

TREZOR INVEST d.o.o.
Ulica grada Vukovara 269d
10000 Zagreb

CLIENT | B2 KAPITAL d.o.o.
Radnička cesta 41
10000 Zagreb

REAL ESTATE

the main purpose | Hall - production

address | Ante Starčevića 2a
BELI MANASTIR Čeminac

TREZOR INVEST
d.o.o. za usluge u
prometu nekretnina
OIB 90546120571
MBS 080349126
Ulica grada Vukovara 269d,
10000 Zagreb
01/4686300
info@trezorinvest.hr
www.trezorinvest.hr

PROCIJENE

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01/4840856
procjene@trezorinvest.hr

POSREDOVANJE

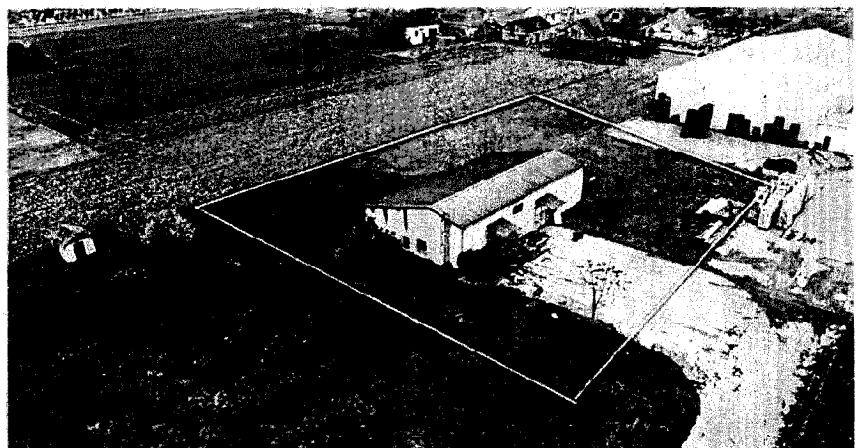
01/4686323
01/6055350
prodaja@trezorinvest.hr

KONZALTING

01/4686305
konzalting@trezorinvest.hr

PROJEKTIRANJE

01/4686305
projektiranje@trezorinvest.hr



SUBJECT | REAL ESTATE MARKET VALUE
ANALYSIS
Number: BDVA-311

DATE | 14.11.2019.



PROJEKCIJE POSREDOVANJE KONZALTING PROJEKTIRANJE

Property transfer taxes are not included in the expressed value.

