

## **April 2010**

*“PBS Worldwide = experts in non refundable EU subventions, bancary files, experts for subventions for research and development (IWT, etc...), venture capital, asset deals and real estate + interim management services in Belgium and Romania.”*

### **Update on structural funds and last minute offers real estate opportunities**

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1. Save 1000 – 2500 Euro per worker per month
2. Toppers real estate
3. Subvention survey – free intake offer in Gent, Belgium or Bucharest, Romania
4. Important investment funds buys Romanian Companies – PBS holds exclusivity
5. Free subscription and new websites on subventions, financing and financial planning
6. Lead fee for you or your company – READ – pass the lead and get paid upon success
7. Selection of some offers for January 2010

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### **1. Hire Romanian workers in Belgium, The Netherlands, Germany or any EU country and save 1000 to 2500 Euro per month per worker**

Romania has joined the European Union. Since January 2007 the Romanian state improved the mobility of Romanian workers throughout Europe. Per year more then 4 million workers are performing works in foreign countries. However the workers still need a E101 form issued by Romanian government if the workers want to work in a European country and get paid by a Romanian company. This creates an advantage and you are able to make savings on your budget. In a period of crisis these considerable savings are more then welcome.

#### **How can a production company benefit form these measures ?**

Instead of hiring the workers directly on your company you contract a Romanian company to do the Works. The Romanian company is entitled to send the workers to perform under the condition that the Romanian company can obtain a form E101 for the workers that they send.

Another way is to work from Romania with your own Romanian company. So you will have to create your company in Romania.

These are popular measures in the **construction** sector, **metal construction**, **transport**, **logistics** and similar sectors.

#### **How can a service company benefit from these measures ?**

A service company can hire Romanian companies to do the job. This is done for marketing, ict, web design, webhosting, engineering, architecture, service centres (100-400 people), call centres (50-250 people), help centres, back offices, etc...

This can also be your own company. If you have a larger project then you should take controll and do the operations with your own company.

#### **What do we do for you in order to make sure that you have your money and your benefit ?**

1. company creation in Romania and pre-set-up you do not have to travel (you save money and time) !
2. The pre-setup is “how to... and why ...”and this comes for free when you create the company with us. So you have all reasons to ask us to create your company.
3. In the pre-setup we optimize the salaries for each and every worker so that you pay the lowest contributions (you earn money for the second time)
4. we go in the company with you as a white collar at low price and facilitate your start and we obtain all the permits for you
5. we look for workers and make the contracts for you – you will only have to sign them
6. we register the workers in Romania so that the labour contracts are valid

7. we do the entire setup as defined in the preliminary setup that we do with your team before we start the execution of the works

### **How do we get paid**

On average the initial amount invested is earned back in 3-4 months (or faster – depending on the number of workers). So basically you do a small investment and you are sure that you will have a return since we personally commit to make you company( set-up) work.

