

**KOCAELI CITY
IZMIT DISTRICT
YENI NEIGHBORHOOD
2826 BLOCK 8 PARCEL**

**REAL ESTATE
FEASIBILITY REPORT**



APRIL, 2019

KOCAELI

İçindekiler

1. Introduction.....	1
2. Existing Parcel Area Information.....	1
3. Existing Parcel Location Information	1
4. Existing Parcel Application Project.....	4
5. Existing Parcel Reconstruction Plan Information	5
6. Construction Area Accounts of the Building Which Can Be Made According to the Existing Parcel Zoning Plan Notes	6
7. Construction Costs and Profit Analysis of the Parcel.....	6
8. Existing Parcel Sales Price and Conditions.....	12

Resim ve Tablolar

1. Photo 1 – Kocaeli City Map 1.....	1
2. Photo 2 - Kocaeli City Map 2.....	2
3. Photo 3 – Izmit District Map 1.....	2
4. Photo 4 – Plajyolu Locality Map 1.....	3
5. Photo 5 – Distant Satellite Map 1.....	3
6. Photo 6 – Close-Up Satellite Map 1	4
7. Photo 7 – Parcel Application and Reconstruction Dimaeter Project.....	4
8. Photo 8 – 1/1000 Scale Development Plan Map.....	5
9. Photo 9 – 1/1000 Scale Development Plan Infromation.....	5
10. Chart 1 – Existing Plan Construction Areas	6
11. Photo 10 – Existing Parcel Deed	7
12. Photo 11 – Parcel Photos 1.....	8
13. Photo 12 – Parcel Photos 2.....	8
14. Photo 13 – Parcel Photos 3.....	9
15. Photo 14 – Parcel Photos 4.....	9
16. Photo 15 – Existing Parcel Elevation Difference and Application Project.....	10
17. Photo 16 – Three-Dimensional Visual – Example Wedding Saloom.....	10
18. Photo 17 – Architectural Project – Ground Floor Plan.....	11
19. Photo 18 – Architectural Project – First Floor Plan.....	11
20. Photo 19 – Architectural Project – Penthouse Plan.....	11
21. Photo 20 – Architectural Project – Building Placement Plan	12

1. Introduction

In this study conducted on 2826 block 8 parcel in İzmit district of Kocaeli city, a draft model, architect design and feasibility studies were carried out to show the real estate information, value and applicability of all projects to be realized in the whole area.

2. Existing Parcel Area Information

This parcel normally have 2881.74 area square meters form on the land. In the deeds writing 2882.00 area square meters. For the cadastral survey account 2881.74 area square meters. About this information this parcel have a -0.26 meters mistakes in area square meters. But this mistakes is legal error limit on cadastral directorate in Turkey.

3. Existing Parcel Location Information

The existing parcel is located in Kocaeli city. Kocaeli province is a rich city with a large population with different business areas and investments, including logistics, agriculture, industry and tourism. Kocaeli city is the richest city in Turkey after İstanbul city. This city has the entire coastal strip of the Marmara Sea. Kocaeli city have 13 county. In the western of part of the city have Darıca, Çayırova, Gebze, Dilovası, Körfez and Derince districts. In Korfez district have Turkey's largest oil refinery Tupras facilities in the district. İzmit is the central district İn Kocaeli. As the central district have the most populated human population. East of İzmit district There is Kartepe district which is developing in tourism and industry. To the south of the Marmara Sea are Basiskele, Golcuk and Karamursel districts respectively. To the north of the city is the district of Kandıra, which extends to the Karadeniz, where tourism and farming are intense. The most important feature of Kocaeli province is that it has the second longest coastal park in the world. This park, known as Sekapark, is located in the province of Kocaeli along the Marmara Bay. It is the first city to start the North Marmara Highway, which is being constructed in the north of the city. With the construction of the Yavuz Sultan Selim Bridge and the Marmaray project, the city of Kocaeli has the characteristic of being a logistics base on the Silk Road route from Shanghai, the capital of China, to London, the capital of England.



