

Industrial Investment Opportunity

Strategic Industrial Land

Direct on Bucharest Ring Road

9.5

Hectares

95,000

sqm

350

m Frontage

Development Potential: Up to 150,000 sqm buildable area

Ideal for: Industrial Park • Logistics Center • Warehousing • Manufacturing

Strategic Location

Premium location on Bucharest Ring Road



Exact Location

On the ring road

Ring Road Frontage

350 m

Total Area

95,000 sqm

Visibility

Maximum



Highway Connectivity

Direct access to national network



A0 (Ring Motorway)

Direct



A1 (Bucharest-Pitești)

3 min



A2 (Bucharest-Constanța)

8 min



A3 (Bucharest-Ploiești)

5 min



Port of Constanța

90 min



Otopeni Airport

20 min



Bucharest Center

25 min



Logistics Hub

Ideal

Complete Technical Specifications

Land ready for immediate development



Land Area
95,000
square meters



Road Frontage
350
meters



Utilities
Complete
ready to connect

⚡ Available Utilities

✓ Electricity
3-phase, high capacity

✓ Water
Public network

✓ Sewage
Connected

✓ Gas
Network available

📄 Documents Ready

✓ Urban Planning Certificate

✓ Land Registry & Cadastre

✓ PUG Compliant

⌚ Time Savings: 6-12 months

Land is construction-ready – no additional permits required

Development Potential

Multiple development scenarios with realistic buildable area calculations



Buildable Area Calculation

Based on Land Use Coefficient (LUC)

Land Area
95,000 sqm

Conservative LUC 0.8
76,000 sqm

Moderate LUC 1.0
95,000 sqm

Maximum LUC 1.2
114,000 sqm

LUC (Land Use Coefficient) = Total Built Area / Land Area. Typical for Romanian industrial parks: 0.8-1.2



Logistics Park

Build & Lease

Buildable Area (LUC 1.0) **95,000 sqm**

Rent (€/sqm/month) **€4.5**

Annual Income **€5.13M**

Occupancy Rate **95%**



Manufacturing

Own Use + Lease

Buildable Area (LUC 0.9) **85,500 sqm**

Rent (€/sqm/month) **€5.0**

Annual Income **€5.13M**

Occupancy Rate **90%**



Cross-Dock

Distribution Hub

Buildable Area (LUC 1.1) **104,500 sqm**

Rent (€/sqm/month) **€4.2**

Annual Income **€5.27M**

Occupancy Rate **85%**

Investment in Land

€7.41M

Construction Cost

~€57-68M

Total Investment

€65-76M

Financial Analysis & ROI Projections

Complete simulation for logistics park development (LUC 1.0)

\$ Initial Investment

Land (95,000 sqm × €78) **€7,410,000**

Construction (95,000 sqm × €600) **€57,000,000**

Utilities & Infrastructure **€3,500,000**

Taxes & Permits **€1,500,000**

TOTAL INVESTMENT **€69,410,000**

↗ Projected Revenue

Annual Rent (95,000 sqm × €4.5 × 12) **€5,130,000**

Operations & Taxes (30%) **-€1,539,000**

Marketing & Admin (10%) **-€513,000**

Maintenance (5%) **-€256,500**

NET PROFIT PER YEAR **€2,821,500**

Annual ROI

4.1%

Payback Period

25 years

Project Value

€120M+

10-Year Profit

€28.2M

Multiple Development Scenarios

Choose the business model that suits your investment strategy



SCENARIO 1: Logistics Park

Build and lease strategy

Buildable Area (LUC 1.0)

95,000 sqm

Construction Cost

€57M

Annual Rent Income

€5.13M

Net Profit/Year

€2.82M



SCENARIO 2: Own Operation

Own use + partial lease

Buildable Area (LUC 0.9)