## **2. Toppers real estate:**

1. Residential land in Cluj, 1 km from Nokia – 15 hectare all utilities at national road– 15 minutes from the airport – 4 hectares are possible at 12 Euro/sqm – wide opening at the national road - TOP LOCATION – ask for the presentation The rest should be discussed. TOP DEAL
2. Cluj, 25,1 hectare in front of Nokia village (Nokia plant in Cluj-Napoca) – only 39 Euro/sqm – we have a detailed presentation and some designs of “Panoramic residence” for serious investors – the land is ready for construction....There will be an extinction of 35 hectare in 2009 on the same industrial parc. So thousands and thousands of potential buyers will work in these factories. TOP DEAL with PUG residential (urbanistic plan) – project PANORAMIC
3. 10.000 sqm at the Ford factory, Craiova – 33 euro/sqm - negotiable - all utilities -D=40m
4. 5000 sqm at the Ford factory, Craiova – 33 Euro/sqm - negotiable - all utilities -D=40m
5. Industrial land 10 km from the NOKIA plant in JUCU all utilities 3.7 hectare – top deal – price 290.000 Euro/plot and 3 plots available all at with an opening at the national road- for a factory or warehouse – all utilities - Belgian owner – opening 136 meters on the national road ! Easy access. In front of the radiator factory in Iclod.
6. 13.6 hectare in constanta square access national for logistic, retail, industrial + commercial – 50 Euro/sqm – Top Plot for a logistic or industrial parc.
7. Land industrial parc Sibiu - all facilities – right across the airport - 4 hectare at 2.600.000 Euro - intravilan for construction
8. Timis – 15.8 hectare for industrial project at 25 Euro/sqm – gas available – Hot for logistic, retail, industrial or industrial + commercial development – at real market prices
9. Close to Craiova ,Dolj all utilities available at national 20 Euro/sqm for industrial or logistic development – Ford Factory at Craiova at 35 minutes and Renault factory, Pitetsti at 1u20 minutes – gas available until 700 Nm3/hour and electricity until 4 MW- at concrete road alongside national road 10-40 hectare possible - contact [www.cibr.be](http://www.cibr.be) – VERY HOT
10. Exceptional offer for residential projects in Timis at national road plot 15000 sqm and plot of 60000 sqm close to developing projects so fast development with urbanism plans ok – 50 Euro /sqm negotiable
11. Exceptional offer for residential at future ring road and national Timisoara city – 220.000 sqm at 20 Euro/sqm negotiable – TOP OFFER
12. Agri land will explode and there will be a rise of 30% pe annum for the next 3 years – call us it is urgent after dec there will be a rise of 500-1000 Euro/hectare
13. New building Sibiu - Production facilities with hall and offices - the land 10.000 sqm and 9.900sqm is land for construction with a building of 5.856 sqm and total surface with offices is 6.616,96 MP. The production facilities + offices are build by foreign construction company. 6.500.000 Euro to be discussed.
14. Sales hotel/pension (20 rooms, restaurant and apartment 150 sqm for private use) in (Valcea/Romania). The hotel is connected to thermal springs (temp. about 96 degrees), it can

be used for heating and for swimming pool. The place for-in house- swimming pool is foreseen and we have construction approval. The hotel has 4\* and is considered being the best in the region. All rooms are foreseen with furniture from full wood and made on own request/design, TV (cable), internet. The hotel has an own street (only used by customers of the hotel) and has on the back side a private parking place. Total of land is about 3000 sqm. The basement is foreseen with seven rooms, each of them with a specific destination, room for the staff, preparation for the kitchen, laundry, stock etc... Each of the hotel floors has 7 rooms; the garden is fully organized for the customers, barbecue etc.. Connected to the hotel is a house of which the grand floor is used as kitchen/restaurant and the 1st and 2nd floor are organized as private apartment for the owners. The volume is about 6000m3 The construction started in 2004 and the hotel is operational since August 2006. Construction and finishing price is 2,7 mio Euro. Send us a mail and we send you a profile [cibr@telenet.be](mailto:cibr@telenet.be)

### **3. Subvention survey – if you want some subventions in Romania (from 100.000 Euro to >5 million Euro non - refundable) take the free intake session in Gent, Belgium or Bucharest, Romania**

Now is the time to start with the subvention survey if you want subventions in Romania. We give 100% results on the first stage. Call Freddy Jacobs 0032-478-331-799 or 0040-766-622-873.

We have to start asap to prepare you and your organization. Call for a free intake session in Gent or Bucharest. Intakes are done from March till June for the major subvention programmes.

### **4. An important investment fund buys companies in Romania**

If you want to sell your company send a "company presentation" and "bilant, balanta, profit si pierdere for 2006-2007-2008" and a copy of the "certificat constatator" not older then 14 days to PBS. [frjacobs@telenet.be](mailto:frjacobs@telenet.be) e-mail can handle 4 Mb per mail. So send in different mails please.

PBS works in exclusivity and only starts negotiation after receipt of the above data & documents in pdf format.