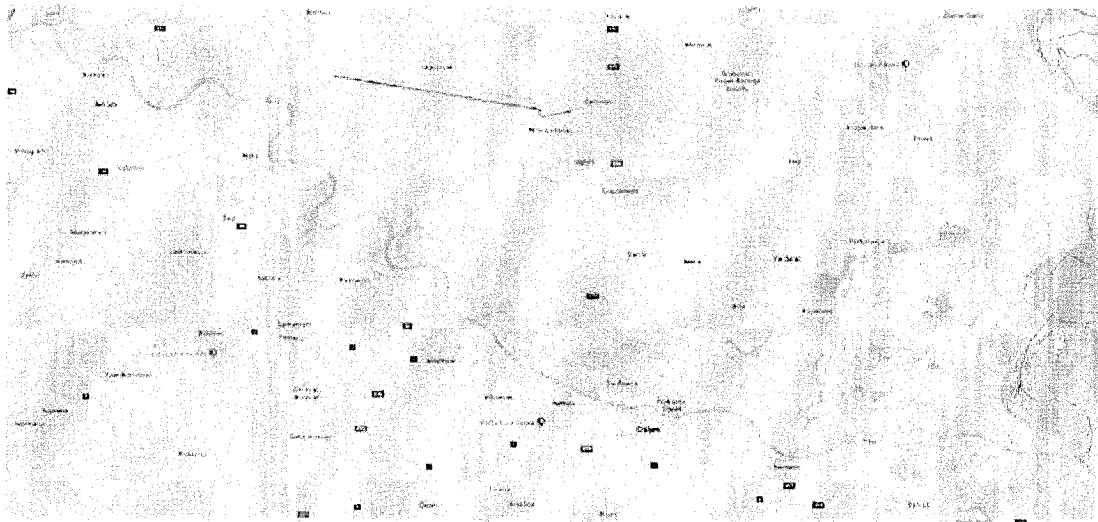
Real estate market value analysis

ADVA 211 | R & D production | Bel. MANASTIR Ana Sturcova 2

1992

BASIC INFORMATION:

The main purpose: Hall - production
Address: Ante Starčevića 2a
City/Settlement: BELI MANASTIR Čeminac
County: Osječko-baranjska
Calculation surfaces (sqm): warehouse 290,00 sqm



IDENTIFICATION:

Property owner: BIOPRODUKT D.O.O., OIB: 85882853165, ČEMINAC, A. STARČEVIĆA 2 A

Ledger/L.r. department: OPĆINSKI SUD U OSIJEKU - Beli Manastir

L.r. municipality: Čeminac

Role: 950

Sub-role:

