

**KOCAELI CITY
KARTEPE DISTRICT
UZUNÇIFTLIK NEIGHBORHOOD
488 BLOCK 8-9-10-11 PARCEL**

**REAL ESTATE
FEASIBILITY REPORT**



APRIL, 2019

KOCAELİ

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1. Introduction

In this study conducted on 488 block 8,9,10 and 11 parcels in Kartepe 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 5000,00 area square meters form on the land. In the deeds writing 5000,00 area square meters. For the cadastral survey account 5000,00 area square meters. About this information this parcel have no mistakes in area square meters.

3. Existing Parcel Locality 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

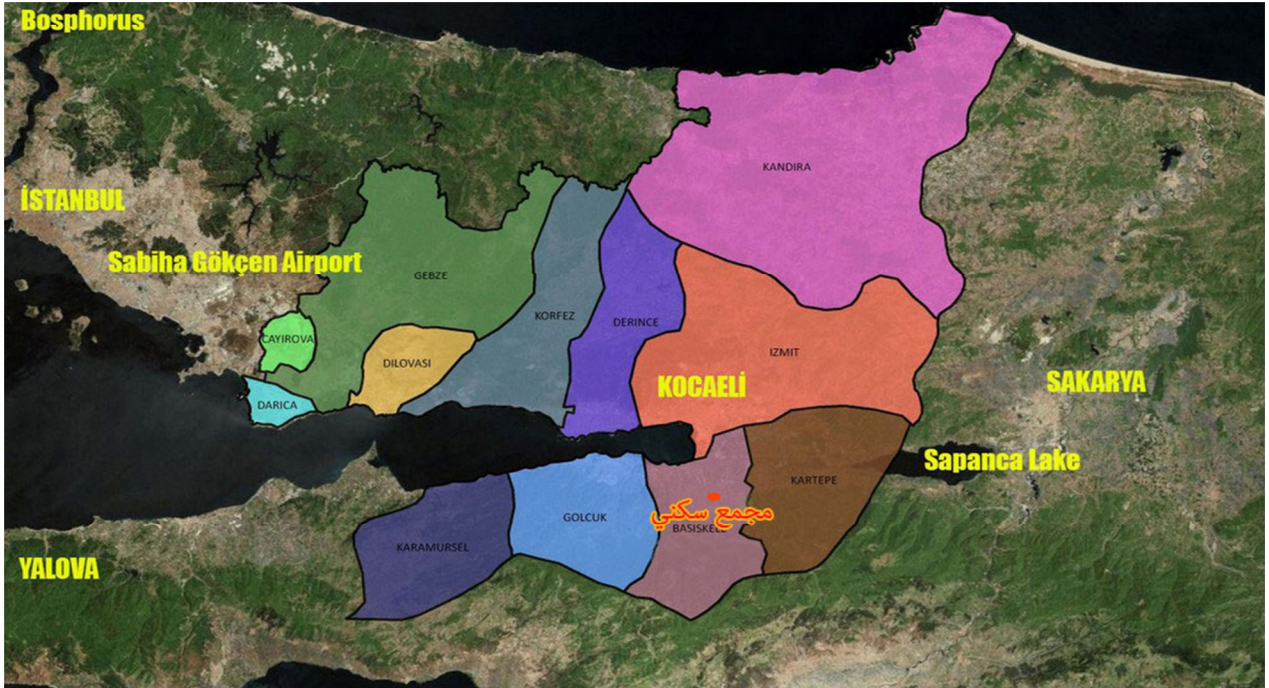


Photo 2 – Kocaeli City Map 2

The district where the existing parcel is located is located in the east of Kocaeli City. It is named after the Kartepe mountains in the south. This district is on the transportation route. This is the most densely populated town after the town of center. The district of Kartepe is also the province with the highest development and industry. The easternmost border is the Sapanca Lake. Within the southern boundary is the famous Tourist Kartepe Mountains. One of the central neighborhood of the district is Uzunçiftlik. This district also has an OSGB.

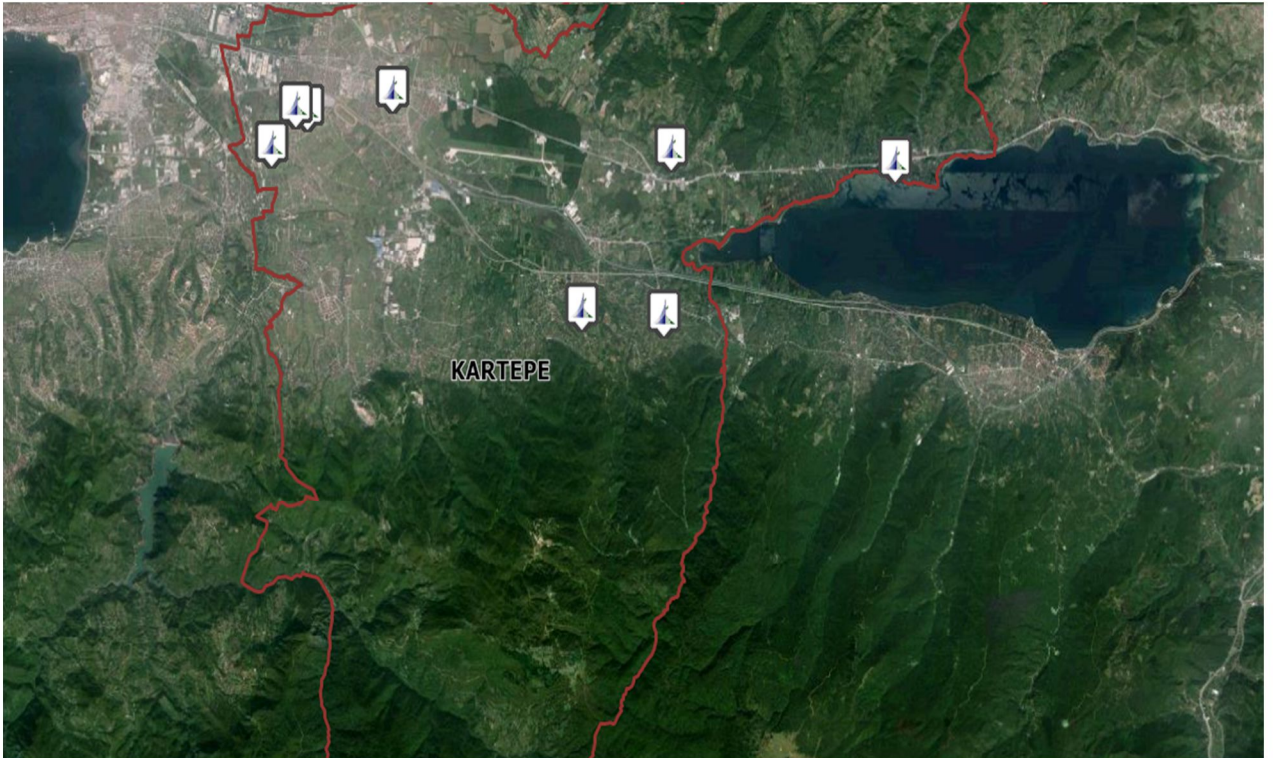


Photo 3 – Kartepe District Map 1

Kartepe district where the existing parcel is located; have the highest level of development and investment. Therefore, living standards are increasing every day. Existing parcels located; on the southern border of the Ulus market, 170 meters south of the Adapazari-Izmit autway, 600 meters from the Anatolian autway, 600 meters northeast of the Ataevler Cultural Center. Available parcel; The site is located in an area with high standard of living, parks and gardens.