### **5. Free subscription:**

You can subscribe to some "RSS feeds" about Romania and get the latest and instant information on your desktop regarding structural funds:

[www.structural-funds-romania.ro](http://www.structural-funds-romania.ro) a complete overview on funding in Romania

[www.investromania.be](http://www.investromania.be) follow the upcoming events !

[www.offersrealestateromania.blogspot.com](http://www.offersrealestateromania.blogspot.com) only top deals and top locations

<http://structuralfundsromania.blogspot.com> blog on structural funds

[www.belgianconnection.be](http://www.belgianconnection.be) the Blog of PBS: from idea to funding, subventions and project execution – this blog contains a financial planning section with returns of 14-20-30-40% depending on the risk profile.

There is now a "camera imobiliara belgia romania" visit the chamber at: [www.cibr.be](http://www.cibr.be)  
subscribe to the newsletter please at [www.cibr.be](http://www.cibr.be)

### **6. Lead fee for you or your company**

Despite the false hope of revitalization in the media we have to look at the real problem and impact of this crisis. Do not sit on the bench. I know – bench sitting between assignments and orders is boring. Exchange leads while you are bench sitting it is rewarding and you get leads in return.

The bottom line:

**I offer 3-5% of my turnover to every individual or company** that gives me a lead under the condition that I make the business (and that the business is paid for). Mail us and we will provide you with information and much more... [www.pbsworldwide.com](http://www.pbsworldwide.com) - [frjacobs@telenet.be](mailto:frjacobs@telenet.be)

## **7. Selection of some offers for April 2010**

Next 525

### **ARAD**

- 480. Arad agricol 500 hectare – apa – current – strada asfaltate
- 483. Land agriculture : 500 – 1000 hectare – contact us - the land is between 4000 and 5500 Euro/hectare.
- 484. Farm agriculture + land : contact us : there is 400 hectare in property and 500 in rental + a farm with full equipment

### **ARGES**

Several pieces at various distances from Pitesti and Bucuresti. This is the only highway in Romania at this moment all from the same owner

#### **Closer to Bucuresti at bridge nr. 1**

- 495. Plot 30.000 sqm D = 188 m – industry or logistic – **15 Euro/sqm** negociabil
- 496. Plot 67.064 sqm D = 40 m – industry or logistic – **15 Euro/sqm** negociabil

#### **Top locations at bridge nr. 2 – 25 km from Pitesti close to airport, customs (VAMA) and city of Pitesti**

- 497. Plot 296.202 sqm D = 359 m – logistic par or industrial parc – **12 Euro/sqm** negociabil
- 498. Plot 88.500 sqm D = 436 m – logistic parc or industrial parc – **12 Euro/sqm** negociabil
- 499. Plot 25.500 sqm D = 57 m – **25 Euro/sqm** negociabil
- 500. Plot 45.526 sqm D = 172 - **12 Euro/sqm** negociabil

#### **Other positions:**

- 501. Plot 10.000 sqm D = 47 m – **12 Euro/sqm** negociabil
- 502. Plot 12.312 sqm D = 37 m - **12 Euro/sqm** negociabil
- 503. Plot 22.422 sqm D = 48m - **12 Euro/sqm** negociabil
- 504. Plot 58.500 sqm polygon for residential project – **12 Euro/sqm** negociabil

### **BRAILA**

- 492. Several plots with agricultural land – 350 hectare, 700 hectare PRESENTATION ON DEMAND
- 506. 3000 hectare Braila
- 507. 2000 hectare Braila
- 521. 460 hectare in Braila at 4000 Euro/hectare

### **BUZAU**

- 404. Land for industrial parc – with EU funding possibilities 15-40 hectare various locations – TOP OFFER FOR A VERY GOOD PROJECT – CALL TODAY WE GIVE ASSISTANCE
- 408. Buzau lake with 77 hectare of water in several reservoirs – ideal for tourism, watersport, cultivation of fish, etc.... call for more info
- 411. Call for investors in order to develop an industrial parc in Buzau with EU funds (50%)”
- 412. Newly Build Penthouse Apartments : 95 sqm, 2 levels, interior steers, 2 bathrooms, jacuzi, 2 badrooms, 1 kitchen, 1 living room, 1 dressing room at 100.000 Euro.

