



EASTERN VILLAS

ABOUT US

VISION:

To become preferred destination for guest seeking peaceful holidays available to the nearest location possible.

MISSION:

Step one is learning, and step two is to amplify experience gained on larger scale. ***EASTERN VILLAS*** is one of the pilot project initiated to earn reputation of serving customers with magical experience and unforgettable care.

PROJECT SITE & IMPLEMENTATION

Plot Size = 61.60 Marla (16753.987 Sqf)

IMPLEMENTATION:

- To construct 8 nos 1 bed villas each with the area of 800 Sqf.
- To construct 1 nos boardroom with the area of 1000 Sqf.
- To construct other allied facilities i.e. master kitchen, café, reception, parking etc.
- To develop various indoor and outdoor activities.

PROJECT PRESENT STATUS

- Land is available with clear title.
- Demarcation completed.
- Barred in place.
- Topographic survey completed.
- Hiring of design consultant in process.

KEY ATTRACTIONS OF PROJECT SITE

- Nearest approach from Islamabad.
- Area is not dependent on seasons, guests can arrive and enjoy any time in the year.
- Experiencing whispering of breeze like untouched forest.
- Closest area to Islamabad having snowfall in winters.
- Unforgettable views and fresh air that reinstate physical well being of guests.
- Easy approach with comfortable roads.
- Guests can enjoy thrilling yet safe drive experience on the way to ***EASTERN VILLAS***.
- Area already recognized as recreational site with the presence of Highland Country Club Phase 1 & 2, MONAL Resorts etc.

NEARBY COMPETING FACILITIES

Facilities from MONAL to *EASTERN VILLAS*

- Pine Peak Hotel
- Highland Country Club
- Pineland Heights
- Makhniyal Forest Rest house

Facilities from *EASTERN VILLAS* and beyond

- Sachal Mir's village Resort
- Pinewood Resort

ABOUT AREA

Haripur is the main city of the Haripur District in Hazara, Khyber Pukhtunkhwa in Pakistan. It is in a hilly plain area at an altitude of 520 m (1,706 ft).

Month	Average Temperatures (High/Low)
January	17°/4°
February	19°/6°
March	23°/10°
April	29°/15°
May	33°/20°
June	35°/23°
July	32°/23°
August	31°/22°
September	30°/17°
October	27°/10°
November	22°/6°
December	18°/4°

The map displays the city of Islamabad, Pakistan, with various districts and landmarks. A red pin marks the location of **EASTERN VILLAS** in the northern part of the city, near the border with Khyber Pakhtunkhwa. The map includes major roads like the E35 and N125 Expy, and landmarks such as the Uchara Forest and Faisal Mosque. The Eastern Villas are situated in a hilly area, providing a scenic view of the city and the surrounding mountains.