L.r. particles: 561/5

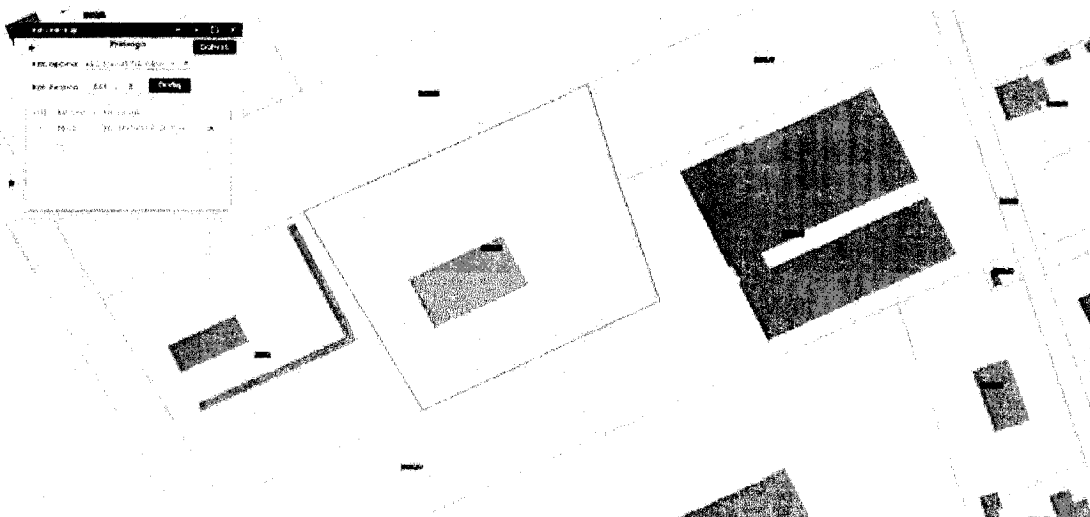
Cadastral excerpt No.: 1158

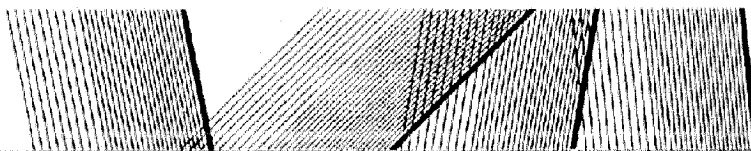
PUK/Department: OSIJEK - Beli manastir

Cadastral Municipality: Čeminac

Cadastral ID: 561/5

Cadastral Value (sqm): 3.685





LOCATION AND ASSET DESCRIPTION

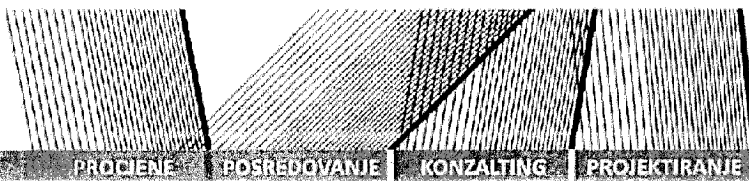
The property in question is located in the village of Čeminac, in the Osječko-Baranjska. The settlement is located between Osijek and Beli Manastir. Osijek is about 14 km south and Beli Manastir is about 10 km north. The property is located in the western part of the village, adjacent to Ante Starčević Street. There are an elementary school and a train station in the immediate vicinity. Surrounding buildings are mostly single-family homes of traditional construction type. The location is equipped with utility lines, water, and gas. The access road is asphalted and has public lighting. Čeminac is a municipality in the Croatian part of Baranja with a population of about 1,100.