### **CLUJ**

- 404. Residential various offers 1 – 1,8 hectare at 70-120 Euro/sqm (RTCFJ)
- 405. Industrial land – 38 Euro/sqm (RTFJ)
- 406. Industrial 4+4 hectare – top locations – 25 Euro/hectare
- 407. Residential in the next booming zone – 30-200 Euro/sqm

### **CONSTANTA**

- 493. Agri land several plots 800 hectare – 1000 hectare
- 509. Constanta 10.000 hectare at 3500 Euro/hectare
- 520. Project with 1000-3000 hectare agri land – 1800 euro/hectare – top price

## **DOLJ - CRAIOVA**

- 524. 1 hectare at the Ford factory – 33 euro/sqm negotiable - all utilities -D=40m
- 525. Industrial complex at the Ford factory – modern light steel + residential development for hotel/restaurant + office project 2.000.000 Euro – info on demand
- 526. 4 hectare for showroom near ford plant and airport – 70 Euro/sqm info on demand large opening at the street
- 527. 5000 sqm near Ford factory – D= 60m – 33 Euro/sqm – negotiable
- 528. Land for residential development in Craiova on demand

## **DOLJ**

- 414. On very good location close to the city and at the main road 15,5 hectare with all utilities – 30 Euro/sqm. It is possible to take 1-2 hectare or more. D= 500 meter at the road and 270 meters deep (FJ)
- 415. Not far from Craiova exceptional possibility for groupage: prices from 2-4 euro/hectare to be converted to intravilan. Exceptional opportunity for an industrial project (FJ)
- 481. Landbouwgrond 90 hectare Dolj, Vela – 1500 Euro/hectare possibility to buy more in the near future
- 482. Location for industrial factory or logistic project. Special conditions for serious investors. We can obtain the land at 3-5 Euro/sqm and it is at a national road. Possibility for 20-40 hectare. Contact [www.cibr.be](http://www.cibr.be) for this one.
- 494. Agri land – plot with 90 hectare in Vela – exceptional price of 1500 Euro/hectare ex VAT (1785 Euro/hectare) till the end of the year – Belgian owner
- 510. 126 hectare 100% comasat – one block with CF at 4000 Euro/hectare, cernoziom

## **IASI**

- 403. Top location for industrial project all utilities 8,95 hectare D = 178 meter – price on demand (CNC)

## **GALATI**

- 491. 1800 hectare with CF in plots on same location
- 508. 15.000 Hectare Galati

## **GORJ**

- 416. Groupage project for industrial project. Exceptional location with prices from 1-3 Euro/hectare at main road with all utilities present. Surface 10-80 hectare in one block (FJ).

## **MURES**

- 406. Several plots for industrial projects from 1-10 hectares prices from 6-40 Euro/sqm

## **OLT**

- 520. Agri land – 1300 hectare – 370 hectare are already with CF and 200 will follow soon – 2200 Euro/hectare

## **SIBIU**

- 516. New building Sibiu - Production facilities with hall and offices - the land 10.000 sqm and 9.900 sqm is land for construction with a building of 5.856 sqm and total surface with offices is 6.616,96 MP. The production facilities + offices are build by foreign construction company. 6.500.000 Euro to be discussed.
- 517. Land industrial parc Sibiu - all facilities - 10 minutes from airport - 4 hectare at 2.600.000 Euro - intravilan for construction

## **TELEORMAN**

- 518. Concession 3000 hectare agriculture – asset deal 3.000.000 Euro
- 519. 2000 hectare and a farm – asset deal at 3.000.000 Euro with irrigation