KEY DISTANCES AND TRAVEL TIME

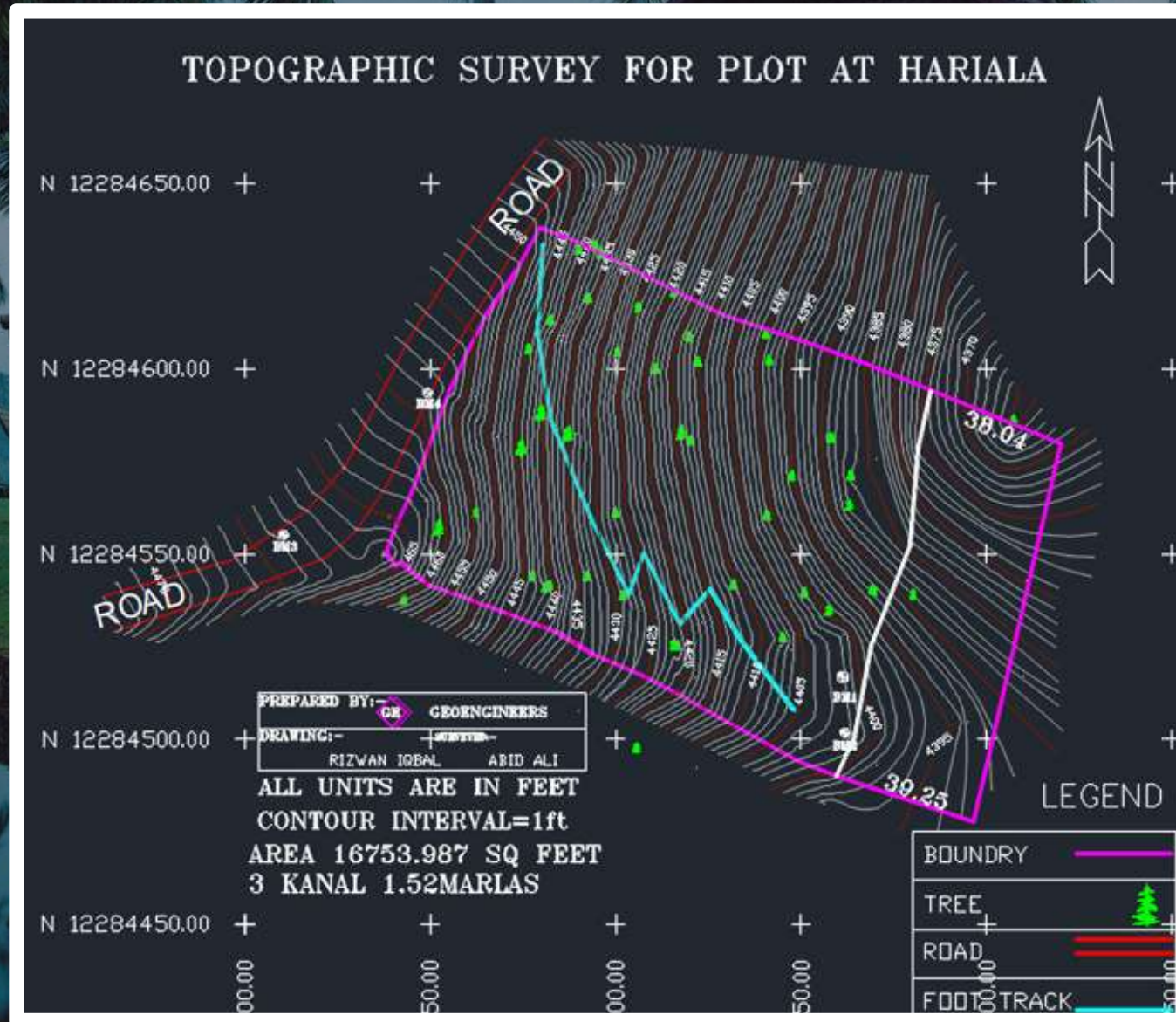
FROM	TO	DISTANCE (KILOMETERS)	TRAVEL TIME (MINUTES)
Eastern Villas	Makhniyal	0.8	3
Eastern Villas	Zero Point Islamabad	28	40
Eastern Villas	Highland Country Club	4.5	10
Eastern Villas	Old Monal	12.8	20
Eastern Villas	Mall Road Murree	55	120
Eastern Villas	Khanpur Dam	56	120

FACILITIES

- 8 Nos Villas each 800 Sqf
- Boardroom
- Café
- Reception
- Centrally managed kitchen owned by **EASTERN VILLAS**.
- Car Parking & worker/driver rooms
- Centrally managed laundry
- 24 hour front desk services
- Security
- Internet/Wifi
- Housekeeping
- Sports facilities i.e. Volleyball, Tennis, Badminton etc.
- Indoor Sports i.e. Snooker, Table Tennis, Gaming Zone etc.
- Activities for kids i.e. Seesaw etc.

Villas constructed and developed will be sold or retained for rental income as per mutual consent of investors/partners.