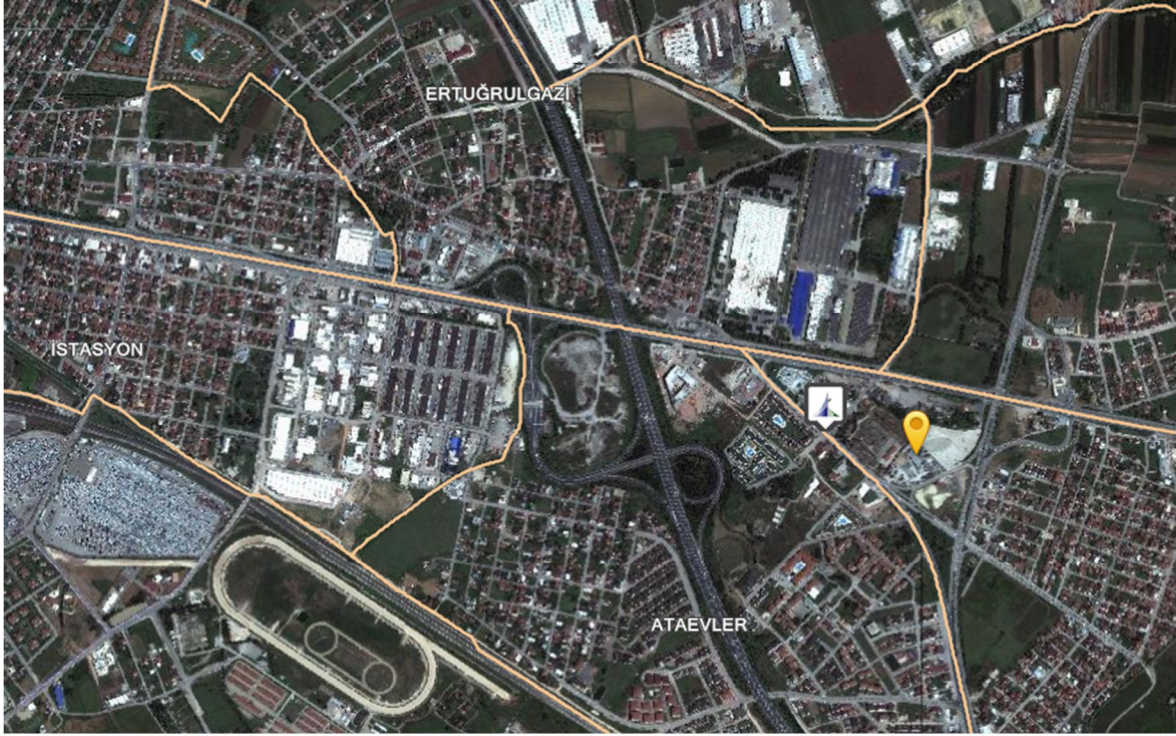


Photo 4 – Existing Parcel Distant Satellite Map 1

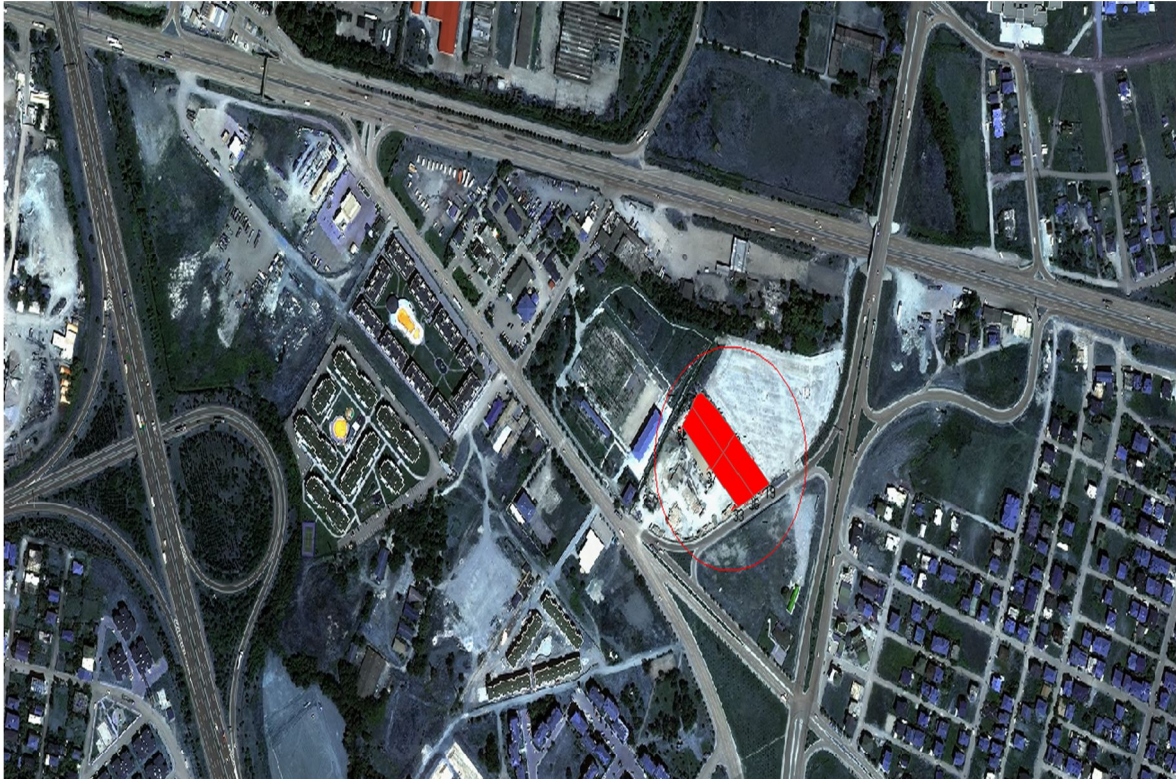


Photo 5 – Existing Parcel Close-Up Satellite Map 1



Photo 6 – Existing Parcel Close-Up Satellite Map 2

4. Existing Parcels Application Project

The province of Kocaeli Kartepe District Uzunçiftlik neighborhood 488 Island 8-9-10-11 parcels have two sides of the road front. One of these roads is the asphalt road and the other is the unopened road. The absolute zero point height can be taken in both road. As the parcels are evaluated as a whole, they can also be evaluated separately.

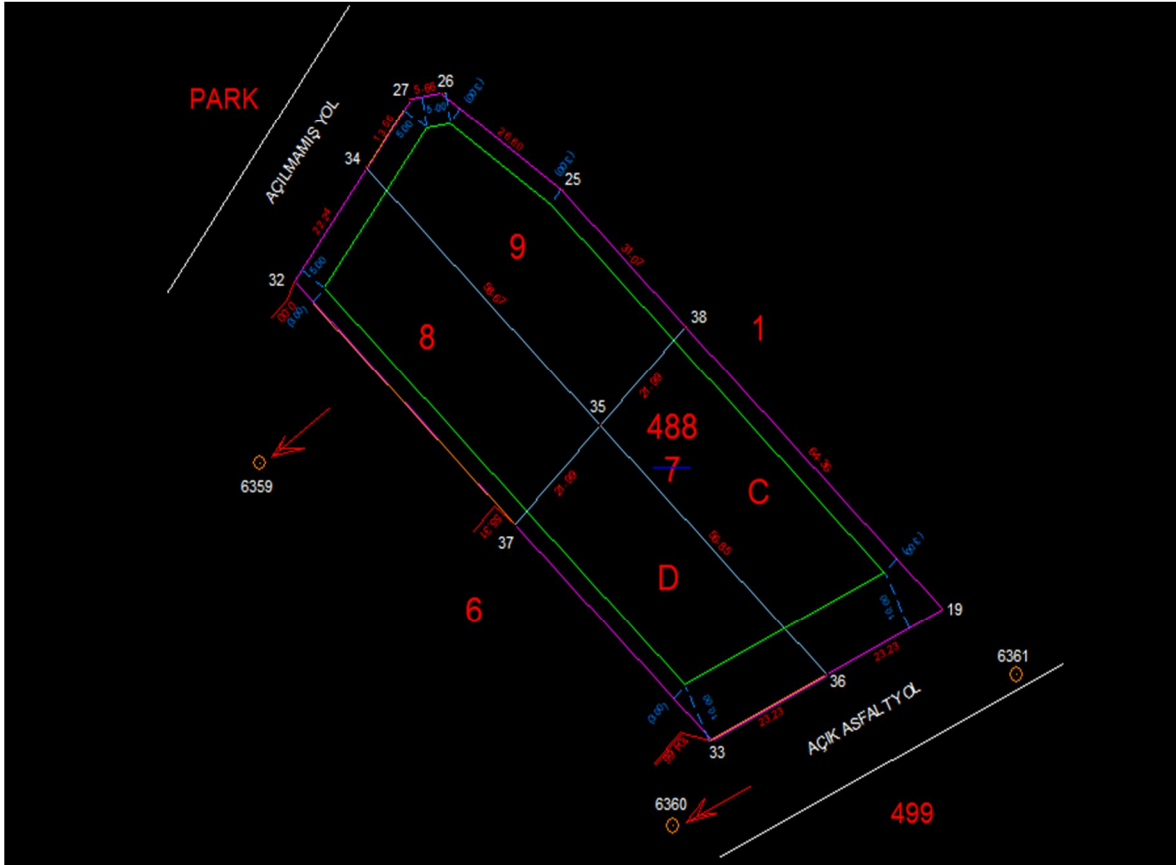


Photo 7 – Parcel Application and Reconstruction Diameter Status

5. The Zoning Plan Notes of the Existing Parcel

The zoning status of each parcel is analyzed separately. Although there is not any problem with the parcels in terms of their combination, they are analyzed separately and as a whole.