The subject property is a commercial building, a hall measuring 290.00 sqm, built on land consisting of a single 3685 sqm cadastral parcel. The plot is irregular, approximately trapezoidal in shape, extending in a northeast-southwest direction. The terrain of the land is flat, not fenced, and southeast border leans on the access road. The hall is located in the front of the plot. It is rectangular in plan, has a masonry structure and a two-storey roof covered with trapezoidal sheet metal. The undeveloped part of the land is overgrown with tall grass and is not maintained.

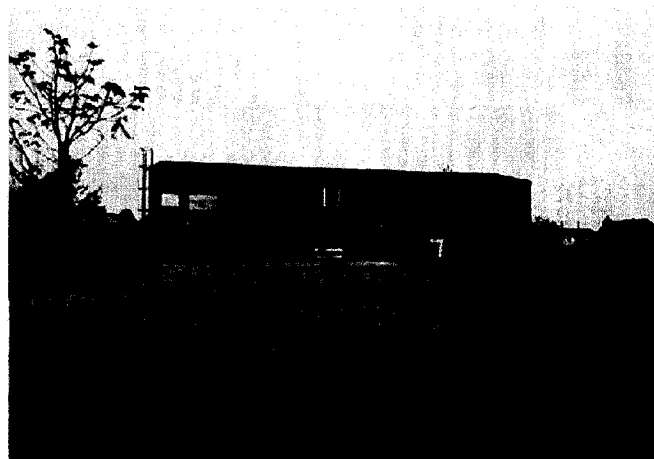
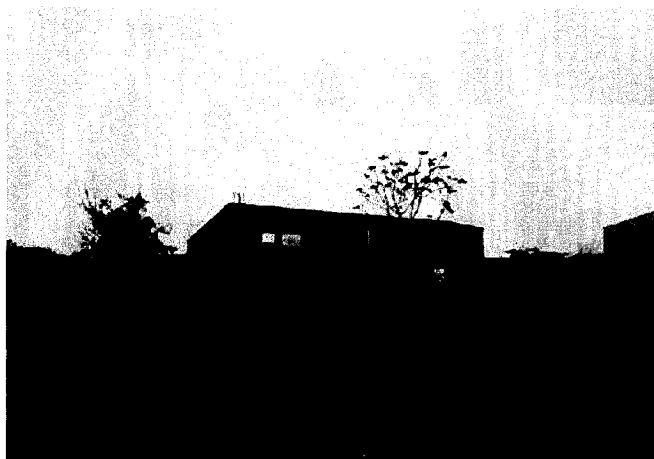


According to PPUO Čeminac ("Official Gazette of Čeminac Municipality" No. 2/05, 8/06, 3/11, 1/13, 2/14, 7/14, 6/18, 7/18), The property is located in the built part of the construction area of the village. In the construction area of the settlement, the following minimum sizes and maximum coefficients of construction of building parcels for family residential construction have been determined: detached construction method, 300 sqm, kig = 0.5; semi-detached construction method, 250 sqm, kig = 0.5; built-in construction method, 200 sqm, kig = 0.5. The floor height of a family residential building may not be greater than the basement or level floor, ground floor, first floor and loft.