Photo 1 – Kocaeli City Map 1

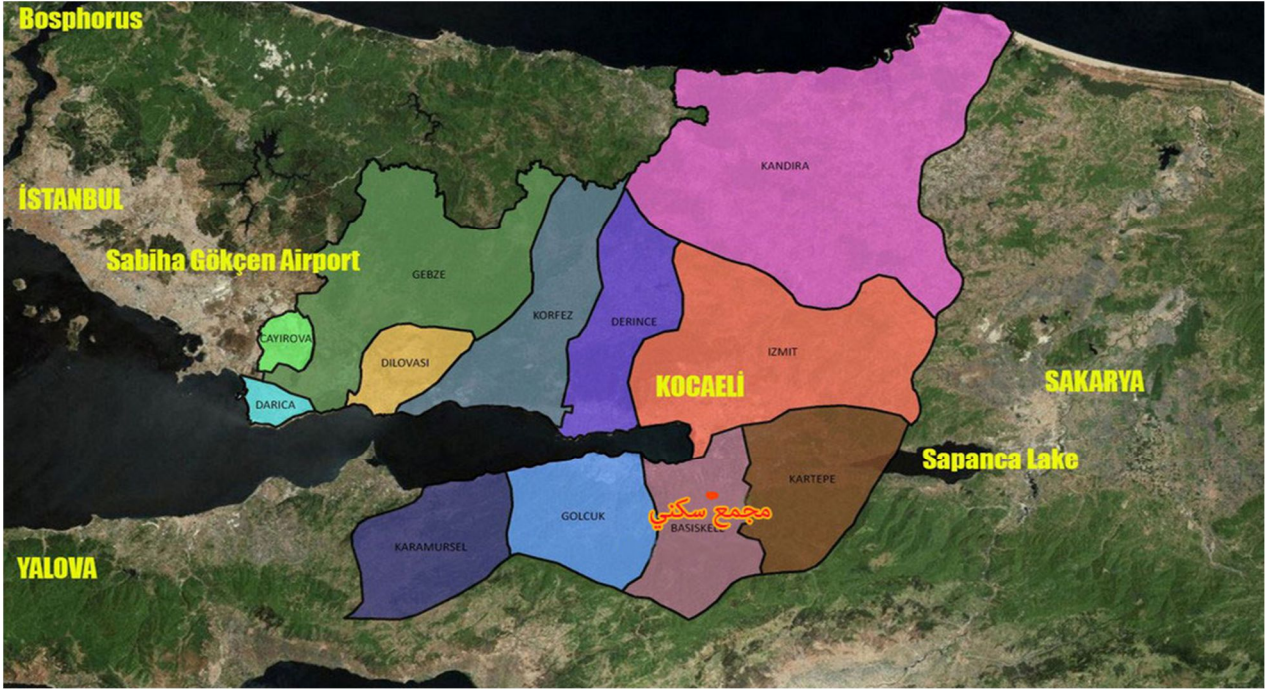


Photo 2 – Kocaeli City Map 2

Izmit is the central district of Kocaeli city where the existing parcel is located. The population of the city, which is installed district the transportation route, is the most densely populated district. State Provincial Administration Buildings, University Central Campus, Provincial Central Bank etc. As it is located in this district, Kocaeli is the center of the city. There are heavy industrial plants in this district due to the ports, tourism with coastal parks Because of the villages in the north, it also hosts agriculture and farming.