TOPOGRAPHY SURVEY



TENTATIVE FINANCIAL HIGHLIGHTS

ASSUMPTIONS

Eastern Villas

Dashboard

Area Assumptions

Key Facilities	SQF	No
Villa	800	8.00
Boardroom	1000	1.00
Kitchen	200	1.00
Parking	600	1.00
Reception	250	1.00
Café	500	1.00

Area Utilization Assumptions

Item	Unit	Quantity
Land Parcel	SQF	16,754
Villa	SQF	6,400
Boardroom	SQF	1,000
Kitchen	SQF	200
Parking	SQF	600
Reception	SQF	250
Café	SQF	500
Developed Area	SQF	8,350
Vacant Space	SQF	7,804
Construction Cost	PKR per SQF	4,000

Growth Rate Assumptions

Year	Unit	Rental	Occupancy (V)	Occupancy (B)
Year 2 - 6	Per Year	10%	40%	20%
Year 7 - 11	Per Year	8%	45%	25%
Year 12 - 16	Per Year	6%	50%	30%
Year 17 - 21	Per Year	4%	55%	35%
Year 22 - 26	Per Year	2%	60%	40%

Project Cost Assumptions

Total Construction Cost	PKR	33,400,000
Design Cost	PKR	1,000,000
Land Cost	PKR	7,000,000
Advertising	PKR	1,000,000
Furniture & Fixtures	PKR	2,000,000
Interest During Construction	PKR	4,167,511
Total Project Cost	PKR	48,567,511

Financing Structure

Equity-Land		7,000,000
Equity-Cash		2,713,502
Equity	20%	9,713,502
Debt	80%	38,854,009

Loan Assumptions

Kibor	%	7.43%
Spread	%	3.00%
Interest Rate	%	10.43%
Loan Repayment	Year	6
Payments per Year	Bi-Annual	2

Key Timelines

Construction Period	Days	365
Start of Construction	Date	01-Jul-21
End of Construction	Date	30-Jun-22
Project Period	Years	25

Asset Sale Assumptions

Villa Salable Price	PKR per Villa	6,000,000
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Performance Indicators

IRR	%	32.14%
Payback Period	Years	7
NPV	PKR	106,949,199

Dividends

Year 2 - 7	Per Year	0%
Year 8 - 15	Per Year	75%
Year 16 - 26	Per Year	90%

Operational Assumptions

Villa Rent	PKR per Day	10,000
Boardroom	PKR per Day	50,000
Period	Days	360
Period	Months	12
Maintenance	% of Capex	1%
Utilities Expenses	Per Month	100,000

Staff Salary per Month

Designation	No of Persons	Per Month
Admin/Accounts	1	40,000
Cook	1	25,000
Helper	3	20,000
Guards	2	20,000

Economic Assumptions

Inflation Rate	Per Year	10%
Discount Rate	Per Year	10%
Depreciation Building	Per Year	2%
Depreciation Furniture Tools etc	Per Year	10%
Tax Rate	Per Year	30%

