

PRIFILE OF A BUILDING OWNED BY S.C.COOPER BEECH CAPITAL S.R.L.

The subject is this presentation is the block of flats Blue Tower 85% completed and located in the North-East area of the city of Bucharest, on the bank of Plumbuita Lake, **Str. Fabrica de Gheata, sector 2, Bucuresti**, and property of **SC COPPER BEECH CAPITAL SRL- in bankruptcy**.



SC COPPER BEECH CAPITAL SRL- in bankruptcy, Fiscal code RO20138475, Registration no. With the Registry of Trade Office J40/14205/2007, registered office: str. Crăciun nr. 4, sect. 1, Bucuresti, currently in bankruptcy proceeding, File no. 39885/3/2009 with Court of law Bucharest – the 7th Commercial Panel. The ownership right over the building pertains to SC COPPER BEECH CAPITAL SRL – in bankruptcy, as per the construction permit no. 750/31.7 of 2 July 2007 issued by the Mayoralty of District 2 of the city of Bucharest.

BRIEF PRESENTATION OF THE BUILDING

The building subject to this analysis is a property of residential type. The block of flats has 16 floors with 156 flats laid down on plot of land surfaced to 5 500 m², the built area of the entire project being 25 100 m².

Block of flats consists of:

No. of rooms	No. of suites	Surface (m ²)	Balconies (m ²)
1 room	22	38,72 – 58,77	27,00
2 room	5	78,83	15,8
3 room	98	97,71 – 162,29	11,90 – 25,90
4 room	26	154,76 – 192,08	11,90 – 46,40
5 room	5	193,01 – 219,10	11,90 – 46,40



Building enjoys of all urban utilities.

The building structure:

- Strength structure is represented by concrete reinforced frames. Perimeter walls are made of bricks or BCA. Internal separations are made of plasterboard or bricks. Building is not completed yet. (erected but not finished).
- Suites enjoy balconies, parking and a basement area.



Residential building is located within a block of flats district, neighboring shops, banks, kindergartens, schools. It is easy to access the city transportation network.

Values in line with the Valuation Report drafted by SC Blitz Business Services SRL, associated member ANEVAR:

- | | |
|---|-----------------|
| ➤ Market value (if completed) | 19.856.550 EURO |
| ➤ Liquidation value (if completed) | 15.885.240 EURO |
| ➤ Total expenses to complete the project | 5.090.401 EURO |
| ➤ Liquidation value (current status building I – not completed) | 8.223.201 EURO |

RVA INSOLVENCY SPECIALISTS SPRL

CONTACT: Mr. Ioan Ardeleanu

Address: București, str.Turturelelor, nr.11A, bl.C, et.4, sector 3

Tel / Fax: +40 (21) 321.44.53, +40(31) 432 85 04, Fax: +40 (21) 322 42 29

E-mail: office@rva.ro

WEB: www.rva.ro

RVA Insolvency Specialists