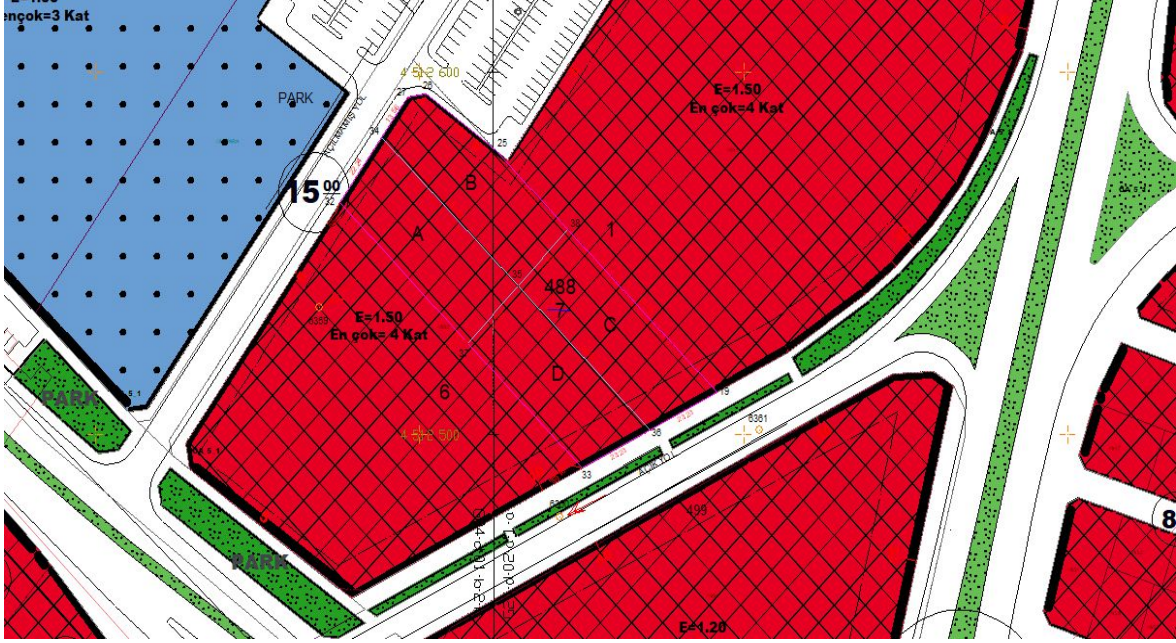


Photo 8 - 1/1000 Site Zoning Plan Map of All Parcels

According to the existing zoning plan of the parcels, they must have 3 floors, but it is also optional to have 4 floors. In the land, as there is no height difference between the base and the ground, it is impossible to build duplex on the ground. As being a trade area, the land is E:1.50 zoned. The take-up distance from the asphalt road is 10 meters, back garden is 5 meters and side gardens are 3 meters each. This is the present zoning status. It is always possible to build the places that are remained after the zoning take-ups. The areas that are not used on the ground floor can be used as closed pull out on the top floors. The place has the characteristics of a commercial land. However, if wanted, commercial residences can also be built. agreed and if the related municipality approves the situation, 4 floors can be built. In the related parcel, 5200 m² of land, abandoned to the road by us, has decreased to 5000 m². When the sample land is counted up, 5200 m² of land is based on.

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

Basing on the current zoning notes of the parcel, construction areas are presented as calculated in Table 1. The number of the floors is limited as 3, however, if above the 3rd floor is stated as an attic and if the attic is added as gross, above the 3rd floor could be done. As stated before, it is optional to apply 4 floors considering above the 3rd floor as an attic. The analyzes in Table 1 are arranged according to the agreed situation of all parcels. Every parcel on the other Tables has been analyzed separately in itself. Basement floor could be done for closed parking garage.

ACCOUNT AREAS of the PARCELS	5000,00 m2
MAXIMUM BASIC CONSTRUCTION AREA (NET)	1950,00 m2
MAXIMUM BASIC CONSTRUCTION AREA (GROSS)	2340,00 m2
MAXIMUM TOTAL CONSTRUCTION AREA (NET)	7800,00 m2
MAXIMUM TOTAL CONSTRUCTION AREA	15500,00 m2

Chart 1 – Construction Area Accounts of all Parcels

ACCOUNT AREA of the PARCEL	1252,90 m2
MAXIMUM BASIC CONSTRUCTION AREA (NET)	501,16 m2
MAXIMUM BASIC CONSTRUCTION AREA (GROSS)	601,39 m2
MAXIMUM TOTAL CONSTRUCTION AREA (NET)	1578,48 m2
MAXIMUM TOTAL CONSTRUCTION AREA (GROSS)	2074,78 m2

Chart 2 – 488 Block 8 Parcel Construction Areas' Accounts

ACCOUNT AREA of the PARCEL	1247,24 m2
MAXIMUM BASIC CONSTRUCTION AREA (NET)	498,90 m2
MAXIMUM BASIC CONSTRUCTION AREA (GROSS)	598,68 m2
MAXIMUM TOTAL CONSTRUCTION AREA (NET)	1571,69 m2
MAXIMUM TOTAL CONSTRUCTION AREA (GROSS)	3123,23 m2

Chart 3 – 488 Block 9 Parcel Construction Areas' Accounts

ACCOUNT AREA of the Parcel	1332,42 m2
MAXIMUM BASIC CONSTRUCTION AREA (NET)	532,97 m2
MAXIMUM BASIC CONSTRUCTION AREA (GROSS)	639,56 m2
MAXIMUM TOTAL CONSTRUCTION AREA (NET)	1673,00 m2
MAXIMUM TOTAL CONSTRUCTION AREA (GROSS)	3324,55 m2

Chart 4 – 488 Block 10 Parcel Construction Areas' Accounts

ACCOUNT AREA of the PARCEL	1167,44 m2
MAXIMUM BASIC CONSTRUCTION AREA (NET)	466,98 m2
MAXIMUM BASIC CONSTRUCTION AREA (GROSS)	560,37 m2
MAXIMUM TOTAL CONSTRUCTION AREA (NET)	1475,93 m2
MAXIMUM TOTAL CONSTRUCTION AREA (GROSS)	2932,93 m2

Chart 5 – 488 Bock 11 Parcel Construction Areas' Accounts

As stated in the parcel border project and as there is no height difference between the land and the road ,dublex structure can not be constructed on the ground. According to this parcel plan note ,”Business Center,Hotel and Residence “ projects are the most suitable structures to be built as they are commercial. As shown in Photo 6, right next to the land, there is an ongoing residence project of Zeray Construction. Parcel could be handled in three separate projects as of its present location and resulting building values could possibly be much more above the standards. In the land,as shown in Picture 9,there is a concrete mold production plant having no land register.

Being close to both Izmit Bay and Sapanca Lake ,having no traffic problem and presence in an area with wide paths make the location attractive. It is in a great location both for Ankara and Istanbul destinations. Being at a low distance to the highway counters increases its importance. In addition,being very close to the borders of Military Cengiz Topel Airport which is opened for civilian use and the case of increasing future civilian use of this airport increase the importance of the location more and more. Despite of not being in the central district,it is only15 minutes away from the city center by car. Likewise,it is in a location that most industrial areas are reached in half an hour at most It is a 5-minute drive to Izmit connection crossroad of Northern Marmara Road which is started to be constructed newly.

If we examine it as a hotel project, a 5 or 6 star hotel with 5.000,00m2 to be built on this land is possible to be highly preferred in terms of tourism as it is very close to Kartepe

Mountains. At the same time,as being an industrial city ,Kocaeli has many factories and companies doing business abroad. It is also possible for this hotel to be preferred in terms of accomodation by many VIP employees coming from abroad. The institution OSGB (Joint Health and Safety Unit) in Kartepe district may also be an important factor in increasing this preference.

If we examine it as a residence project , although limited as m2,A+ flats to be built on this land of 5.000,00 m2, have the highest oppotunity of sales as there is an ongoing sample residence project of Zeray Contruction right next to it. When the location and the development of the district are considered,the sale of the flats is possible.

