листов			
План 2 ...4 – го этажей						



Имя, Фамилия, Подпись, Дата
 №, Кол-во, Лист, N, Форм, Подпись, Дата
 ГАП, Восенев
 Разреш., Восенев

Общая площадь этажа - 4086 кв. м

г. Челябинск		Центральный район	
Застройка квартала N 2 в границах			
ул. Курбова-Гимирязева-Ворожского			
Специя	Лист	Лист	Листов
3. П.			
План 5 ...7 - го этажей			



Общая площадь этажа - 5472 кв. м

г. Челябинск		Центральный район	
Изм.	Кол-во	Лист	№
		Восенев	
Застройка корпуса № 2 в границах		Стация	Лист
ул. Курбоя-Тимирязева-Ворожского		3. П.	Листов
Разработ.		План цокольного этажа	

Изд. № подл. | Подпись и дата | Взам. инв. №

Scope.

- Retail park complex with hotel
- Location of project: the city of Chelyabinsk, The square of revolution.
- Estimated value of project 3 000 000 000 rus





Description of project.

Retail park complex with hotel.

Description of project:

- Eleven-storey house
- Site area, 5760 square meter
- Floor area 1-8 floor 38100 square meter
- Floor area: -ground floor, 1,2 level parking lot - 16 992 square meter
- Car park (2 floor, 350 parking place)
- Floor area - 55092 square meter.
- Project costs imply liability funding strategy at the rate of about 3 000 000 000 rus.

2010 year.

- Designing: costs about 200 millions of rubles
- 30% prepayment, remainder during in 6 month.
- 2. Expenses are related to indemnification of expenses on redemption for the owners of row of non-residential premises being on territory, where building will be erected.
- Approximately about 200 millions of rubles (diminishing is possible due to a test chart on the given apartments and grants of pluses on a political arena.
- 3. Payment for works related to gabbing and building of underground car park floors and zero cycle of building (decision of drainage system , establishment of networks and engineering's communications) orientation (but no more) 250-300 millions of rubles paying for the acts of the executed works.

2011 year.

2011г.

- Payment in obedience to the ratified plan of chart of works with laying out on quarters approximately for 350-400 millions of rubles in a quarter, a lump sum approximately 1 600 milliards is a rub (on erection of basic building and engineering's networks including elevator economy, power supply et cetera).
- Cost of one meter apt. from 140 000 to 220 000 rubles.
- Due to realization of the areas got in exchange, including buying these areas back partly regional by administration. Terms of redemption in a flow 3-5 years mainly due to the sale of the got apartments, and also bringing in of potential customers of the unoccupied real estate, which are possible to offer the freed apartments, in the period of building of new building, id est realization of refinancing and receipts of advance payments. Possibility of partial redemption.
- Plans and pictures of the planned object are added.
- The cost of expenses it is possible to decrease due to realization of offsetting of debts on providing of works and services on the apartments acquired in exchange.

2012 year.

- Payment in obedience to the ratified plan of chart of works with laying out on quarters approximately for 230-250 millions rubles
- architectonically-plan indexes of building;
- character of finishing of facades and interiors of apartments of every kind;
- Design of interior.
- Finishing works.
- Complex equipment.
- Complete acquisition of building (furniture, equipment et cetera).



Return of investments.

- Providing of return of investments :
- are actions of joint-stock COMPANY "ANVIK"
- it is providing instead of the built unoccupied areas - by apartments, belongings regional to the management of property. The list of apartments is corrected.
- Handing over in a lease from 2 000 rubs/square meter :
 - it is a profit for a month 20 000 000 rubs
 - it is a profit for a year 240 000 000 rubs
- Handing over in a lease under restaurant from 1 000 rubs/square meter sex of floor ~ of 2 500square meter.) :
 - it is a profit for a month 2 500 000 rubs
 - it is a profit for a year 30 000 000 rubs
- Hotel numbers are a from 30 000 to 150 000 rub
 - it is a profit for a month (at a work-load from 60 %) from 144 million rub to 720 million rub.
 - it is a profit for a year from a 1 milliard of 728 million rub. a to 8 milliard of 640 million rub.
- Total revenue from handing over in a lease and exploitations of hotel numbers :
 - - for a month from 166 500 rub. to 742 500 rub
 - - for a year a 1 milliard of 998 million rub. a to 8 milliard of 910 million rub.
- A sale of apartments (2 floor) is a from 140 000 to 220 000 rub:
 - it is a profit from a 1 milliard of 400 million rub.





Conclusion.

- LTD. "NPK", Company limited liability the "Oil-processing complex"
- Size of the chartered capital and personal funds : 400 000
- Balance estimation of assets : 16 308 000 rubs
- Market estimation of assets : 6 465 000 000 rubs
- Information about property - possible article of mortgage on a credit:
 - Type of property : the real estate, lot lands
 - Book value of property : 16 308 000 rubs
 - Market estimation of property : LTD. "Technical examination and estimation" from 21.01.2010
 - A project is examined about creation of the closed joint-stock company with the issue of equities under development of this project.
- Look the detailed information on our site of www.avtoritet74.ru