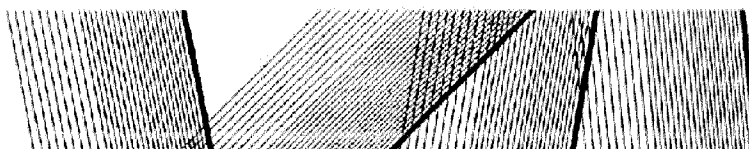
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| Real estate market value analysis |

NOVA 311 | Full production | BELI MANASTIR Anta Stojčević 24

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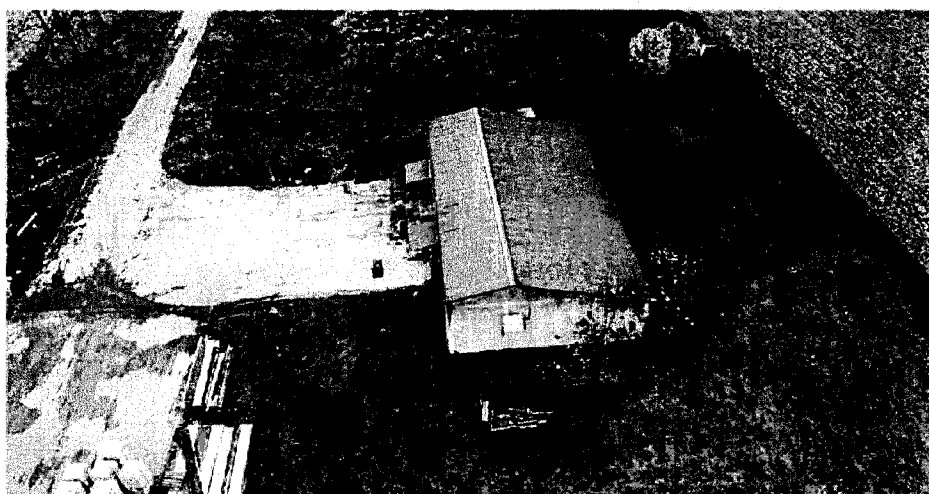
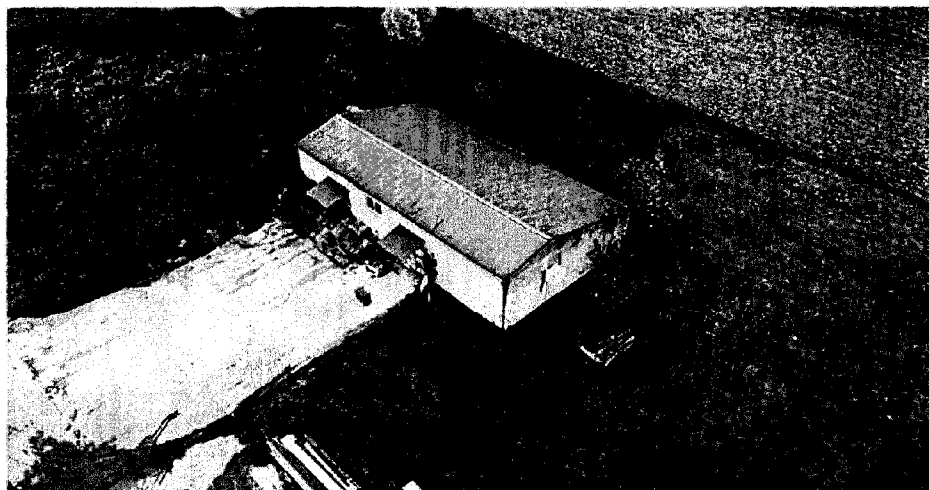
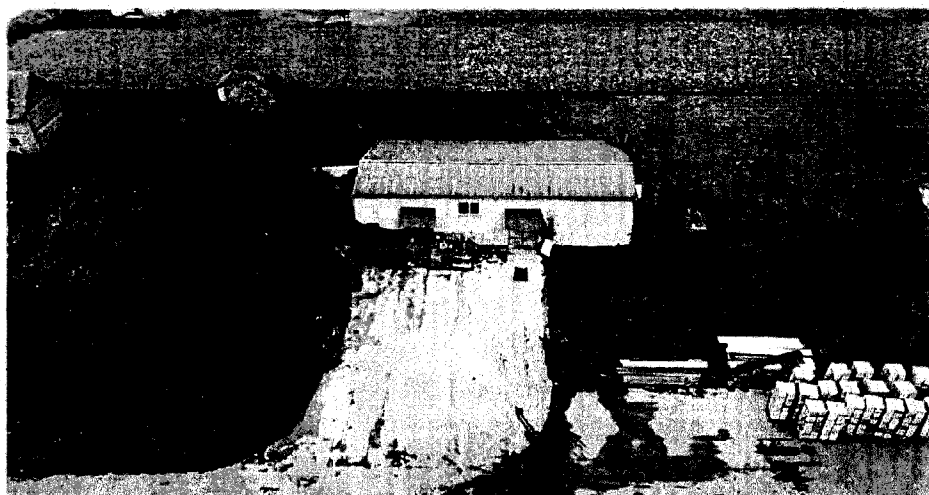
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PROJEKCIJE