When we examine a business center or a residence project to be built here;

- Ground Floor: in a land of 2574,00 m2, 4 pieces of stores (Including basement)1200 m2
- 1st Floor: in a land of 2574,00 m2, 60 pieces of 1+1 Offices or Residences 43 m2
- 2nd Floor: in a land of 2574,00 m2 , 60 pieces of 1+1 Offices or Residences 43 m2
- 3rd Floor: in a land of 2574,00 m2, 80 pieces of 1+1 Offices or Residences 64,35 m2
- Penthouse : 2574 m2

A total of 15500,00 m2 project is emerging. In the region,the cost of an office or a residence project as m2 is between 4500TL and 5000TL.(m2/TL) The cost of a store as m2 is between 6000TL and 7500TL in the region.(m2/TL)

- The construction unit cost except the land as m2 is between 900TL and 950 TL.(m2/TL)
- Including the land,the total cost of the structure is 22.625.000,00 TL on average.
- Sales prices of all structures are 53.586.000,00 TL.

In other words,even when we calculate the sales figure from the lowest and cost figure from the highest,the profit is still 30.961.000,00TL.

When we examine a 5 or 6 star hotel project that can be constructed here;

- Ground Floor: in 2574,00 m2 lobby and detail structures (Basement included) 1200 m2
- 1st Floor: in 2574,00 m2, 66 pieces of 1+1 luxury hotel rooms 43 m2
- 2nd Floor: in 2574,00 m2, 65 pieces of 1+1 luxury hotel rooms 43 m2
- 3rd Floor: in 2574,00 m2, 65 pieces of 2+1 luxury suite hotel rooms 43 m2
- Penthouse : 8 pieces süit total 2574 m2

However, as this place will be constructed as a luxury hotel,we can base interior detail structures as 5000TL (m2/TL) and other structures as 950 TL (m2/TL).

The total cost of the construcion including the land is 58.275.000,00TL on average.

The rental income of the constructed hotel is approximately is 350.000,00 TL.