## **TIMISOARA**

- 485. Timis: 300 – 400 -500 hectare met CF price 4500 – 5700 Euro/hectare very recent - HOT
- 486. For industrial projects we have a land of 25 Euro/sqm negotiable with gas. 14.7 hectares with frontal access on National Road not far from (10-15 km) Timis city – very recent - HOT
- 488. Residential Timis developing area 20-80 Euro/sqm – different sizes different plots available

489. Exceptional offer for residential projects in Tims at national road plot 15000 sqm and plot of 60000 sqm close to developing projects so fast development with urbanism plans ok – 50 Euro /sqm negotiable

490. Exceptional offer for residential at future ring road and national timis city – 220.000 sqm at 20 Euro/sqm negotiable – TOP OFFER

491. 500 hectare in timis at 5700 Euro/hectare

512. Land A: land intravilan + multi functional building – Sinandrei - 6222 sqm D=58 sqm, gas, water, electricity, canalization under construction – price: 325.000 Euro

513. Land B: Calea Aradului 35 Euro/sqm (estimate after 1 year 50, 2 years 70 Euro/sqm) ask for documentation by sending a mail at [cibr@telenet.be](mailto:cibr@telenet.be) - on new ring north, asfaltat (bitumen road) – D= 580 sqm - for residential or commercial

514. Land C: At Metro I – 11.5 hectare – industrial – D=500 m at concrete road 10 Euro/sqm (after 1 year 18 after 2 years 20-25 Euro/sqm) ask for documentation by sending a mail at [cibr@telenet.be](mailto:cibr@telenet.be)

515: Land D: 9.8 hectare Mehala, D= 400m – construction industrial and commercial – 30 Euro/sqm (after 1 year 45 Euro/sqm and after 2 years 60 Euro/sqm) - ask for documentation by sending a mail at [cibr@telenet.be](mailto:cibr@telenet.be)

## **VALCEA**

525. Sales hotel/pension (20 rooms, restaurant and apartment 150 sqm for private use) in (Valcea/Romania). The hotel is connected to thermal springs (temp. about 96 degrees), it can be used for heating and for swimming pool. The place for-in house- swimming pool is foreseen and we have construction approval. The hotel has 4\* and is considered being the best in the region. All rooms are foreseen with furniture from full wood and made on own request/design, TV (cable), internet. The hotel has an own street (only used by customers of the hotel) and has on the back side a private parking place. Total of land is about 3000sqm. The basement is foreseen with seven rooms, each of them with a specific destination, room for the staff, preparation for the kitchen, laundry, stock etc... Each of the hotel floors has 7 rooms; the garden is fully organised for the customers, barbecue etc.. Connected to the hotel is a house of which the grand floor is used as kitchen/restaurant and the 1st and 2nd floor are organized as private apartment for the owners. The volume is about 6000m3 The construction started in 2004 and the hotel is operational since August 2006. Construction and finishing price is 2,7 mio Euro.

## **ZALOU**

401. Land for industrial projects various plots from 20-30 Euro/sqm all utilities and top locations (FJ)

409. 12 hectare can be split 28 Euro/sqm near the city of Zalau (FJ)

410. 4 + 15 hectare near the city of Zalau – ideal for industrial project – 20 Euro/sqm (FJ)

***ir. Freddy M.E. Jacobs***

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***[www.pbsworldwide.com](http://www.pbsworldwide.com)***

***How can we help you with your projects ?***

**We have more the 6 years experience in Romania with :**

- Project management and execution of industrial, agricultural and public projects;
- Executive search and recruitment in Romania;
- Financial engineering (financing, subventions, co-financing, negotiation with local bankers, business plans and feasibility studies);
- Placement of private funds and private capital in land and real estate projects (80,000 hectares in portfolio);
- Applications for subventions for structural funds in Romania (50% subventions non refundable !);

- Regional development – development of counties in Romania and assistance of the local “conciliu judetian”

***We assist over the entire project track from creation of your company to start up in your local service or production facility.***