TENTATIVE FINANCIAL HIGHLIGHTS

INCOME STATEMENT

Eastern Villas														
Income Statement - Annual														
		Present Value	Total	Year	1	2	3	4	5	6	7	8	9	10
				Start	01-Jul-21	01-Jul-22	01-Jul-23	01-Jul-24	01-Jul-25	01-Jul-26	01-Jul-27	01-Jul-28	01-Jul-29	01-Jul-30
				End	30-Jun-22	30-Jun-23	30-Jun-24	30-Jun-25	30-Jun-26	30-Jun-27	30-Jun-28	30-Jun-29	30-Jun-30	30-Jun-31
Revenue														
Revenue-Villas		243,989,795	953,795,217			11,520,000	12,672,000	13,939,200	15,333,120	16,866,432	20,492,715	22,132,132	23,902,703	25,814,919
Revenue-Boardroom		89,228,795	369,162,200			3,600,000	3,960,000	4,356,000	4,791,600	5,270,760	7,115,526	7,684,768	8,299,550	8,963,513
Gross Revenue		333,218,589	1,322,957,417			15,120,000	16,632,000	18,295,200	20,124,720	22,137,192	27,608,241	29,816,900	32,202,252	34,778,432
O&M Costs														
Administrative Expenses		72,272,727	312,743,649			3,180,000	3,498,000	3,847,800	4,232,580	4,655,838	5,121,422	5,633,564	6,196,920	6,816,612
Maintenance		7,332,207	26,646,328			485,675	514,816	545,705	578,447	613,154	649,943	688,939	730,276	774,092
Operating & Maintenance Cost		79,604,934	339,389,977			3,665,675	4,012,816	4,393,505	4,811,027	5,268,992	5,771,365	6,322,503	6,927,196	7,590,705
EBITDA		253,613,655	983,567,440			11,454,325	12,619,184	13,901,695	15,313,693	16,868,200	21,836,876	23,494,397	25,275,056	27,187,728
Depreciation		16,946,360	21,700,000			868,000	868,000	868,000	868,000	868,000	868,000	868,000	868,000	868,000
Operating Profit		236,667,295	961,867,440			10,586,325	11,751,184	13,033,695	14,445,693	16,000,200	20,968,876	22,626,397	24,407,056	26,319,728
Financial Charges		11,229,308	14,390,417			3,926,750	3,397,290	2,811,166	2,162,317	1,444,027	648,867			
Profit Before Taxation		225,437,987	947,477,023			6,659,575	8,353,895	10,222,529	12,283,376	14,556,173	20,320,009	22,626,397	24,407,056	26,319,728
Taxation		70,351,643	284,243,107			1,997,872	2,506,168	3,066,759	3,685,013	4,366,852	6,096,003	6,787,919	7,322,117	7,895,918
Profit After Taxation		155,086,344	663,233,916			4,661,702	5,847,726	7,155,770	8,598,364	10,189,321	14,224,007	15,838,478	17,084,939	18,423,809
Dividend Paid		106,949,199	524,664,301			-	-	-	-	-	-	11,878,858	12,813,704	13,817,857
Unappropriated Profit						4,661,702	10,509,429	17,665,199	26,263,563	36,452,884	50,676,890	54,636,510	58,907,745	63,513,697

TENTATIVE FINANCIAL HIGHLIGHTS

INCOME STATEMENT

Eastern Villas														
Income Statement - Annual														
				Year	11	12	13	14	15	16	17	18	19	20
		Present Value	Total	Start	01-Jul-31	01-Jul-32	01-Jul-33	01-Jul-34	01-Jul-35	01-Jul-36	01-Jul-37	01-Jul-38	01-Jul-39	01-Jul-40
				End	30-Jun-32	30-Jun-33	30-Jun-34	30-Jun-35	30-Jun-36	30-Jun-37	30-Jun-38	30-Jun-39	30-Jun-40	30-Jun-41
Revenue														
Revenue-Villas	243,989,795	953,795,217			27,880,112	32,836,577	34,806,771	36,895,178	39,108,888	41,455,422	47,425,002	49,322,002	51,294,883	53,346,678
Revenue-Boardroom	89,228,795	369,162,200			9,680,595	12,313,716	13,052,539	13,835,692	14,665,833	15,545,783	18,862,217	19,616,706	20,401,374	21,217,429
Gross Revenue	333,218,589	1,322,957,417			37,560,707	45,150,293	47,859,311	50,730,869	53,774,721	57,001,205	66,287,219	68,938,708	71,696,256	74,564,107
O&M Costs														
Administrative Expenses	72,272,727	312,743,649			7,498,274	8,248,101	9,072,911	9,980,202	10,978,222	12,076,045	13,283,649	14,612,014	16,073,216	17,680,537
Maintenance	7,332,207	26,646,328			820,538	869,770	921,956	977,274	1,035,910	1,098,065	1,163,949	1,233,786	1,307,813	1,386,281
Operating & Maintenance Cost	79,604,934	339,389,977			8,318,812	9,117,871	9,994,867	10,957,476	12,014,133	13,174,109	14,447,598	15,845,800	17,381,028	19,066,819
EBITDA	253,613,655	983,567,440			29,241,895	36,032,422	37,864,443	39,773,393	41,760,589	43,827,095	51,839,621	53,092,908	54,315,228	55,497,288
Depreciation	16,946,360	21,700,000			868,000	868,000	868,000	868,000	868,000	868,000	868,000	868,000	868,000	868,000
Operating Profit	236,667,295	961,867,440			28,373,895	35,164,422	36,996,443	38,905,393	40,892,589	42,959,095	50,971,621	52,224,908	53,447,228	54,629,288
Financial Charges	11,229,308	14,390,417												
Profit Before Taxation	225,437,987	947,477,023			28,373,895	35,164,422	36,996,443	38,905,393	40,892,589	42,959,095	50,971,621	52,224,908	53,447,228	54,629,288
Taxation	70,351,643	284,243,107			8,512,169	10,549,327	11,098,933	11,671,618	12,267,777	12,887,729	15,291,486	15,667,472	16,034,168	16,388,786
Profit After Taxation	155,086,344	663,233,916			19,861,727	24,615,095	25,897,510	27,233,775	28,624,812	30,071,367	35,680,135	36,557,436	37,413,060	38,240,502
Dividend Paid	106,949,199	524,664,301			14,896,295	18,461,321	19,423,133	20,425,331	21,468,609	27,064,230	32,112,121	32,901,692	33,671,754	34,416,451
Unappropriated Profit					68,479,129	74,632,902	81,107,280	87,915,724	95,071,927	98,079,064	101,647,077	105,302,821	109,044,127	112,868,177

