

Sorbygdavegen 24 a,b,c,d / 2335 Stange, Norway



175m2 - house area
128m2 - house living space

till Oslo Airport Gardemoen - 76km, 50 min. driving
Oslo city center - 115km, 1h20 min. driving, Hamar center - 14km, 14 min. driving

Calculation for costs of the project for 4 house building:

NOR company and its servicing -	5000	EUR
Land plot with 4 houses building project -	350000	EUR
Foundation, ground preparing for 4 houses -	125000	EUR
External communications switching:		
Ventilation 12000*4	48000	EUR
Electricity 18000*4	72000	EUR
Plumbing 13000*4	52000	EUR
1 House production costs 166300*4	665200	EUR
Cost of workers living	21000	EUR
Car crane costs	15000	EUR
Scaffold assembly rental	3500	EUR
AR, BK and prod.project	4000	EUR
Stairs and its installation: 6213*4	24852	EUR
Stove and pipe with installation:	6815*4	27260 EUR
Warm floors with installation:	3625 *4	14500 EUR
Kitchen with equipment and instal.:	6900*4	27600 EUR
Real Estate sales commission:	12000*4	48000 EUR
Stange Komune switcing expenses:		40000 EUR
Construction supervision and commissioning of houses		36000 EUR
Unexpected expenses	20000	EUR

4 houses project cost: 1598912 EUR

Sales price of the house 128m2 Stange: 530000*4 = 2120000 EUR

Project profit = 521088 EUR (32,6% ROI)
Building cycle - 12 months

-22% Income TAX 406 448,64 €

Project BRUTTO profit: 521.088 EUR
Project NETTO profit: 406.449 EUR