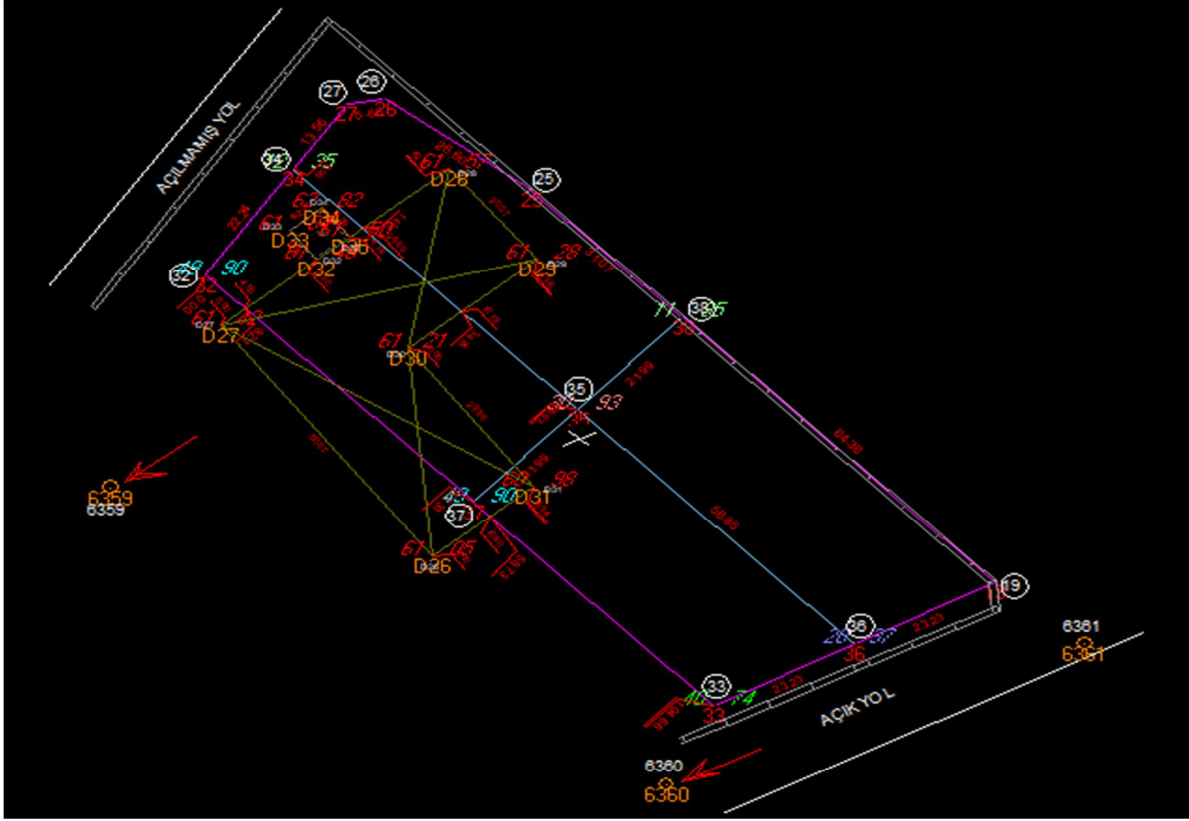


Photo 9 – Existing Parcels Details Map



Photo 10 – Parcel Photos 1



Photo 11 – Parcel Photos 2



Photo 12 – Parcel Photos 3

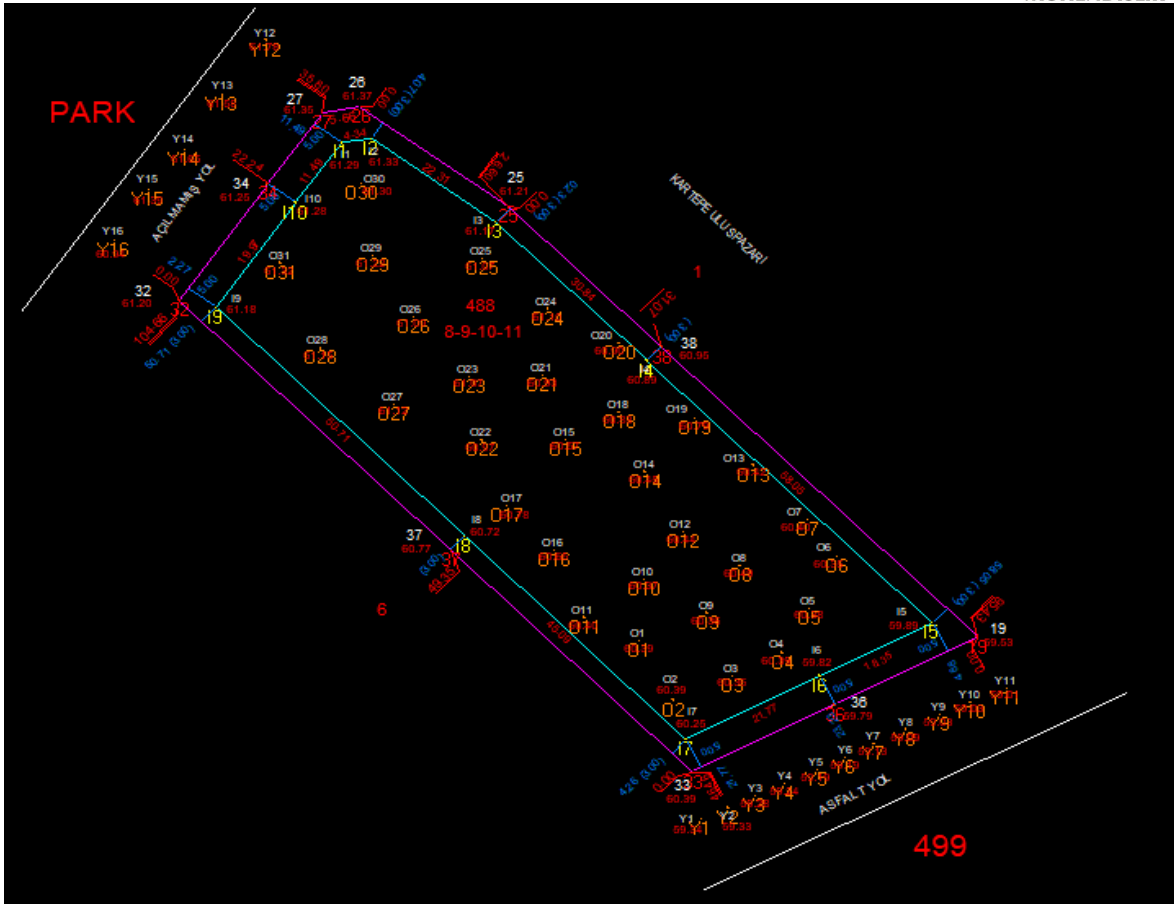


Photo 13 – Existing Parcel Elevation Difference and Application Project



Photo 14 – Three Dimension Visual 1



Photo 15 – Three Dimenson Visual 2



Photo 16 – Three Dimenson Visual 3



Photo 17 – Three Dimension Visual 4

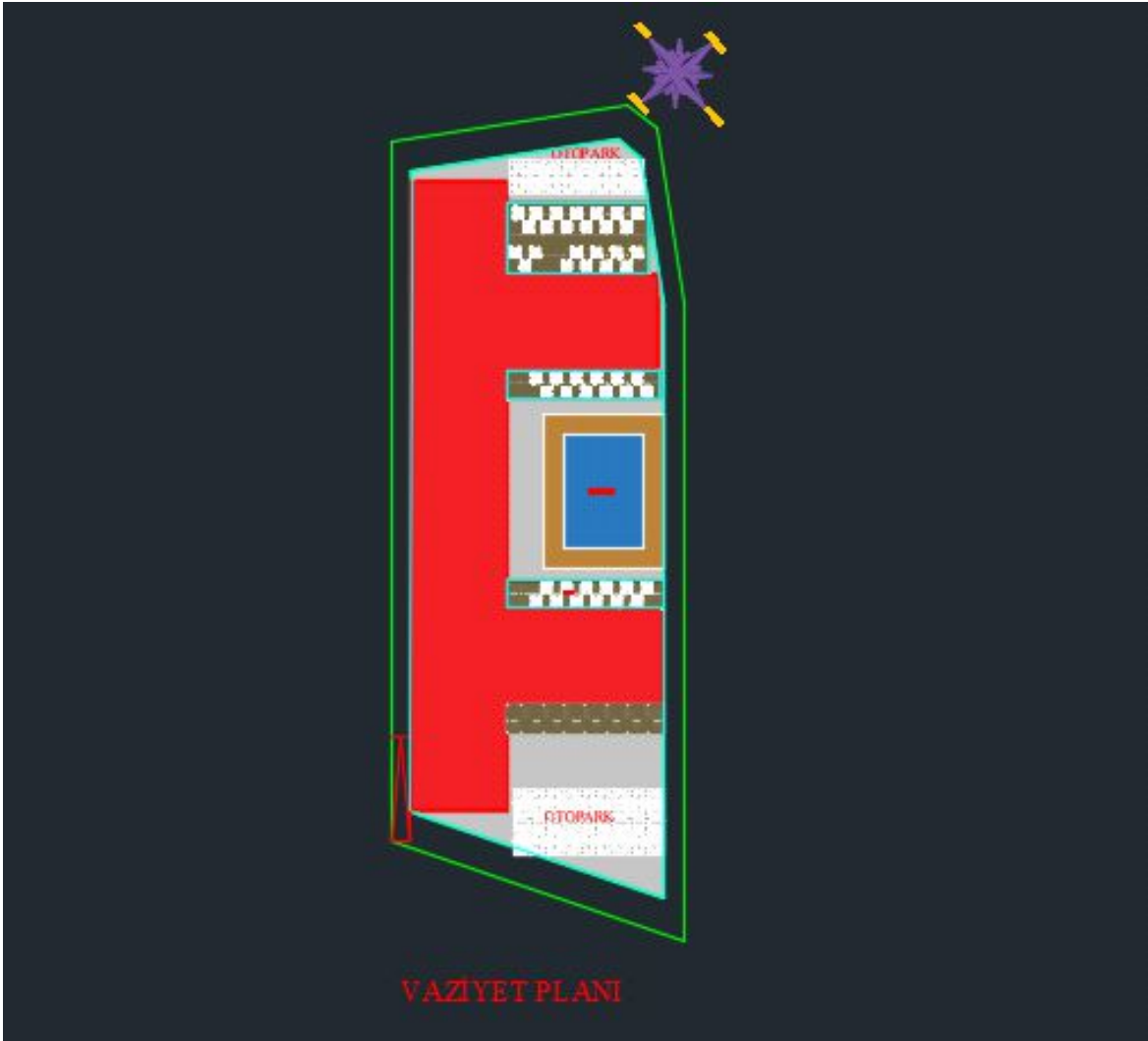


Photo 18 – Architectural Layout Building Plan

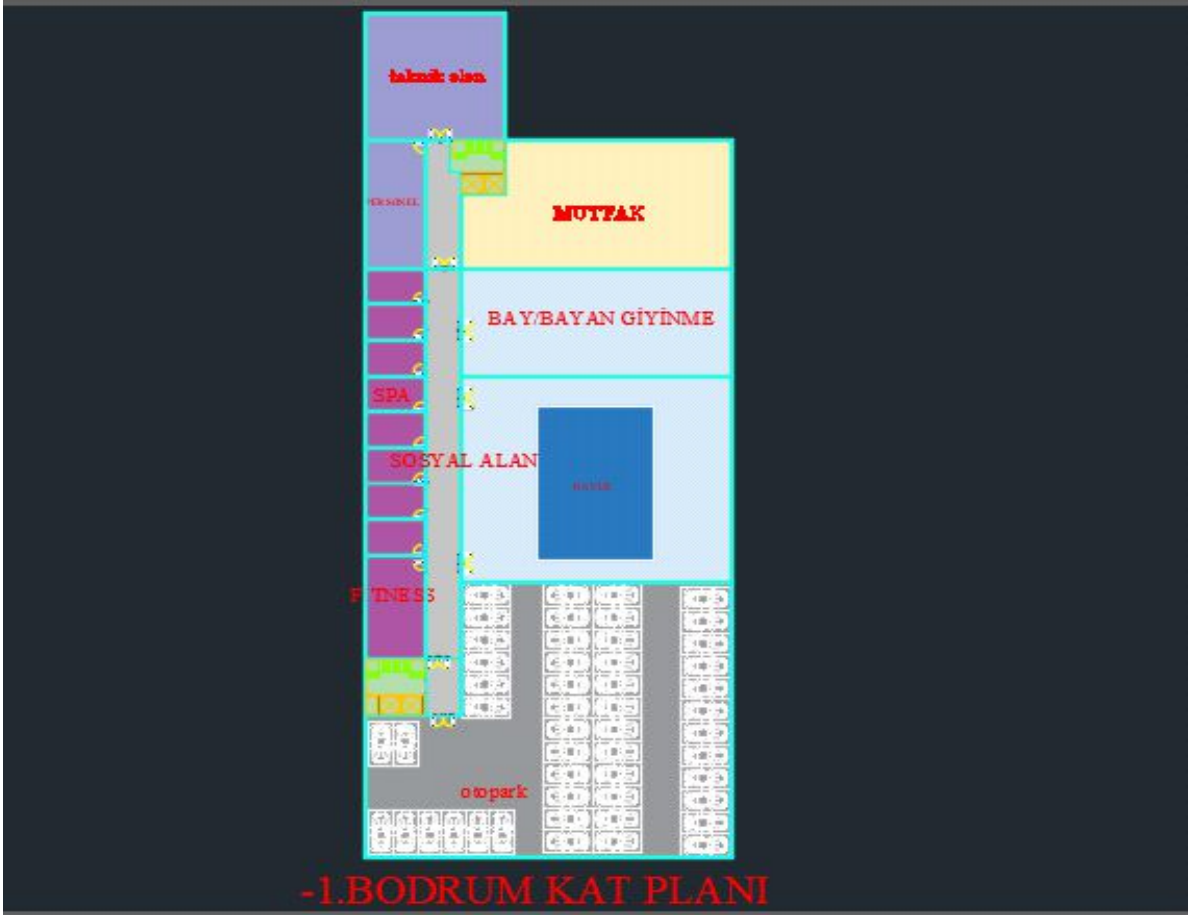


Photo 19 – Architectural Basement Plan

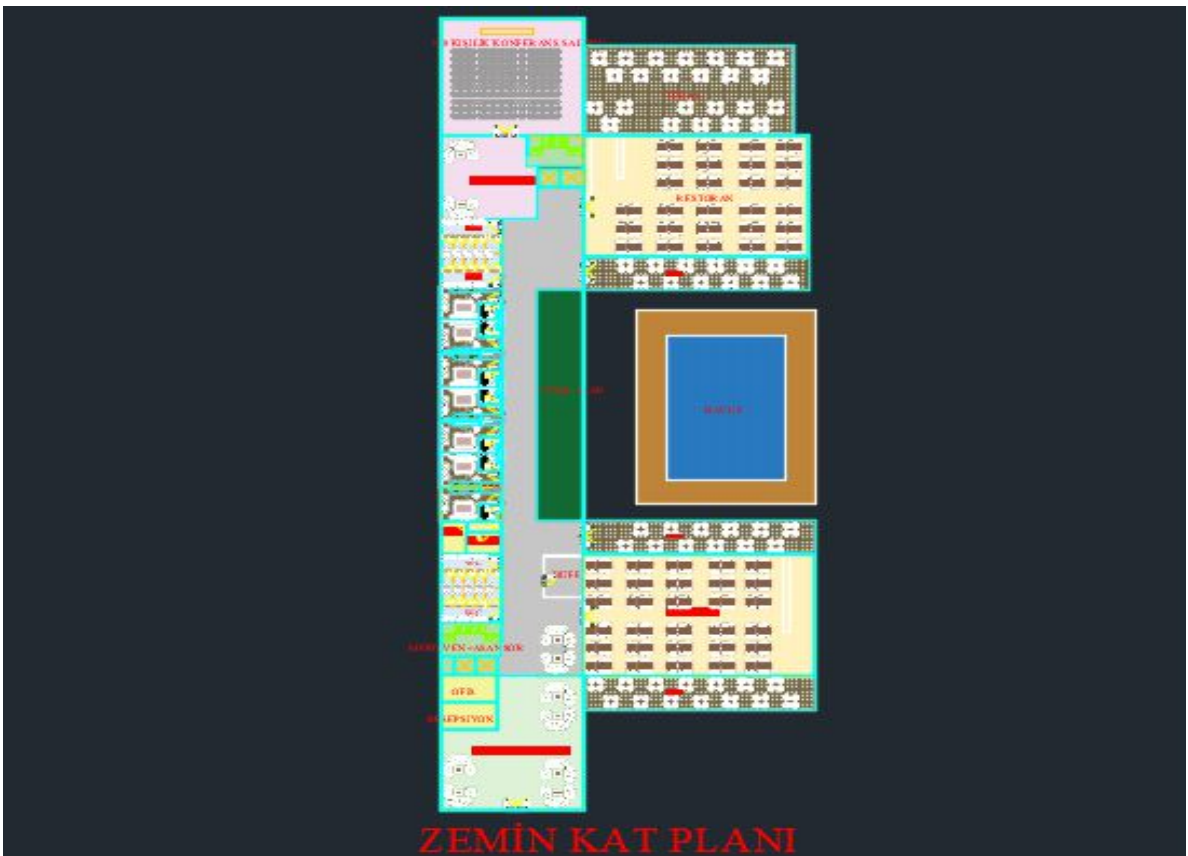


Photo 20 – Architectural Project Ground Floor Plan

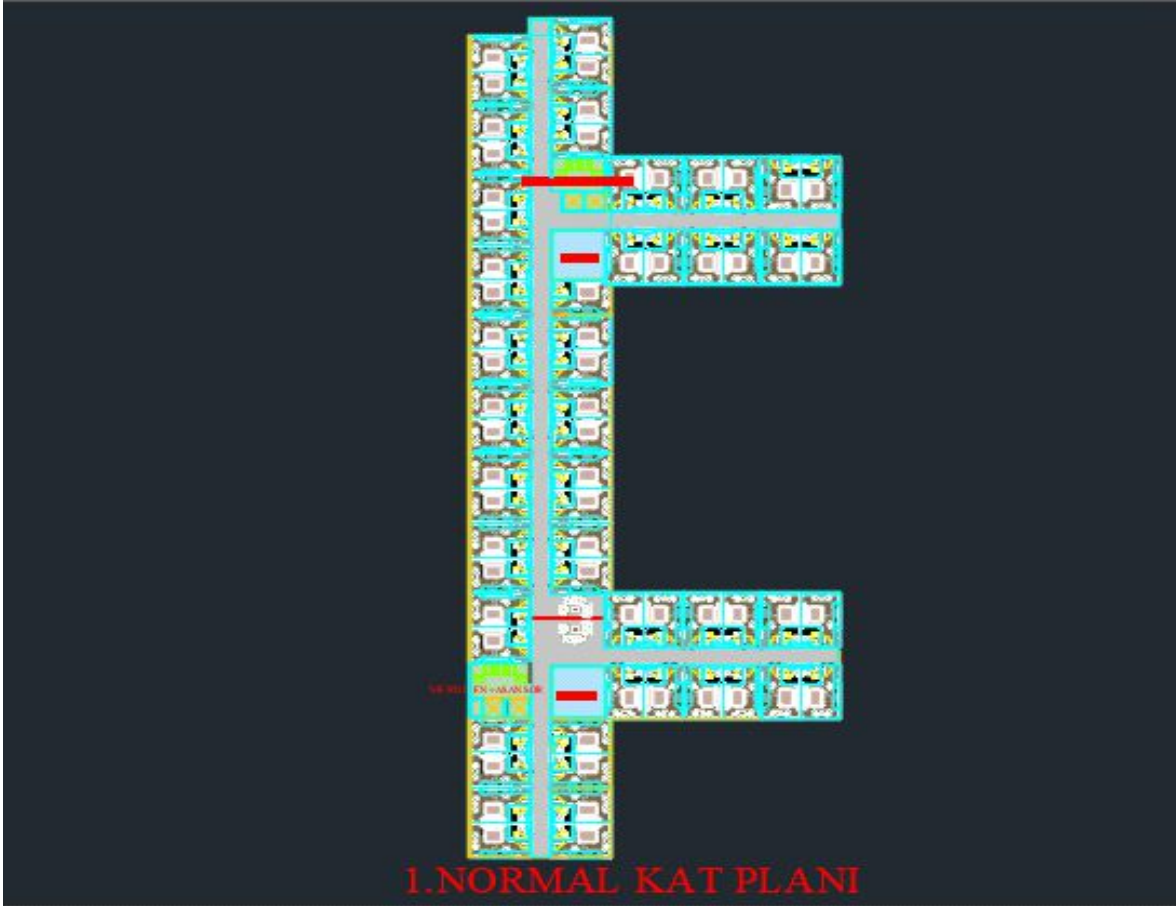


Photo 21 – Architectural Project 1. Floor Plan

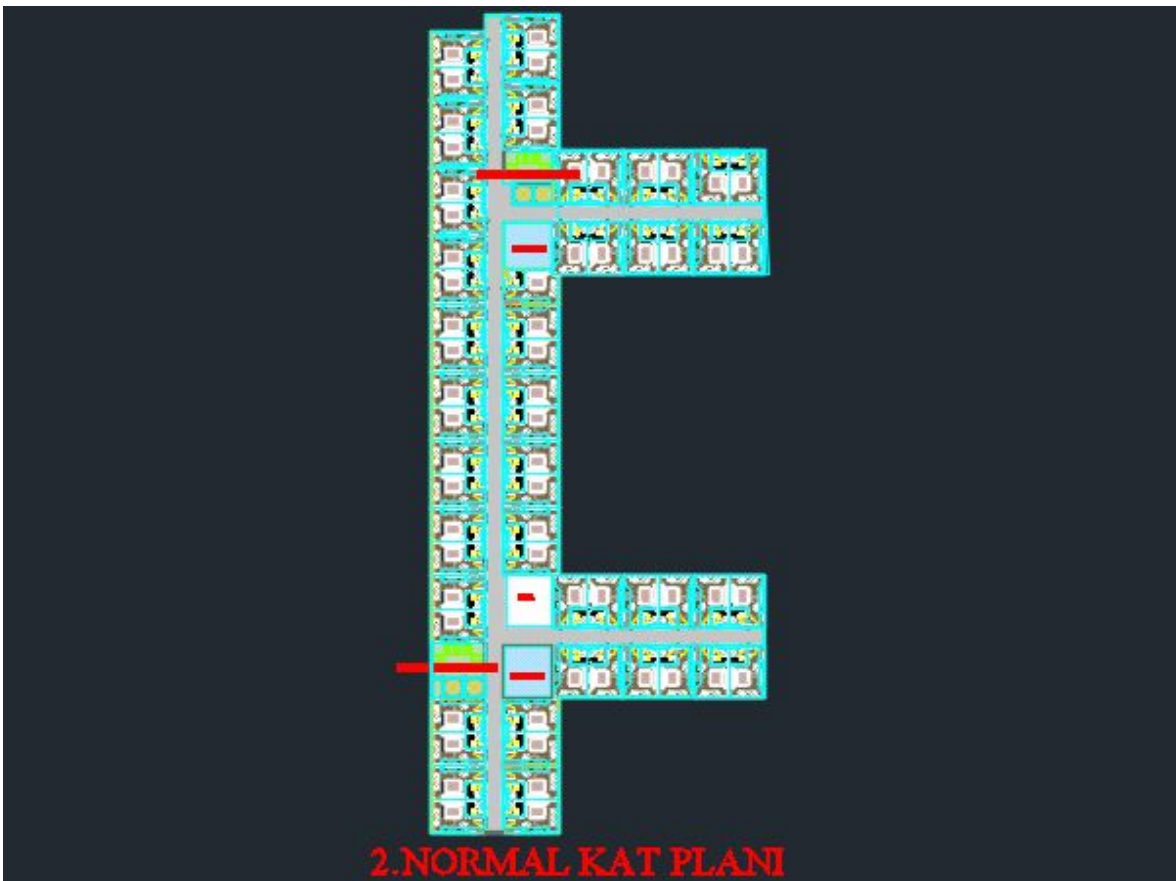


Photo 22 – Architectural Project 2. Floor Plan

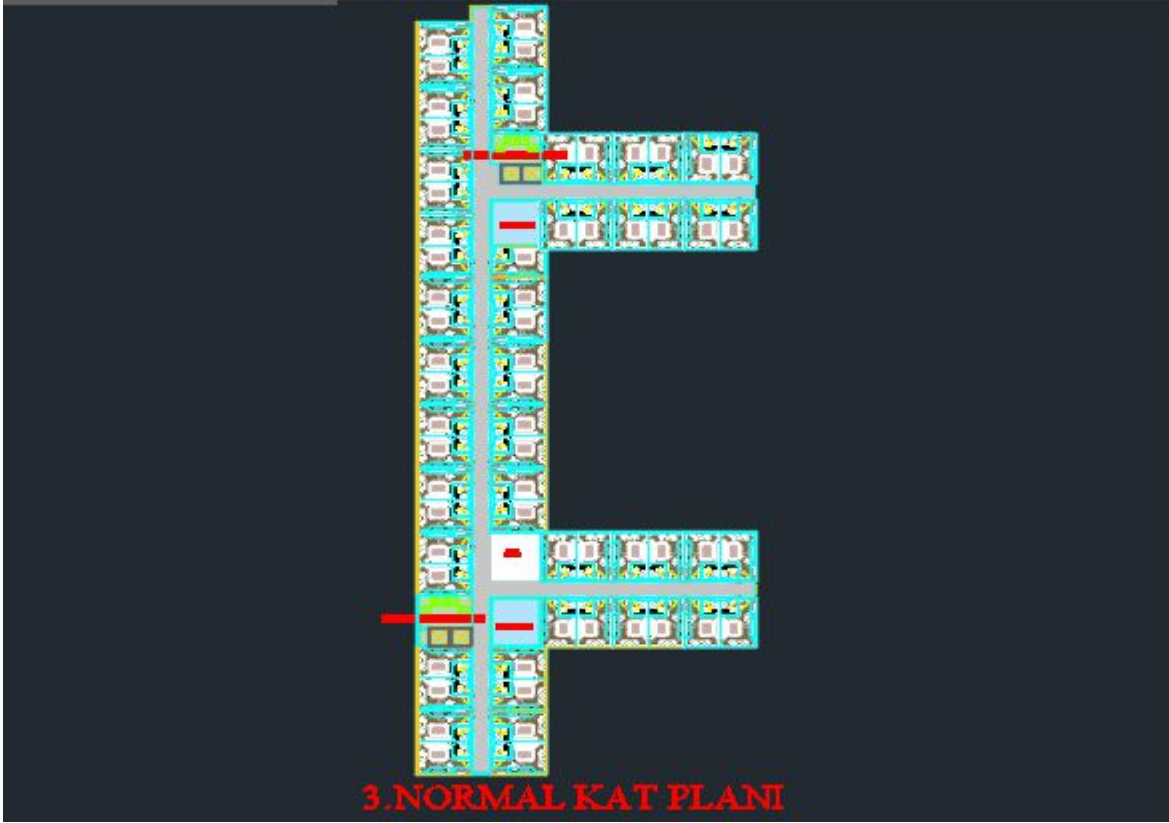


Photo 23 – Architectural Project 3. Floor Plan

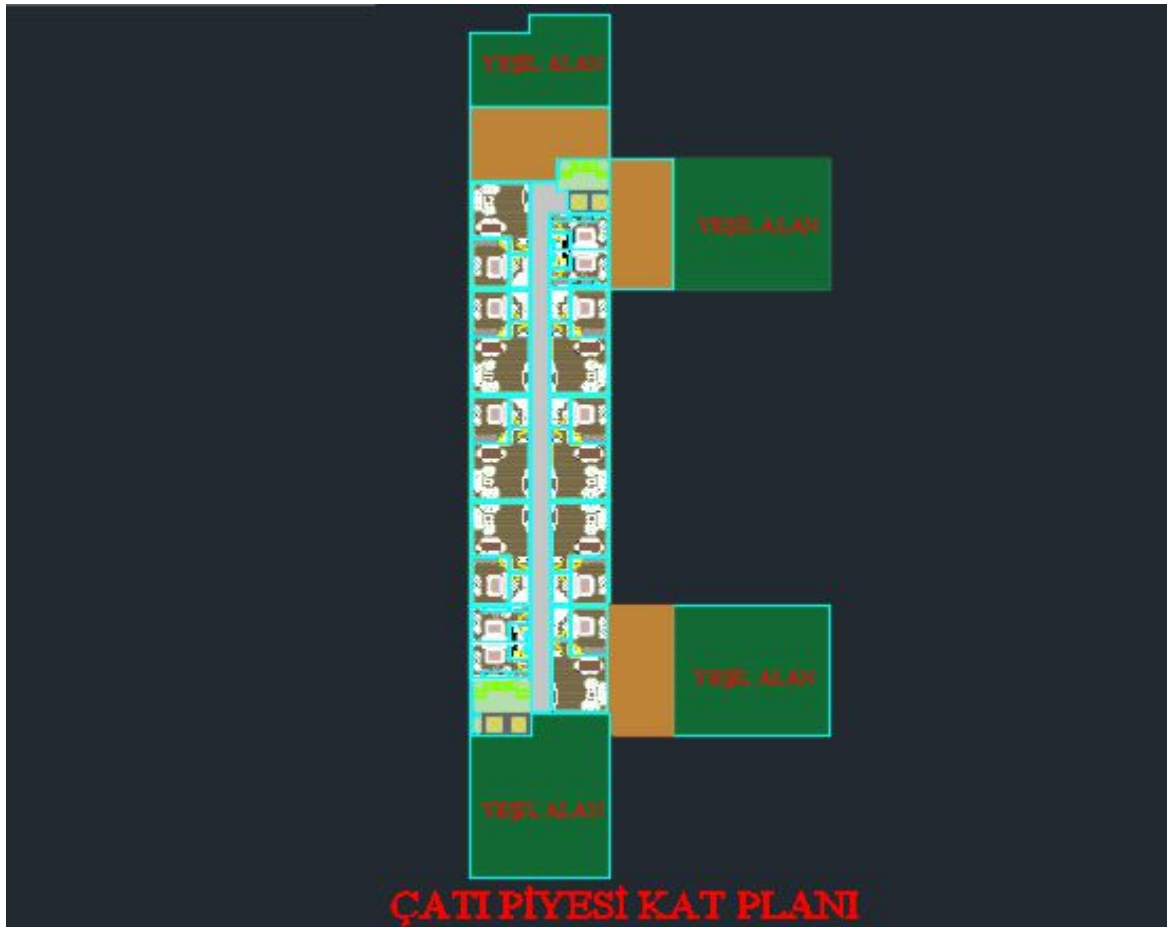


Photo 24 – Architectural Project Penthouse Plan

İli	KOCAELİ	<p><i>Türkiye Cumhuriyeti</i></p>  <p><i>TAPU SENEDİ</i></p>		Fotoğraf						
İlçesi	KARTEPE									
Mahallesi	ÇİFTLİK									
Köyü										
Sokağı										
Mevkii										
Satış Bedeli	0,00	Pafta No.	G2#D01B2B	Ada No.	488	Parsel No.	8	Yüzölçümü		
								ha	m ²	dm ²
										1.252.90 m ²
Niteliği	ARSA									
Sınırı	Planındadır									
	Zemin Sistem No : 101865417 QRKodu kullanarak taşınmazın haritasına ulaşabilirsiniz.									
Edinme Sebebi	ÇİFTLİK Mah. 488 Ada 7 Parsel taşınmazının İfraz İşlemi (TSM) işleminden.									
Sahibi	[REDACTED] SAHHÜT SANAYİ VE TİCARET LİMİTED ŞİRKETİ Tam									
Geldisi	Yevmiye No.	Cilt No.	Sahife No.	Sıra No.	Tarihi	Gittisi				