85,500 sqm

Total Investment

€60M

Rent Savings/Year

€4.5M

Total Benefit/Year

€6.2M



SCENARIO 3: Build & Sell

Development and exit in 2-3 years

Total Development Cost

€69M

Sale Value

€110M

Gross Profit

€41M

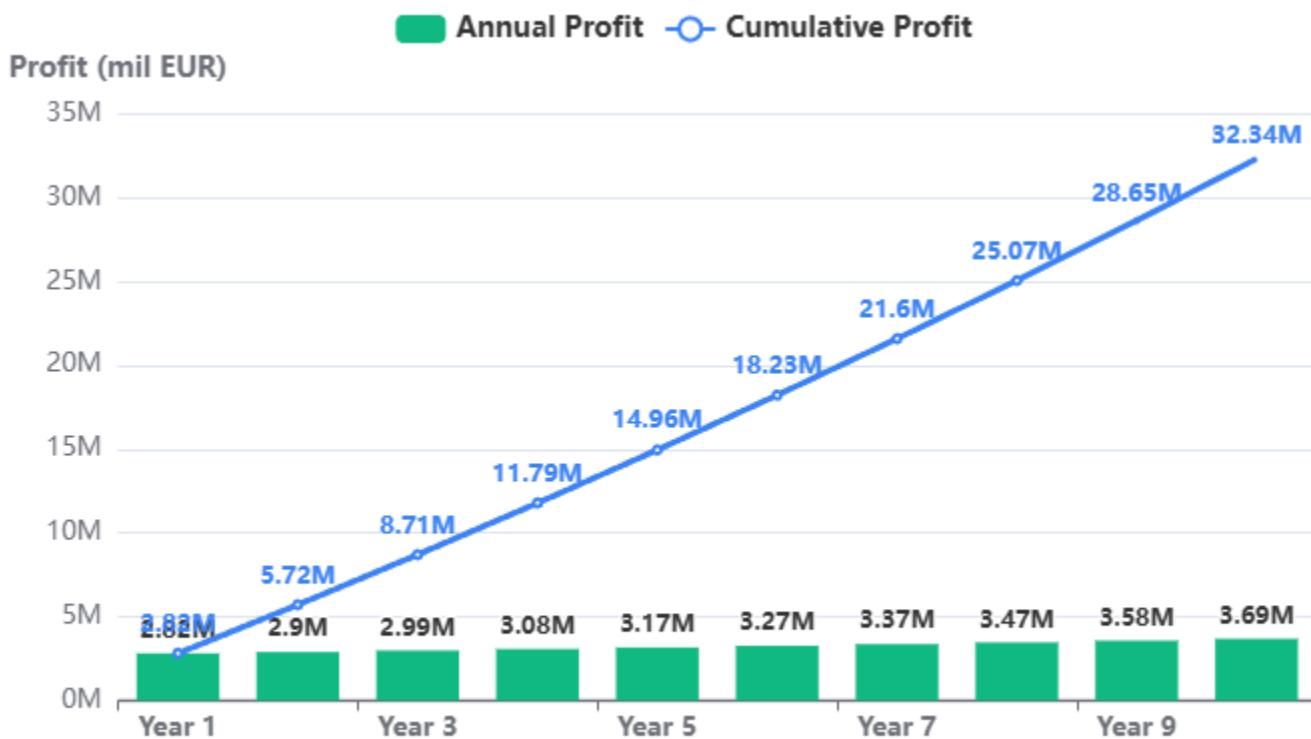
ROI 3 Years

59%

10-Year Revenue Projections

Long-term profitability evolution (Logistics Park Scenario)

Cumulative Profit Evolution



↑ Organic Growth

Industrial rents historically grow 2-3% annually

% Sustainable Occupancy

95%+ occupancy rate maintained long-term

↗ Land Value

Land appreciation: 5-7% annually long-term

Cost-Benefit Analysis

Why this land is the best investment choice

€ Significant Savings

Market Price in Area

€100-125 /sqm



Our Price

€78 /sqm

Total Savings

At average €112.5/sqm

31% savings vs. competition

€3.28M



Major Competitive Advantage

Save money and time, start construction immediately

⌚ Time Savings

Land without permits

12-18 months

Obtaining permits, studies, certifications

This land

0 months

Complete documents, ready to build

Cost savings

Consultancy, permits, studies

€150,000+

Earlier revenues

12-18 months faster

€5-8M

Total savings

€3.28M

+ 12-18 months faster

Unique Competitive Advantages

Why this land is an exceptional opportunity



Below Market Price

Save **€3.28 million** compared to average area prices

Savings can be reinvested in construction or kept as profit



Extended Frontage

350 meters of road frontage provides:

- Multiple access points
- Maximum visibility
- Design flexibility
- Superior commercial value



Complete Utilities

Save 12-18 months and **€150,000+** in permits

3-phase electricity, water, gas, sewage – ready to connect



Excellent Connectivity

Direct access to **4 major highways**:

A0 - Direct

A1 - 3 min

A2 - 8 min

A3 - 5 min



Maximum Potential

Up to **114,000 sqm** buildable (LUC 1.2)

Logistics park

€5.13M/year

Manufacturing

€4.6M/year



Complete Documentation

Fast and secure transaction with all documents ready



€3.28M

Savings



18 months

Time saved



350m

Frontage



114k sqm

Buildable



Ready

Utilities

Feasibility Studies

Analysis for different project types with realistic LUC



Logistics Park

Build and lease

Feasibility



Market Demand: VERY HIGH

Construction Time: 18-24 months

Occupancy: 95%

RECOMMENDED

Best option for investors



Manufacturing

Own use or lease

Feasibility



Market Demand: HIGH

Construction Time: 20-30 months

Occupancy: 90%

VIABLE

For large companies



Cross-Dock

Distribution hub

Feasibility



Market Demand: MEDIUM-HIGH

Construction Time: 15-20 months

Occupancy: 85%

OPTION

Requires anchor tenants

Recommended Strategy

Phase 1 (Years 1-2)