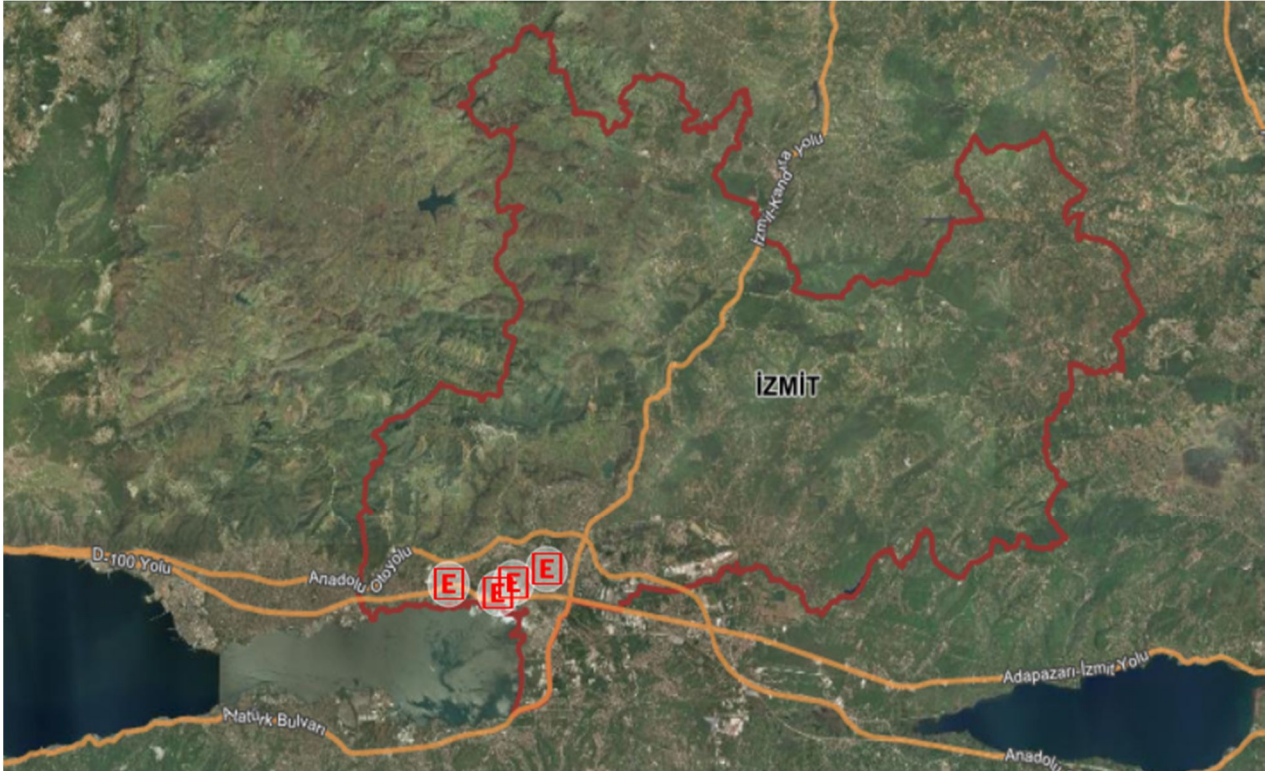


Photo 3 – İzmit District Map 1

Plajyolu locality have the richest and elite people in city. This locality position is near on the sea and also between sea and building have the great beach park. In this beach park; cafe, sports facilities, swimming pools etc. there are social areas such as.



Photo 4 – Plajyolu Locality Map 1

The existing parcel is located on the coast of Marmara Sea. There is only a beachside between the Sea of Marmara. The existing parcel has a sea view and this view is not lost by the building. It is the neighboring parcel of the Federal Morgul factory, which exports to many countries and famous brands. The existing parcel is one kilometer from the highway tolls and the D100 highway, 10 kilometers from the city center and 15 kilometers from the university. The seaside park is with in the parcel. On the road north of the existing parcel there is a space left as a parking area. There is a cultural center of Kocaeli Metropolitan Municipality just to the east. Although it is a quiet place, it is in a comfortable position due to the coastal route.



Photo 5 – Distant Satellite Map 1



Photo 6 - Close-Up Satellite map 1

4. Existing Parcel Application Project

The existing parcel is a corner road parcel facing north and south side of the road. Parcel facade lengths are sufficient for building. There are no shortcomings since the area remaining after the zoning draws provides the TAKS and CAKS areas. The wide road to the north of the existing parcel appears as an asphalt road. The road to the east of the existing plot appears to be a stabilized road. Parking is available on the north side of the existing parcel. This is a great advantage for the construction of the parcel.

