

# CARVIL LTD.



Carvil offers private offices of 80-60 sqm with unique and advanced common areas, for self-employees and small business owners like insurance brokers, auditors, and other independents and medical, paramedical professions.

**BUY WHAT  
YOU NEED,  
SHARE WHAT  
YOU USE**

**HaMerkava 50, Holon**

# Project overview

## The problem

Everybody wants the best amenities at work - A luxurious and fully furnished conference room, a waiting room and a fully stocked lunch dining area. But many small companies only need a small 60 - 80 sqm office for their operation, and so are ether forced to give up on these amenities, or pay for an office that is double the size they actually need.

## Our model

Buy a small office, get the amenities of a big office - A luxurious and fully furnished conference room, a waiting room and a fully stocked cafeteria, a roof garden for events and a cafeteria.

## Product strong point

A unique credit package.  
An inexpensive sufficient sized office unit. A small 20-30% down payment. Monthly payments are equal to client's rent payment but are going towards a fully owned Real - estate asset.

## Building overview

A 1,300 sqm commercial ground floor, 8,800 of office space in 8 floors, and 3 underground floors for parking.

## Location

Holon east is a highly sought after new business park, with prominent projects such as Azrieli business center with 120,000 sqm of office space and an occupancy rate of 99% (2019). Our Project is located in the best location in the park, 200m from the new light train (open 2024) connecting Holon to Tel aviv with a 10 minute ride.

Summary	Total
Total Costs	₪93,624,987
Total Revenue	₪113,254,833
Profit	₪19,629,847
Profitability	21.0%

Round A returns	%	Time	Total
Capital Investment			₪5,268,122
quarterly interest	5%	16	₪1,053,427
Compound interest	10%	4	₪2,444,478
% of revenue	10%		₪1,962,985
Total return			₪5,460,890
COC			103.68%
Interest (simple)			25.92%