TENTATIVE FINANCIAL HIGHLIGHTS

INCOME STATEMENT

Eastern Villas										
Income Statement - Annual										
		Present Value	Total	Year	21	22	23	24	25	26
				Start	01-Jul-41	01-Jul-42	01-Jul-43	01-Jul-44	01-Jul-45	01-Jul-46
				End	30-Jun-42	30-Jun-43	30-Jun-44	30-Jun-45	30-Jun-46	30-Jun-47
Revenue										
Revenue-Villas		243,989,795	953,795,217		55,480,545	61,734,715	62,969,410	64,228,798	65,513,374	66,823,641
Revenue-Boardroom		89,228,795	369,162,200		22,066,126	25,722,798	26,237,254	26,761,999	27,297,239	27,843,184
Gross Revenue		333,218,589	1,322,957,417		77,546,671	87,457,514	89,206,664	90,990,797	92,810,613	94,666,825
O&M Costs										
Administrative Expenses		72,272,727	312,743,649		19,448,591	21,393,450	23,532,795	25,886,074	28,474,682	31,322,150
Maintenance		7,332,207	26,646,328		1,469,458	1,557,626	1,651,083	1,750,148	1,855,157	1,966,467
Operating & Maintenance Cost		79,604,934	339,389,977		20,918,049	22,951,076	25,183,878	27,636,223	30,329,839	33,288,617
EBITDA		253,613,655	983,567,440		56,628,622	64,506,438	64,022,786	63,354,574	62,480,774	61,378,209
Depreciation		16,946,360	21,700,000		868,000	868,000	868,000	868,000	868,000	868,000
Operating Profit		236,667,295	961,867,440		55,760,622	63,638,438	63,154,786	62,486,574	61,612,774	60,510,209
Financial Charges		11,229,308	14,390,417							
Profit Before Taxation		225,437,987	947,477,023		55,760,622	63,638,438	63,154,786	62,486,574	61,612,774	60,510,209
Taxation		70,351,643	284,243,107		16,728,186	19,091,531	18,946,436	18,745,972	18,483,832	18,153,063
Profit After Taxation		155,086,344	663,233,916		39,032,435	44,546,906	44,208,350	43,740,602	43,128,942	42,357,146
Dividend Paid		106,949,199	524,664,301		35,129,192	40,092,216	39,787,515	39,366,542	38,816,048	38,121,431
Unappropriated Profit					116,771,420	121,226,111	125,646,946	130,021,006	134,333,900	138,569,615