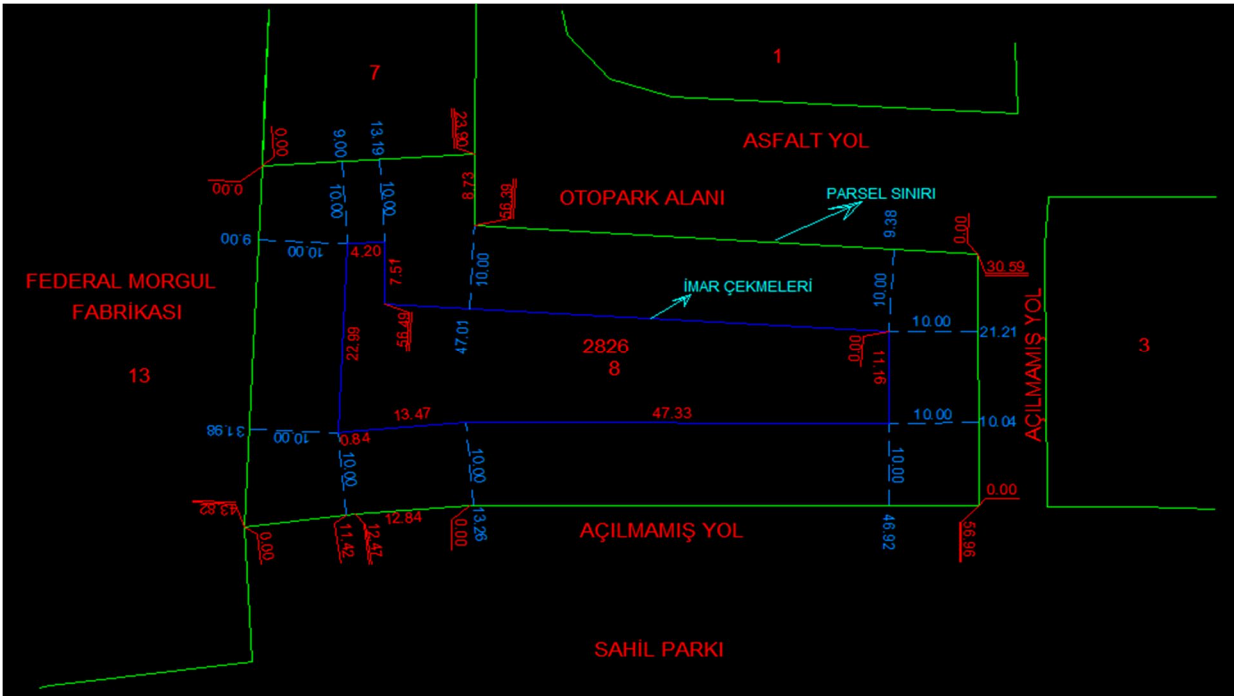


Photo 7 – Parcel Application and Reconstruction Diameter Project

5. Existing Parcel Reconstruction Plan Information

According to the zoning plan notes, the current parcel shows TAKS: 0.20 and KAKS: 0.40. Front and Side Garden Draw distances are specified as 10 meters. The area remaining for the construction ground area line of the existing parcel is 833,34 per square meters. As the TSS area is 576.35 m² per square meter, there is no problem. The existing Parcel zoning plan note is planned as a daily plant area. Structures that can be made according to the existing zoning plan Cafe Sports facilities, Cafe, Association Localities, Wedding Saloon areas.