Cilt No.	0346	74	7223		26/09/2018	Cilt No.				
Sahife No.	Siciline uygundur.					Sahife No.				
Sıra No.	Eyüp AVCI					Sıra No.				
Tarih	Yetkili Müdür Yardımcısı					Tarih				
<p>NOT : * Mülkiyetin gayri ayni haklar ile sınırlı tapu kütüğüne müracaat edilmelidir. ** Tebliğat Kararını Hükümetleri gereğince adres değişikliği ilgili Tapu Sicil Müdürlüğüne bildirecektir.</p>										
D.M.O. Basım İşl. Md.										
Döner Sermaye İşletmesi tarafından bastırılmıştır.										
Stok No 129										

Photo 25 – Parcel Deed Of 488 Block 8 Parcel

İli	KOCAELI	<p><i>Türkiye Cumhuriyeti</i></p>  <p><i>TAPU SENEDİ</i></p>			Fotoğraf					
İlçesi	KARTEPE									
Mahallesi	ÇİFTLİK									
Köyü										
Sokağı										
Mevkii										
Satış Bedeli	0,00	Pafta No.	G24D01B2B	Ada No.	488	Parsel No.	9	Yüzölçümü		
								ha	m ²	dm ²
										247,24 m ²
Niteliği	ARSA									
Sınırı	Planındadır									
	Zemin Sistem No : 101865418 QRKodu kullanarak taşınmazın haritasına ulaşabilirsiniz.									
Edinme Sebebi	ÇİFTLİK Mah. 488 Ada 7 Parsel taşınmazının İfraz İşlemi (TSM) işleminden.									
	GAYRİMENKULÜN									
Sahibi	[Redacted] TAHHÜT SANAYİ VE TİCARET [Redacted] Tam LIMITED ŞİRKETİ									
Geldisi	Yevmiye No.	Cilt No.	Sahife No.	Sıra No.	Tarihi	Gittisi				
Cilt No.	10346	74	7224		26/09/2018	Cilt No.				
Sahife No.	Siciline uygundur.					Sahife No.				
Sıra No.	Eyüp AVCI					Sıra No.				
Tarih	Yetkili Müdür Yardımcısı					Tarih				
<p>NOT : * Mülkiyetin gayri ayni haklar ile satış için tapu kütüğüne müraعات edilmelidir. ** Tebligat Kararını Hükümetleri gereğince adres değişikliği ilgili Tapu Sicil Müdürlüğüne bildirilecektir.</p>										
<p>D.M.O. Basım İş. Md. Döner Sermaye İşletmesi tarafından bastırılmıştır. Stok No 129</p>										

Photo 26 – Parcel Deed Of 488 Block 9 Parcel