TENTATIVE FINANCIAL HIGHLIGHTS

CASH FLOW STATEMENT

Eastern Villas														
Cash Flow Statement - Annual														
			Total	Year	1	2	3	4	5	6	7	8	9	10
				Start	01-Jul-21	01-Jul-22	01-Jul-23	01-Jul-24	01-Jul-25	01-Jul-26	01-Jul-27	01-Jul-28	01-Jul-29	01-Jul-30
				End	30-Jun-22	30-Jun-23	30-Jun-24	30-Jun-25	30-Jun-26	30-Jun-27	30-Jun-28	30-Jun-29	30-Jun-30	30-Jun-31
Profit Before Taxation			947,477,023		-	6,659,575	8,353,895	10,222,529	12,283,376	14,556,173	20,320,009	22,626,397	24,407,056	26,319,728
Add: Depreciation			21,700,000		-	868,000	868,000	868,000	868,000	868,000	868,000	868,000	868,000	868,000
Financial Charges			14,390,417		-	3,926,750	3,397,290	2,811,166	2,162,317	1,444,027	648,867	-	-	-
Taxes Paid			(284,243,107)		-	(1,997,872)	(2,506,168)	(3,066,759)	(3,685,013)	(4,366,852)	(6,096,003)	(6,787,919)	(7,322,117)	(7,895,918)
Cash Flow From Operating Activities			699,324,333		-	9,456,452	10,113,016	10,834,937	11,628,680	12,501,348	15,740,873	16,706,478	17,952,939	19,291,809
Capital Expenditures			(41,567,511)		(41,567,511)									
Cash Flow From Investing Activities			(41,567,511)		(41,567,511)	-	-	-	-	-	-	-	-	-
Equity Injection and Repayment			(7,000,000)		2,713,502									
Loan Injection and Repayment			-		38,854,009	(4,947,321)	(5,476,781)	(6,062,905)	(6,711,754)	(7,430,044)	(8,225,204)			
Dividend Paid			(524,664,301)			-	-	-	-	-	-	(11,878,858)	(12,813,704)	(13,817,857)
Financial Charges			(14,390,417)			(3,926,750)	(3,397,290)	(2,811,166)	(2,162,317)	(1,444,027)	(648,867)	-	-	-
Cash Flow From Financing Activities			(546,054,718)		41,567,511	(8,874,071)	(8,874,071)	(8,874,071)	(8,874,071)	(8,874,071)	(8,874,071)	(11,878,858)	(12,813,704)	(13,817,857)
Net Increase/Decrease in Cash Flow			111,702,104		-	582,381	1,238,945	1,960,866	2,754,609	3,627,277	6,866,802	4,827,619	5,139,235	5,473,952
Cash and Cash Equivalent at the beginning of the year						-	582,381	1,821,326	3,782,192	6,536,801	10,164,079	17,030,881	21,858,501	26,997,736
Cash & Cash Equivalent at the end of the year						582,381	1,821,326	3,782,192	6,536,801	10,164,079	17,030,881	21,858,501	26,997,736	32,471,688

