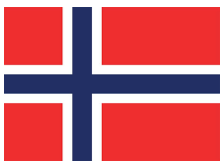


Veistensgutua 32, 36, 38 Vestre Gausdal / Norway

till Oslo Airport Gardemoen - 160km, 2h 9min. driving
Lillehammer city center - 26km, 30 min. driving, Hamar center - 79km, 1h 15min. driving



Cost calculation for 1 Twin-house, adress: Veistensgutua 32

256m2 - Twin house area / Appartment area -	128m2
190m2 - Twin-house living space / Appartment living space -	95m2
NOR company and its servicing -	5000 EUR
Land plot -	34000 EUR
House project -	10000 EUR
External communications switching:	
Foundation -	25000 EUR
Ground preparing -	40000 EUR
Plumbing -	21000 EUR
Ventilation -	15000 EUR
Electricity -	30000 EUR
Twin-house with carport product. costs -	280000 EUR
Kitchens with equipment and instalation:	12000 EUR
Real Estate sales commission:	14000 EUR
Gausdal Komune switcing expenses:	12000 EUR
Construction supervision and commissioning of houses	10000 EUR
Unexpected expenses:	20000 EUR

Twin- house self cost: 528000 EUR

Sales price of the apartment 101m2: 350000*2 = 700000 EUR

Project profit = 172000 EUR (ROI - 32,6%)