İli	KOCAELİ	<p><i>Türkiye Cumhuriyeti</i></p>  <p><i>TAPU SENEDİ</i></p>		Fotoğraf						
İlçesi	KARTEPE									
Mahallesi	ÇİFTLİK									
Köyü										
Sokağı										
Mevkii										
Satış Bedeli	0,00	Pafta No.	G24D01B2B	Ada No.	488	Parsel No.	10	Yüzölçümü		
								ha	m ²	dm ²
										1.332,42 m ²
Niteliği	ARSA									
Sınırı	Planındadır									
	Zemin Sistem No : 101865419 QRKodu kullanarak taşınmazın haritasına ulaşabilirsiniz.									
	ÇİFTLİK Mah. 488 Ada 7 Parsel taşınmazının İfraz İşlemi (TSM) işleminden.									
Edinme Sebebi										
Sahibi	TAAHHÜT SANAYİ VE TİCARET LIMITED ŞİRKETİ	Tam								
Geldisi	Yevmiye No.	Cilt No.	Sahife No.	Sıra No.	Tarihi	Gittisi				
Cilt No.	0346	74	7225		26/09/2018	Cilt No.				
Sahife No.	Siciline Uygundur					Sahife No.				
Sıra No.	Eyüp AVCI					Sıra No.				
Tarih	Yetkili Müdür Yardımcısı					Tarih				
<p>NOT : * Mülkiyetin gayri ayni haklarla şerhler için tapu kütüğüne müracaat edilmelidir. ** Tebliğat Kanunu Hükümleri gereğince adres değişikliği için Tapu Sicil Müdürlüğüne bildirilecektir.</p>										

D.M.O. Basım İşl. Md.

Döner Sermaye İşletmesi tarafından bastırılmıştır.

Stok No 129

Photo 27 – Parcel Deed of 488 Block 10 Parcel

İli		KOCAELİ		<p style="text-align: center;">Türkiye Cumhuriyeti</p>  <p style="text-align: center;">TAPU SENEDİ</p>		Fotoğraf	
İlçesi		KARTEPE					
Mahallesi		ÇİFTLİK					
Köyü							
Sokağı							
Mevkii							
Satış Bedeli		Pafta No.	Ada No.	Parsel No.	Yüzölçümü		
0,00		G2#D01B2B	488	11	ha	m ²	dm ²
						1.167,44 m ²	
Niteliği		ARSA					
Sınırı		Planındadır					
		Zemin Sistem No : 101865420 QRKodu kullanarak taşınmazın haritasına ulaşabilirsiniz.					
Edinme Sebebi		ÇİFTLİK Mah. 488 Ada 7 Parsel taşınmazının İfraz İşlemi (TSM) işleminden.					