TENTATIVE FINANCIAL HIGHLIGHTS

CASH FLOW STATEMENT

Eastern Villas														
Cash Flow Statement - Annual														
				Year	11	12	13	14	15	16	17	18	19	20
			Total	Start	01-Jul-31	01-Jul-32	01-Jul-33	01-Jul-34	01-Jul-35	01-Jul-36	01-Jul-37	01-Jul-38	01-Jul-39	01-Jul-40
				End	30-Jun-32	30-Jun-33	30-Jun-34	30-Jun-35	30-Jun-36	30-Jun-37	30-Jun-38	30-Jun-39	30-Jun-40	30-Jun-41
Profit Before Taxation			947,477,023		28,373,895	35,164,422	36,996,443	38,905,393	40,892,589	42,959,095	50,971,621	52,224,908	53,447,228	54,629,288
Add: Depreciation			21,700,000		868,000	868,000	868,000	868,000	868,000	868,000	868,000	868,000	868,000	868,000
Financial Charges			14,390,417		-	-	-	-	-	-	-	-	-	-
Taxes Paid			(284,243,107)		(8,512,169)	(10,549,327)	(11,098,933)	(11,671,618)	(12,267,777)	(12,887,729)	(15,291,486)	(15,667,472)	(16,034,168)	(16,388,786)
Cash Flow From Operating Activities			699,324,333		20,729,727	25,483,095	26,765,510	28,101,775	29,492,812	30,939,367	36,548,135	37,425,436	38,281,060	39,108,502
Capital Expenditures			(41,567,511)											
Cash Flow From Investing Activities			(41,567,511)		-	-	-	-	-	-	-	-	-	-
Equity Injection and Repayment			(7,000,000)			(647,567)	(647,567)	(647,567)	(647,567)	(647,567)	(647,567)	(647,567)	(647,567)	(647,567)
Loan Injection and Repayment			-											
Dividend Paid			(524,664,301)		(14,896,295)	(18,461,321)	(19,423,133)	(20,425,331)	(21,468,609)	(27,064,230)	(32,112,121)	(32,901,692)	(33,671,754)	(34,416,451)
Financial Charges			(14,390,417)		-	-	-	-	-	-	-	-	-	-
Cash Flow From Financing Activities			(546,054,718)		(14,896,295)	(19,108,888)	(20,070,699)	(21,072,898)	(22,116,176)	(27,711,797)	(32,759,688)	(33,549,259)	(34,319,320)	(35,064,018)
Net Increase/Decrease in Cash Flow			111,702,104		5,833,432	6,374,207	6,694,811	7,028,877	7,376,636	3,227,570	3,788,447	3,876,177	3,961,739	4,044,483
Cash and Cash Equivalent at the beginning of the year					32,471,688	38,305,120	44,679,327	51,374,137	58,403,014	65,779,651	69,007,220	72,795,667	76,671,844	80,633,583
Cash & Cash Equivalent at the end of the year					38,305,120	44,679,327	51,374,137	58,403,014	65,779,651	69,007,220	72,795,667	76,671,844	80,633,583	84,678,066

TENTATIVE FINANCIAL HIGHLIGHTS

CASH FLOW STATEMENT

Eastern Villas										
Cash Flow Statement - Annual										
			Total	Year	21	22	23	24	25	26
				Start	01-Jul-41	01-Jul-42	01-Jul-43	01-Jul-44	01-Jul-45	01-Jul-46
				End	30-Jun-42	30-Jun-43	30-Jun-44	30-Jun-45	30-Jun-46	30-Jun-47
Profit Before Taxation		947,477,023			55,760,622	63,638,438	63,154,786	62,486,574	61,612,774	60,510,209
Add: Depreciation		21,700,000			868,000	868,000	868,000	868,000	868,000	868,000
Financial Charges		14,390,417			-	-	-	-	-	-
Taxes Paid		(284,243,107)			(16,728,186)	(19,091,531)	(18,946,436)	(18,745,972)	(18,483,832)	(18,153,063)
Cash Flow From Operating Activities		699,324,333			39,900,435	45,414,906	45,076,350	44,608,602	43,996,942	43,225,146
Capital Expenditures		(41,567,511)								
Cash Flow From Investing Activities		(41,567,511)			-	-	-	-	-	-
Equity Injection and Repayment		(7,000,000)			(647,567)	(647,567)	(647,567)	(647,567)	(647,567)	(647,567)
Loan Injection and Repayment		-								
Dividend Paid		(524,664,301)			(35,129,192)	(40,092,216)	(39,787,515)	(39,366,542)	(38,816,048)	(38,121,431)
Financial Charges		(14,390,417)			-	-	-	-	-	-
Cash Flow From Financing Activities		(546,054,718)			(35,776,758)	(40,739,783)	(40,435,082)	(40,014,109)	(39,463,614)	(38,768,998)
Net Increase/Decrease in Cash Flow		111,702,104			4,123,677	4,675,124	4,641,268	4,594,493	4,533,327	4,456,148
Cash and Cash Equivalent at the beginning of the year					84,678,066	88,801,743	93,476,867	98,118,135	102,712,629	107,245,956
Cash & Cash Equivalent at the end of the year					88,801,743	93,476,867	98,118,135	102,712,629	107,245,956	111,702,104



THANK YOU