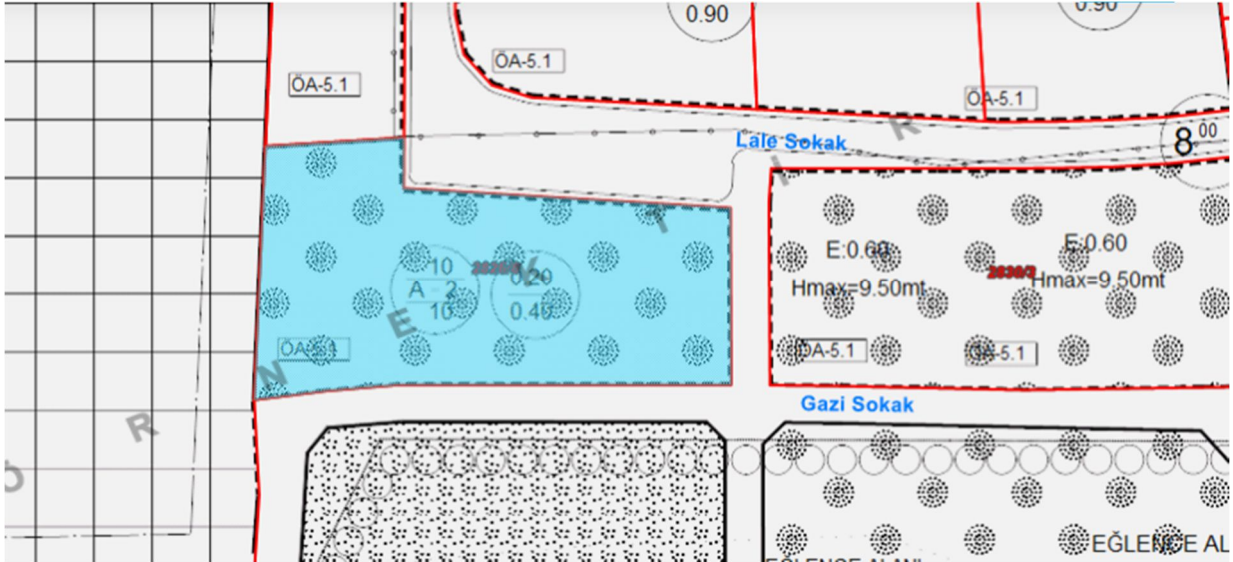


Photo 8 - 1/1000 Scale Development Plan Map

Plan Fonksiyonu	- Uygulama İmar Planı genel plan notları ve lejantı ektedir. Günübirlik Tesis Alanı (2873,6 m ²)		
Kısıtlama Alanı	-		
Köy Gelişme Alanı	-		
Köy Yerleşik Alanı	-		
YÜRÜRLÜKTEKİ İMAR PLANI			
Ölçeği	1/1000		
Tasdik Tarihi	13.03.2014		
Mer'i İmar Planı	İZMİT BELEDİYESİ UYGULAMA İMAR PLANI		
KADASTRO			
İl	KOCAELİ	Pafta	G23B23D3B
İlçe	İZMİT	Ada/Parsel	2826 / 8
Tapu Kütüğü	YENİMAHALLE	Parsel Alanı (*)	2881,74 m ² (Tapu alanı değildir!)
Bina Yüksekliği	6.90 m	Kat Adedi	-
Ön Bahçe	10	İnşaat Nizamı	AYRIK
Yan Bahçe	10	T.A.K.S.	0.20
Arka Bahçe	-	K.A.K.S (Emsal)	0.40

4.04.201

İzmit Belediyesi E-İmar Uygulaması

<https://webgis.izmit.bel.tr/imardurumu/imar.aspx?parselid=>

Photo 9 - 1/1000 Scale Development Plan Information

6. Construction Area Accounts of the Building which Can Be Made According to the Existing Parcel Zoning Plan Notes

Based on the zoning notes of the parcel, construction sites are presented in Chart 1. Floor space is limited to 2. Construction can be done by adding to the total area between the roof.

PARCEL ACCOUNT AREA	2881,74 m ²
CONSTRUCTION BASIC AREA (NET)	576,35 m ²
CONSTRUCTION BASIC AREA (GROSS)	691,62 m ²
TOTAL CONSTRUCTION AREA (NET)	1152,70 m ²
TOTAL CONSTRUCTION AREA (GROSS)	1383,24 m ²

Chart 1 – Existing Plan Construction Areas

According to the calculations in Table 1, the net and gross areas of the construction will be determined. For example when a wedding hall is built; 1st wedding hall with open terrace areas of 115,27 m² with a closed area of 576,35 m² on the ground floor. Between the 1st Floor and the Roof, there can be made 2 wedding halls with 691,62 m² area. At the same time, there can be made 2190,12 m² garden and car parking areas. A detailed building can also be constructed with landscaping. As it is stated in the parcel elevation and boundary project, there is no duplex can be made structure on the ground since there is not much difference between parcel and road. It is possible to use the garden for the wedding saloon. The parking space in front of the parcel provides a great advantage for this kind of wedding hall.

7. Construction Costs and Profit Analysis of the Parcel

For Wedding Hall and similar buildings;

Ground Floor: 576,35 m² 1 piece Wedding Saloon 576,35 m²

First Floor: 576,35 m² 1 piece Wedding Saloon 576,35 m²

Penthouse Floor: 115,27 m² 1 piece Wedding Saloon 115,27 m²

A total of 1383.24 m² project is can be made in this parcel.

The construction unit cost price is between m² / TL = 5500TL-6000TL except parcel price.

Land restoration cost and detail building cost; m² / TL = 250TL-300TL except parcel price.

The total cost price of the building including the parcel price is an average of 19.139.440,00 TL.