Sahibi		[Redacted] AAHHÜT SANAYİ VE TİCARET - Tam LIMITED ŞİRKETİ					
Geldisi	Yevmiye No.	Cilt No.	Sahife No.	Sıra No.	Tarihi	Gittisi	
Cilt No.	00346	74	7226		26/09/2018	Cilt No.	
Sahife No.	<p style="text-align: center;">Siciline Uygundur.</p> <p style="text-align: center;">Eyyüp AVCI</p> <p style="text-align: center;">Yetkili Müdür Yardımcısı</p>					Sahife No.	
Sıra No.						Sıra No.	
Tarih	<p>NOT : * Mükoyelin gayri ayni haklar ilçe yerler için tapu kütüğüne müracaat edilmelidir. ** Tebliğat Kanunu Hükümlerine gereğince adres değişikliği ilgili Tapu Sicil Müdürlüğüne bildirilecektir.</p>					Tarih	
D.M.O. Basım İşl. Md.		Döner Sermaye İşletmesi tarafından bastırılmıştır.				Stok No 129	

Photo 28 – Parcel Deed of 488 Block 8 Parcel

7. Existing Parcel Price and Sales Conditions

The real estate value of the area where the parcel is located is high. The parcel owner is a private construction company and there are many constructions in progress in Kocaeli. For the marketing of the parcel and the preparation of this report, ***Bolge Geomatic Engineering*** company has made an agreement. The unit price of the parcel sales price per square meter is determined as **1,580,00 TL**. When the price of 4 parcels is calculated over **5,000,00** square meters, it makes **7.900.000,00 TL**. If calculated separately price; for 488 block 8 parcel **1.979.580,00 TL**, for 488 block 9 parcel **1.970.640,00 TL**, for 488 block 10 parcel **2.105.220,00 TL**, for 488 block 11 parcel **1.844.560,00 T**. . If buyers and sales will agree about the terms and price for parcel; Then the both is must to pay **186.440,00 TL** to Selim TAKCI. 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

GEOMATIC ENGINEER

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