Develop 50,000 sqm for quick rental income

Phase 2 (Years 3-5)

Expand with additional 45,000 sqm

Phase 3 (Years 5+)

Operational optimization & diversification

Land Comparison in Area

Comparative analysis - Why our land is the best choice

| Criteria | Our Land | Competitor A | Competitor B | Competitor C |
|----------------------|-------------|--------------|--------------|--------------|
| Price (EUR/sqm) | €78 | €105 | €118 | €125 |
| Road Frontage | 350m | 120m | 80m | 200m |
| Utilities | All | | | |
| Urban Planning Cert. | Yes | | | |
| Highway Access | Direct (4x) | 5 min (2x) | 10 min (1x) | 8 min (2x) |
| Time to Construction | Immediate | 18 months | 24 months | 15 months |
| TOTAL SCORE | 10/10 | 3/10 | 4/10 | 5/10 |



#1 CHOICE
Our land is clearly the most advantageous from all perspectives



€3.28M Savings

Compared to the most expensive land in comparison



18+ Months

Faster than any other land in the area

Benefits for Developers

Concrete advantages for investors



Quick Start

- ✓ **Immediate Construction**
All documents ready
- ✓ **No Permits Needed**
Save 12-18 months
- ✓ **Earlier Revenues**
Start earning faster



Major Savings

- ✓ **€3.28M Savings**
Below market price
- ✓ **€150k+ Savings**
No permit costs
- ✓ **Higher Profit**
Money reinvested



Flexibility

- ✓ **350m Frontage**
Flexible design
- ✓ **114k sqm Potential**
Phased development
- ✓ **Multiple Scenarios**
Logistics, production, storage

Location Advantages

Access to 4 highways

EXCELLENT

Visibility

MAXIMUM

Workforce

AVAILABLE

Logistics hub

IDEAL

Investment Security

Clear Documents

100%

No Litigation

GUARANTEED

Fast Transaction

30 days

Appreciation Potential

5-7%/year

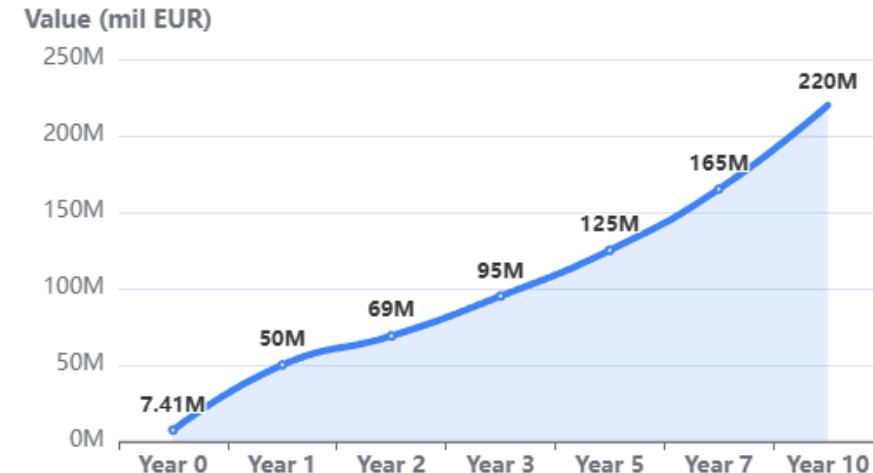
Growth Projections

Evolution of land and project value over time

Land Value Appreciation



Total Project Value



Growth Factors

Why value will increase long-term

Infrastructure Development

New highways, extended ring road

Economic Growth

Industrial sector +27% in 2024

Schengen Access

Increased foreign investment

Limited Supply

High demand, limited land availability

Next Steps & Timeline

Simplified process for quick acquisition

Acquisition Process

- 1 Site Visit**
On-site inspection with technical team
- 2 Due Diligence**
Document and legal verification (5 days)
- 3 Sale Contract**
Contract signing & payment (7 days)
- 4 Land Registry**
Ownership transfer (14 days)

Estimated Timeline

| | |
|---|-----------|
| Viewing + Negotiation Scheduling, inspection, financial discussions | 3-5 days |
| Due Diligence Legal and technical verification | 5-7 days |
| Final Transaction Contract, payment, land registry | 7-14 days |



Fast Transaction

From viewing to ownership: maximum 30 days

Total Estimated
15-25
working days



Let's Make the Deal!

The opportunity is available NOW



Contact

Vlad Diaconu



Email

office@landforinvestors.org

Schedule a Site Visit

We are available for site visits and detailed discussions

9.5 ha

Strategic land

€78/sqm

Competitive price

350m

Extended frontage

DON'T MISS THIS OPPORTUNITY!