If the wedding hall is sold, the entire sale price is approximately 55.000.000,00 TL.

If the wedding hall rented for a business administrator; The average annual profit is 500,000.00 TL.


İli	KOCAELİ	<p><i>Türkiye Cumhuriyeti</i></p>  <p>TAPU SENEDİ</p>		<p>Fotoğraf</p> 		
İlçesi	İZMİT					
Mahallesi	YENİMAHALLE					
Köyü						
Sokağı						
Mevkii						
Satış Bedeli	Pafta No.	Ada No.	Parsel No.	Yüzölçümü		
				ha	m ²	dm ²
0,00	19Lİİd	2826	8		2.882,00	m2
Niteliği	TARLA					
Sınırı	Planındadır Zemin Sistem No : 39698306					
Edinme Sebebi	5/160 pay AYŞE ADAMOL : EYÜP Kızı adına kayıtlı iken Elbirliğiyle KENAN ADAMOL : MEHMET CELALETTİN Oğlu , SAFER SÜLEYMAN ADAMOL : MEHMET CELALETTİN Oğlu , MÜKERREM ADAMOL : MEHMET CELALETTİN Oğlu , BİROL ADAMOL : MEHMET CELALETTİN Oğlu , MÜŞERREF KURTAN : MEHMET CELALETTİN Kızı adına intikal işleminden.					
Sahibi	Malikler arka sayfadadır.					
Geldisi	Yevmiye No.	Cilt No.	Sahife No.	Sıra No.	Tarih	Gittisi
Cilt No.	7170	22	2141		14/03/2016	Cilt No.
Sahife No.						Sahife No.
Sıra No.						Sıra No.
Tarih						Tarih
<p>Stiline Uygundur</p>  <p>Yusuf BAYRAM Yerel Mühür Yardımcısı</p>						
<p>NOT : * Mülkiyetin gayri hakiki bir şekilde devri için bu belge mirasçat edilmelidir. ** Tebliğat Kanunu Hükümlerine göre devir işlemi için Tapu Sicil Müdürlüğüne bildirilmelidir.</p>						
Döner Sermaye İşletmesi tarafından bastırılmıştır.						Stok No 129
D.M.O. Basım İşç. Md.						