POSREDOVANJE

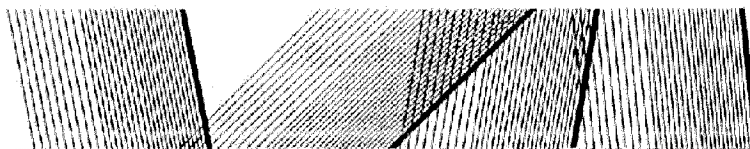
KONZALTING

PROJEKTIRANJE



| Real estate market value analysis |

BOVA 311 | Hall production | ERI MANASTIR Ante Starčevića 25
baza 7



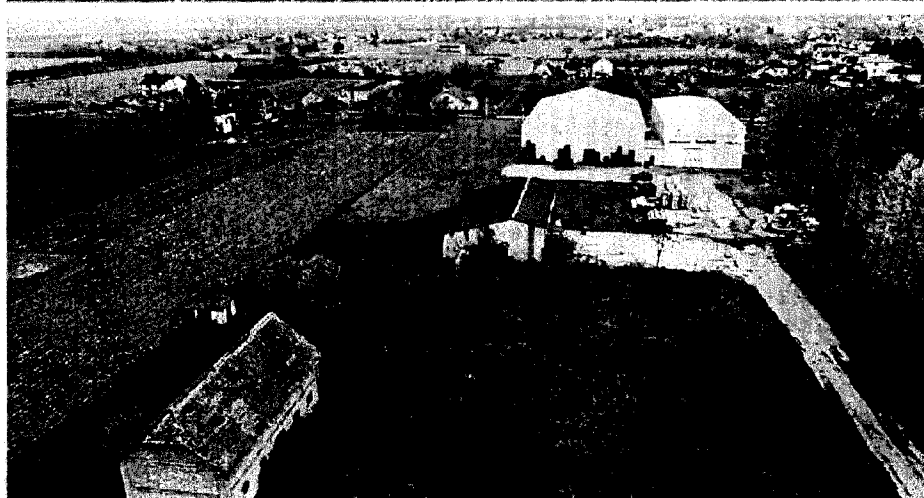
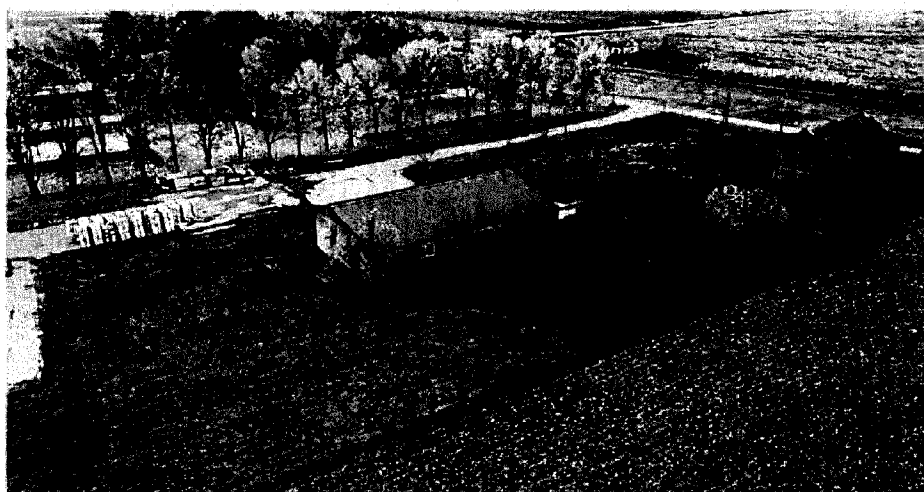
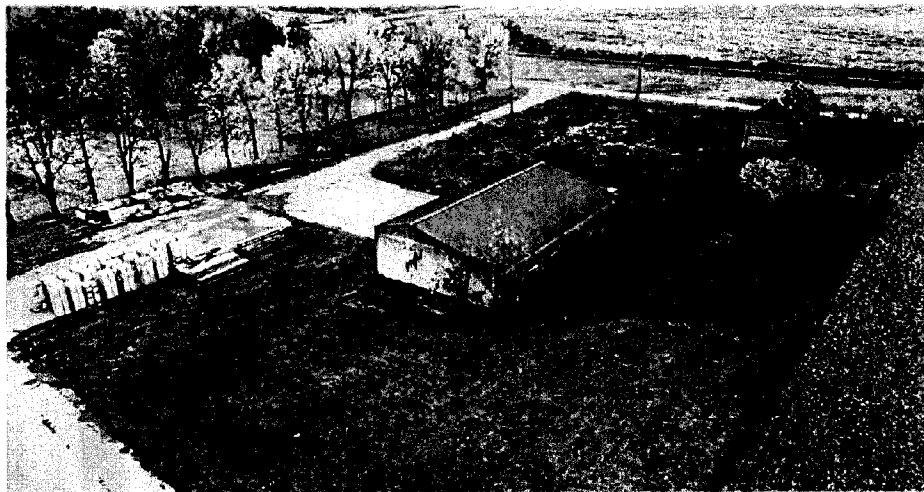
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PROJEKCIJE

POSREDOVANJE

KONZALTING

PROJEKTIRANJE



| Real estate market value analysis |

00VA-111 | Hall - production | BPH MANASTIR Ante Starčevića

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Number: BDVA-311

Place: ZAGREB

Client: B2 KAPITAL d.o.o.
Radnička cesta 41
10000 Zagreb

Date: 14.11.2019.

The main purpose: Hall - production

Date of visit: 11.11.2019.

Address: Ante Starčevića 2a BELI MANASTIR Čeminac

Ledger/L.r. department OPĆINSKI SUD U OSIJEKU - **L.r. municipality:** Čeminac
Beli Manastir

Role: 950

Sub-role:

Property owner: BIOPRODUKT D.O.O., OIB: 85882853165, ČEMINAC, A.
STARČEVIĆA 2 A

Fair market value (€): 26.700,00

Liquidation value (€): 17.000,00

Marketability rank: Poor

Marketability: Smaller production hall in an unattractive area where there is no business activity and the real estate market is inactive. We do not expect a quick sale.

TREZOR-INVEST d.o.o.:

Damir Barić, CEO

Tomislav Barić, Board member