Building cycle - 8 mounths

Cost calculation for 2 Twin-house, adress: Veistensgutua 36, 38

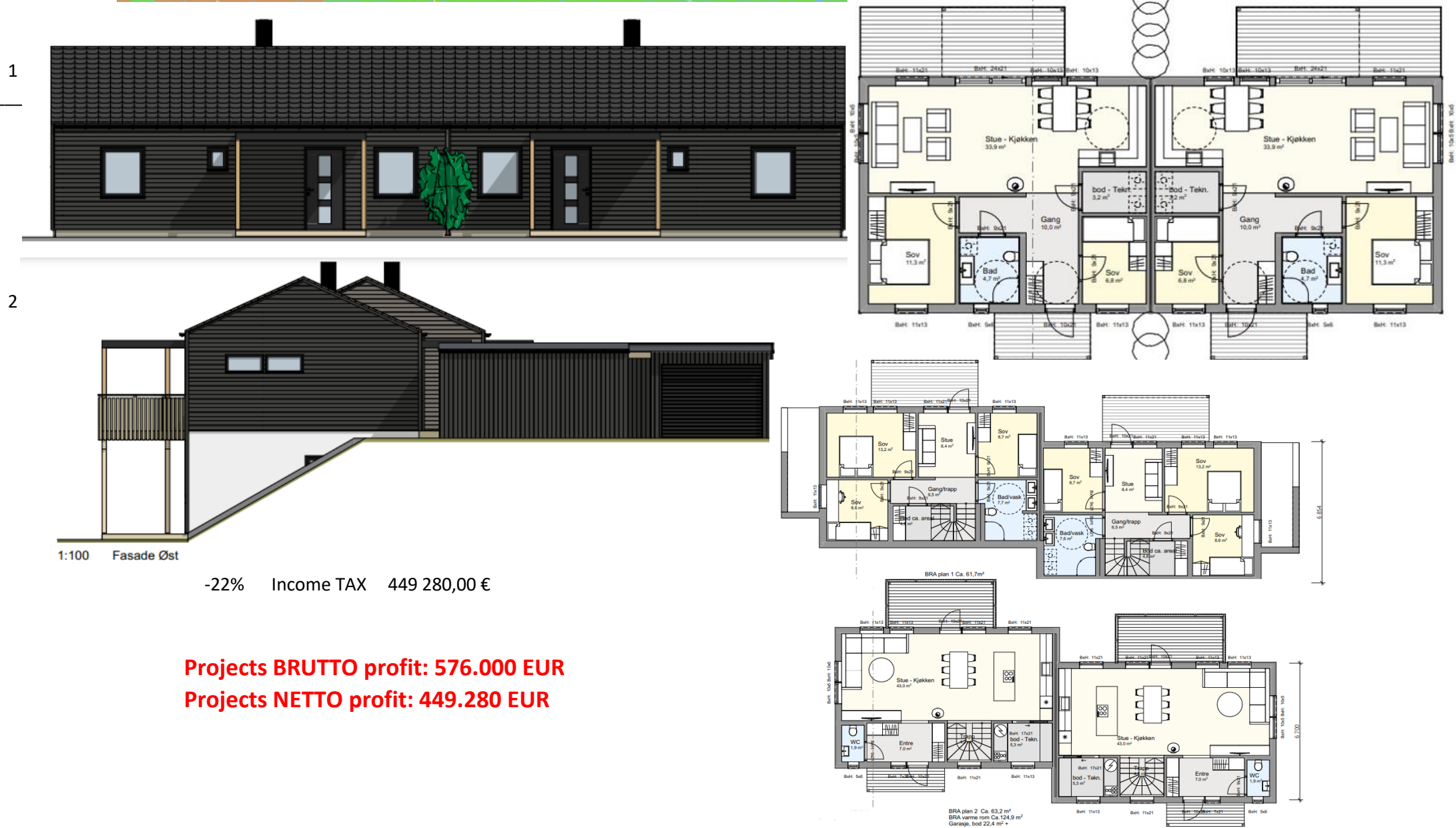
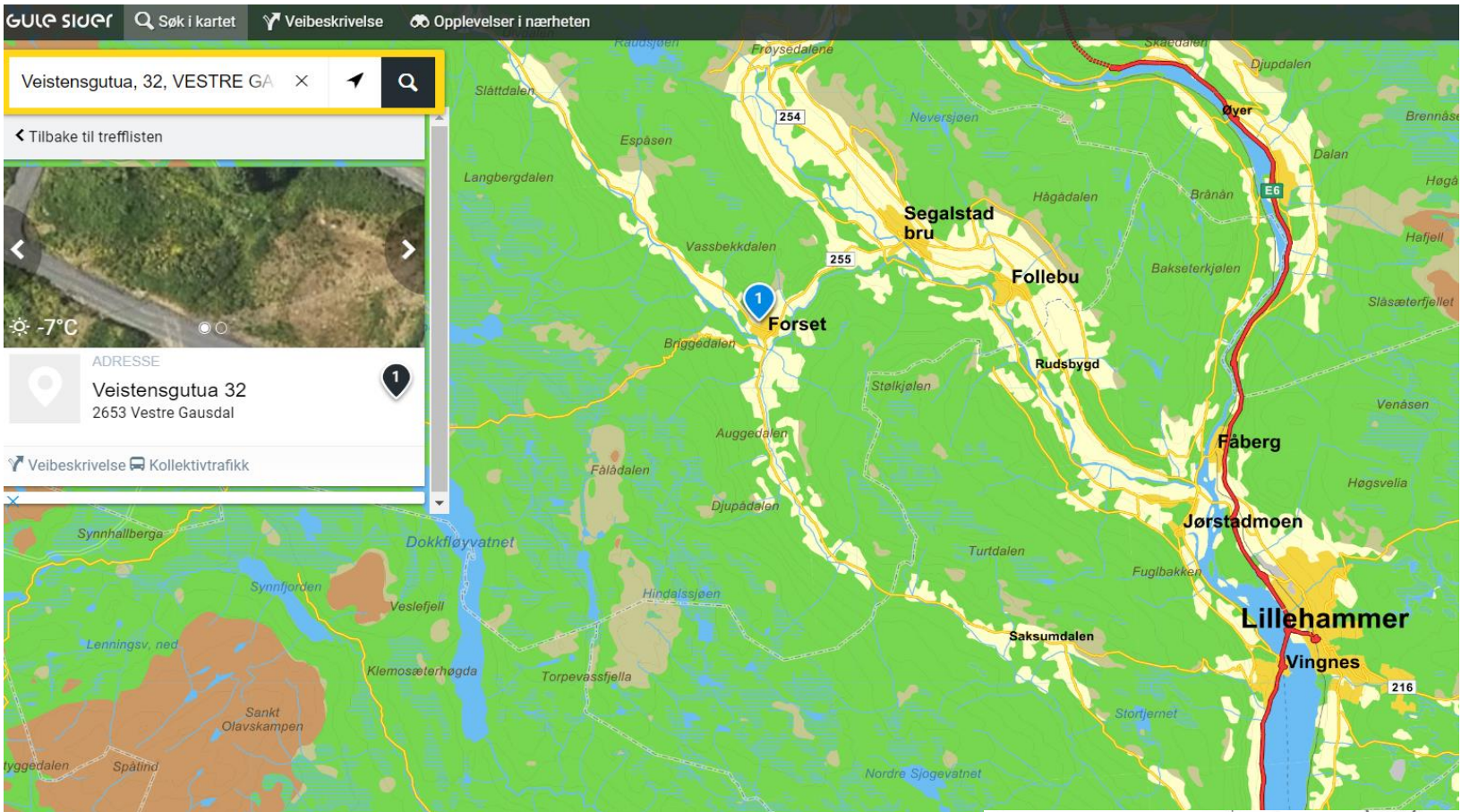
294m2 - Twin house area / Appartment area -	147m2
250m2 - Twin-house living space / Appartment living space -	125m2
Land plot -	68000 EUR
House project -	10000 EUR
External communications switching:	
Foundation -	70000 EUR
Ground preparing -	80000 EUR
Plumbing -	42000 EUR
Ventilation -	30000 EUR
Electricity -	60000 EUR
Twin-house with carport product. costs -	600000 EUR
Kitchens with equipment and instalation:	24000 EUR
Real Estate sales commission:	28000 EUR
Gausdal Komune switcing expenses:	24000 EUR
Construction supervision and commissioning of houses	20000 EUR
Unexpected expenses:	20000 EUR

2 Twin- houses self cost: 1076000

Sales price of the apartment 122m2: 370000*4 = 1480000 EUR

Project profit = 404000 (ROI - 37,5%)
Building cycle - 8 mounths

Both projects costs: 1604000
Both projects profit: 576000 (ROI 36%)



Projects BRUTTO profit: 576.000 EUR
Projects NETTO profit: 449.280 EUR