Photo 10 – Existing Parcel Deed



Photo 11 – Parcel Photos 1



Photo 12 – Parcel Photos 2



Photo 13 – Parcel Photos 3



Photo 14 – Parcel Photos 4



Photo 15 – Existing Parcel Elevation Difference and Application Project



Photo 16 – Three-Dimensional Visual – Example Wedding Saloon

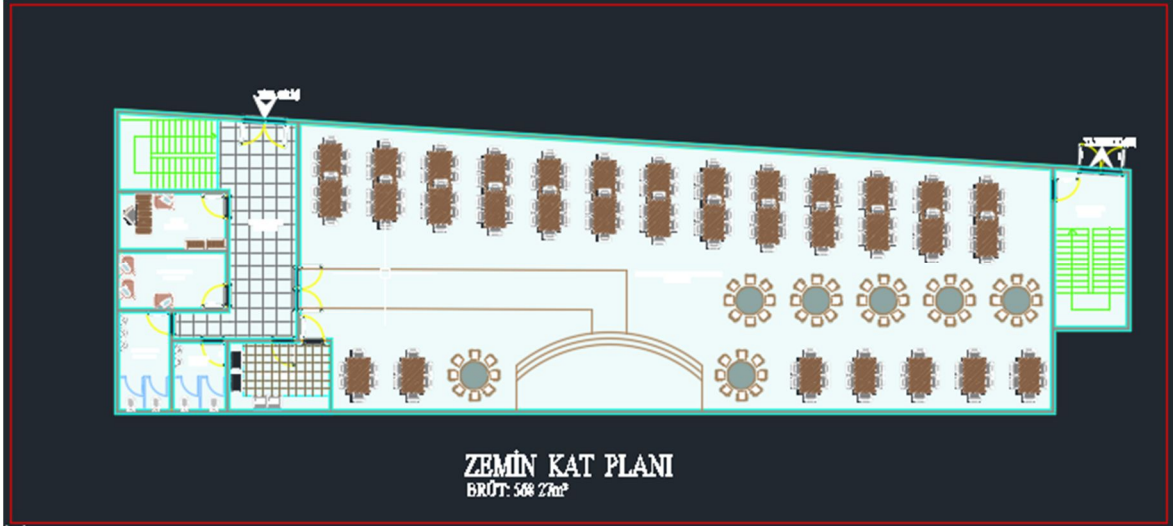


Photo 17 – Architectural Project – Ground Floor Plan

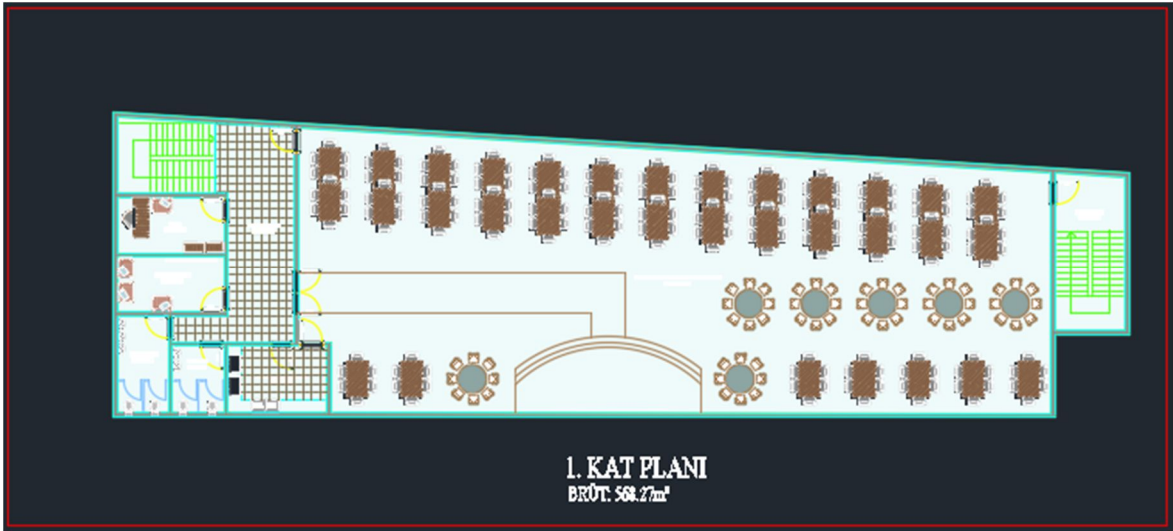


Photo 18 – Architectural Project – First Floor Plan

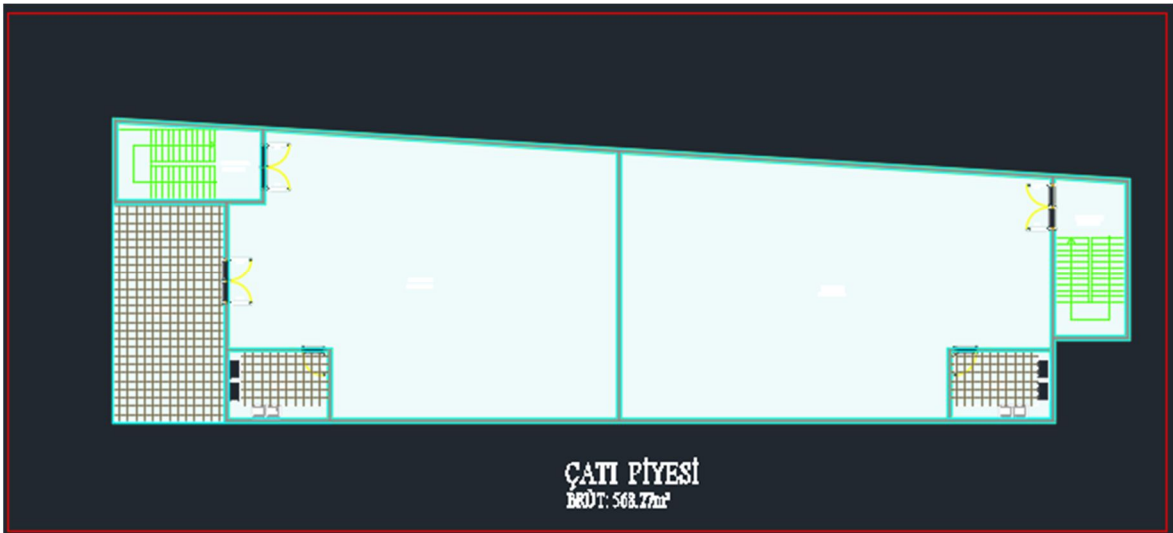


Photo 19 – Architectural Project – Penthouse Plan

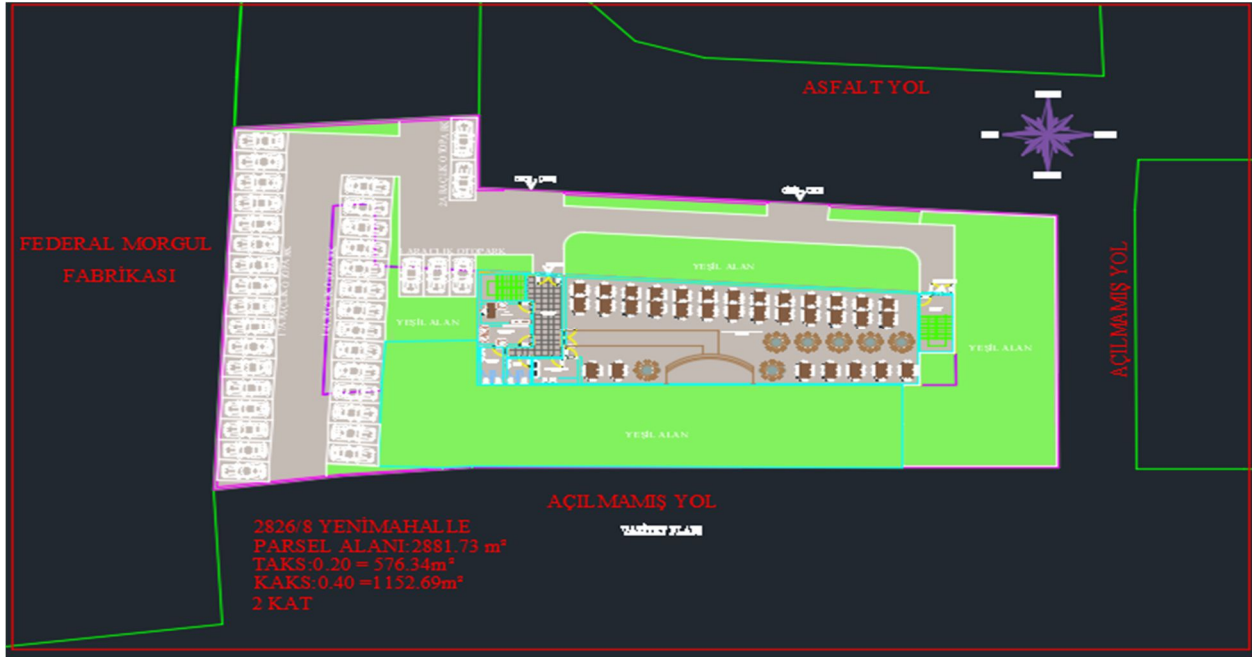


Photo 20 – Architectural Project – Building Placement Plan

8. Existing Parcel Sales Price and Conditions

The real estate value of the area where the parcel is located; It has the highest real estate value of Izmit. For this reason, it is difficult to find an equivalent real estate price around the region, with the demand of the owners of the parcel and the price of the unit which we have agreed and the price per m2 is **3.470,00 TL** and the total land price is **10.000.000,00 TL**. The parcel has 13 shareholders and the lawyer of these owners is Emin ANDIZ. The buyer must send the parcel purchase authorization to lawyer Emin ANDIZ. After that the cost of the parcel should be sent to Attorney Emin ANDIZ's account in a blocked form. Lawyer Emin ANDIZ on behalf of the buyer in the name of the purchase and registration; buyer should remove the block in the bank account. If buyers and sales will agree about the terms and price for parcel; Then the both is must to pay **236.000,00 TL** to Selim TAKCI and Emin ANDIZ for consulting. Also All the projects required for the construction of the parcel purchased by the buyer of the land area are also required to be draw by **BOLGE Geomatic Engineering Office**.

Selim TAKCI

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BOLGE ENGINEERING OFFICE

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