

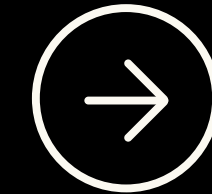


WATARI LLP

BOUTIQUE WATARI CITY: A VISIONARY SHOPPING AND ENTERTAINMENT CENTER IN ASTANA

Present by Aldiyar Shokhan

PROJECT OVERVIEW:



- 1 Location: Astana, Kazakhstan
- 2 Total Budget: \$120,000,000
- 3 Land Area: 11 hectares
- 4 Total Built Area: 75,000 square meters (3 floors, 25,000 sqm each)
- 5 Underground Parking: 1 floor
- 6 Above Ground Parking: 500+ spaces
- 7 Additional Features: Children's play and workout area at the rear of the building, and a landmark skyscraper-style fountain at the main entrance.



EXPENSE BREAKDOWN:

- Land Purchase:
 - Cost: \$15,000,000
 - Prime real estate in Astana, located in a high-traffic, commercially vibrant area, covering 11 hectares.
- Construction Costs:
 - Materials and Labor: \$35,000,000
 - Includes high-quality materials, advanced construction technologies, and competitive labor rates.
 - Technical Installations (HVAC, electricity, plumbing): \$8,000,000
 - Full installation of systems necessary for retail and entertainment businesses.
- Parking Facilities:
 - Underground Parking Construction (600 spaces): \$12,000,000
 - Ground-Level Parking (500 spaces): \$3,000,000

1. Architectural Design & Special Features:

- Architectural Planning & Legal Documentation: \$2,000,000
- Skyscraper-Style Fountain (at entrance): \$4,500,000
- Children's Playground & Workout Area: \$2,000,000

2. Marketing & Branding:

- Initial Marketing Campaign & Promotions: \$3,500,000
- Signage and Digital Advertising Installations: \$1,000,000

3. Professional Fees:

- Architect, Engineer, Legal Services, Accountant: \$3,000,000
- Project Management & Operational Setup: \$1,500,000

4. Contingency Reserve:

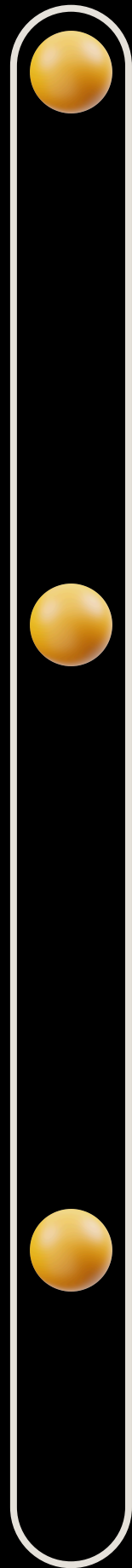
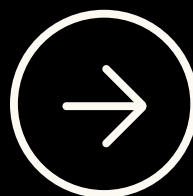
- Estimated Reserve for Unforeseen Costs: \$10,000,000

5. Total Expenses: \$100,000,000





PROJECTED INCOME:



Retail Space Leasing:

- Monthly Rent (25,000 sqm total): \$500,000/month
- Estimated \$20 per square meter, assuming 100% occupancy.
- Annual Rent Revenue: \$6,000,000

Parking Income:

- Underground Parking (600 spaces): \$0.50/hour, operating from 10:00 to 02:00 daily.
- Estimated parking revenue per day: \$2,000 (assuming 80% occupancy).
- Annual Parking Revenue: \$730,000

Events & Promotions Revenue (Fountain Square & Advertising):

- Hosting events, digital billboards, and outdoor advertising:
- Estimated Annual Revenue: \$1,000,000

Leisure Area Revenue:

- Fees from children's play zones and workout areas:
- Annual Revenue: \$500,000

Total Annual Revenue Before Tax:
\$8,230,000

CONCLUSION:

With a strong focus on high-quality retail spaces, parking facilities, and entertainment zones, Boutique WATARI City is set to become a key landmark in Astana. The estimated total income before taxes and operational costs amounts to \$8.23 million per year. Factoring in operational costs and potential rent escalations, the payback period is expected to be within 12-13 years, making this a highly promising investment.

This detailed plan includes an allocation for unexpected costs and a focus on unique, attractive features such as the skyscraper-style fountain, ensuring that the development will attract both local visitors and tourists.





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THANK YOU

for your time and attention

Present by Aldiyar Shokhan

