



# Kabul New City Parcel 1, Phase 1

An Opportunity to Participate in the  
Largest Developmental Project in  
Afghanistan's History



# Project History

- 2006 Project Concept
- 2007 IHFD was founded
  - Land grant by MUDA
  - Pre-Concept Design Competition
  - OPIC & FMO Letters of Intent for financing
- 2008 Feasibility Grant by USTDA & FMO
- 2009 Start of feasibility Study
- 2010 MUDA not authorized to grant land
  - Start of specific negotiations with DCDA
- 2011 MUDA approached IHFD for project resumption
- 2012 DCDA issued RFP for Parcel 1, Phase 1 of KNC

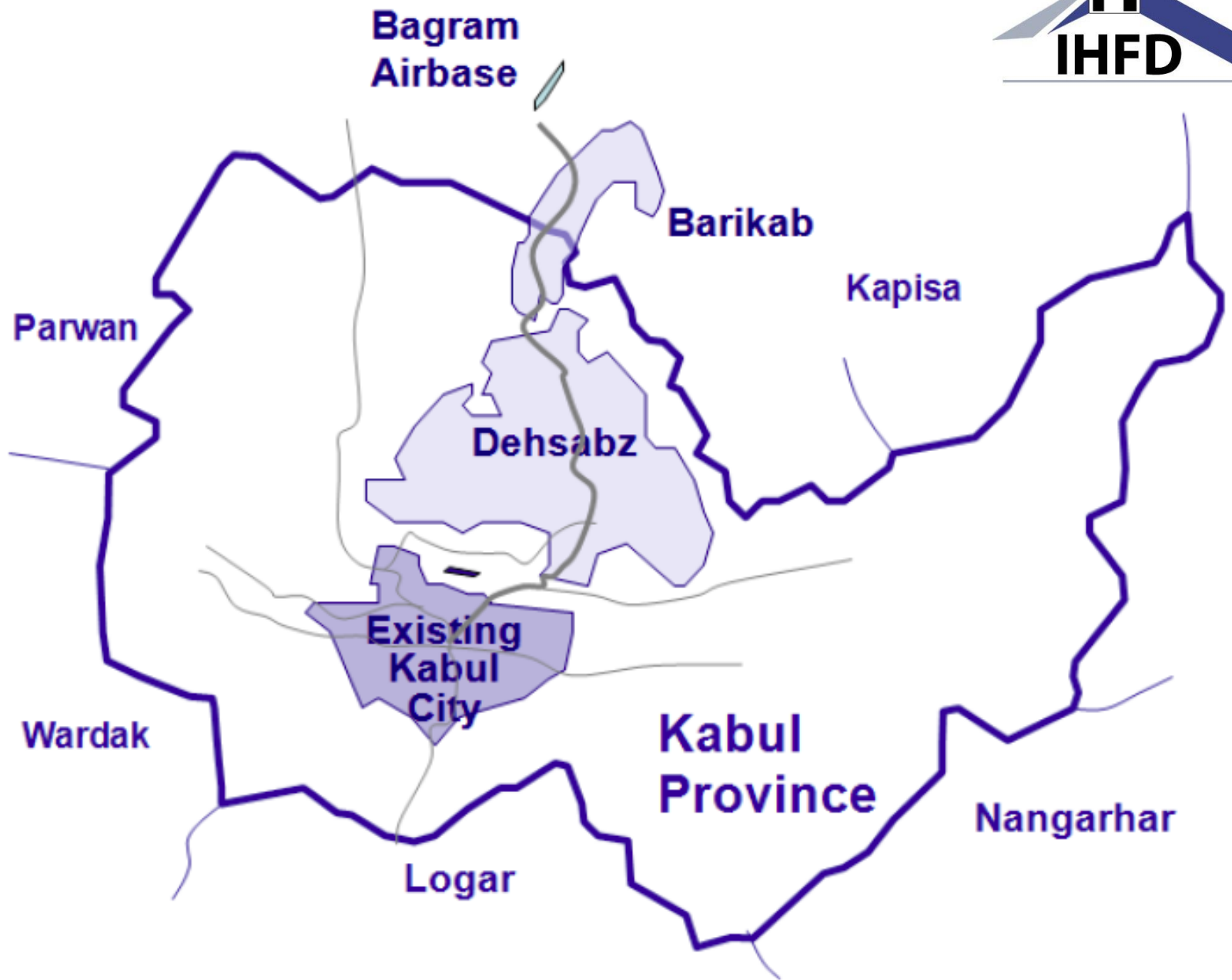


Figure 1 Site for the New City

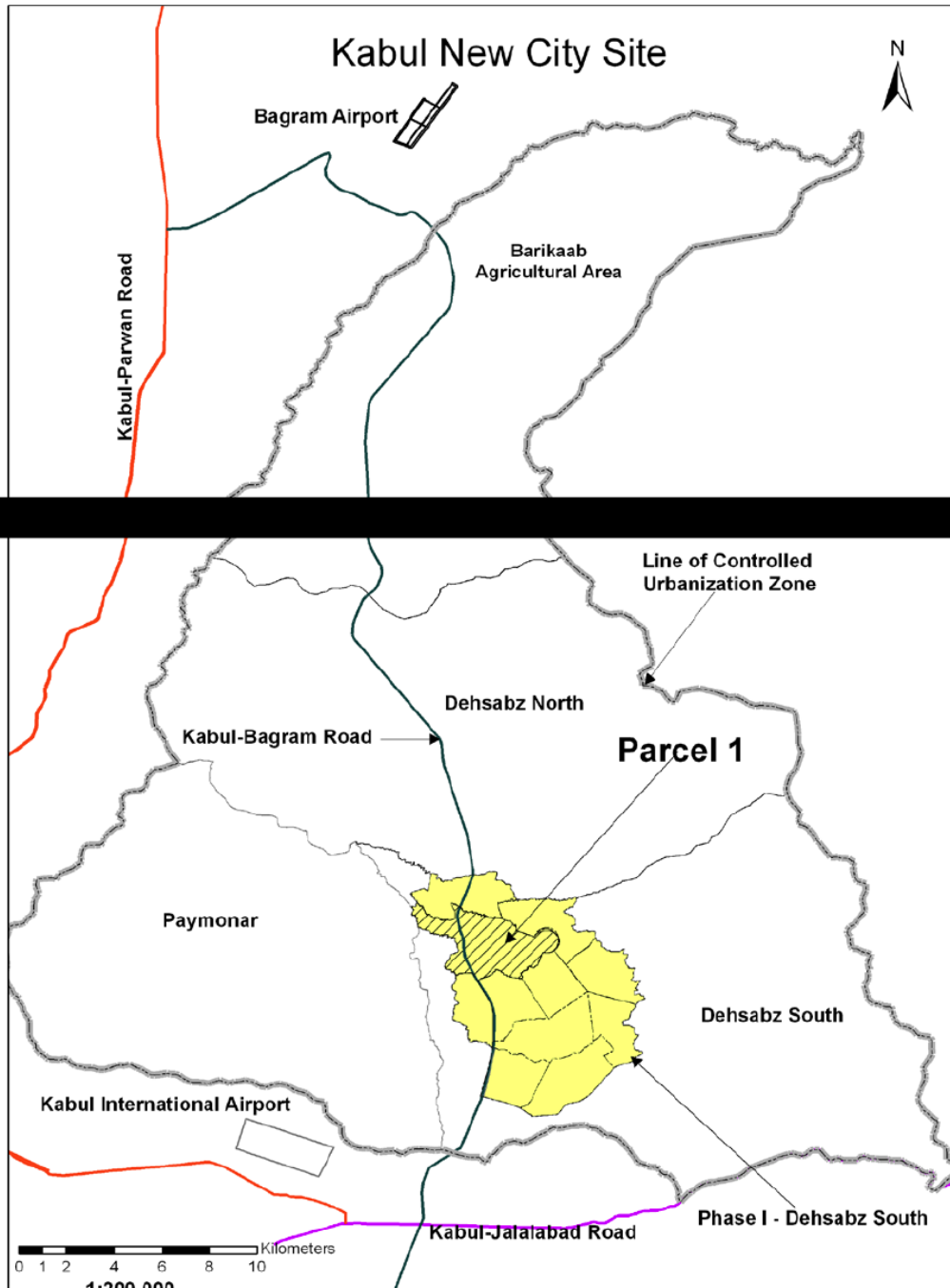
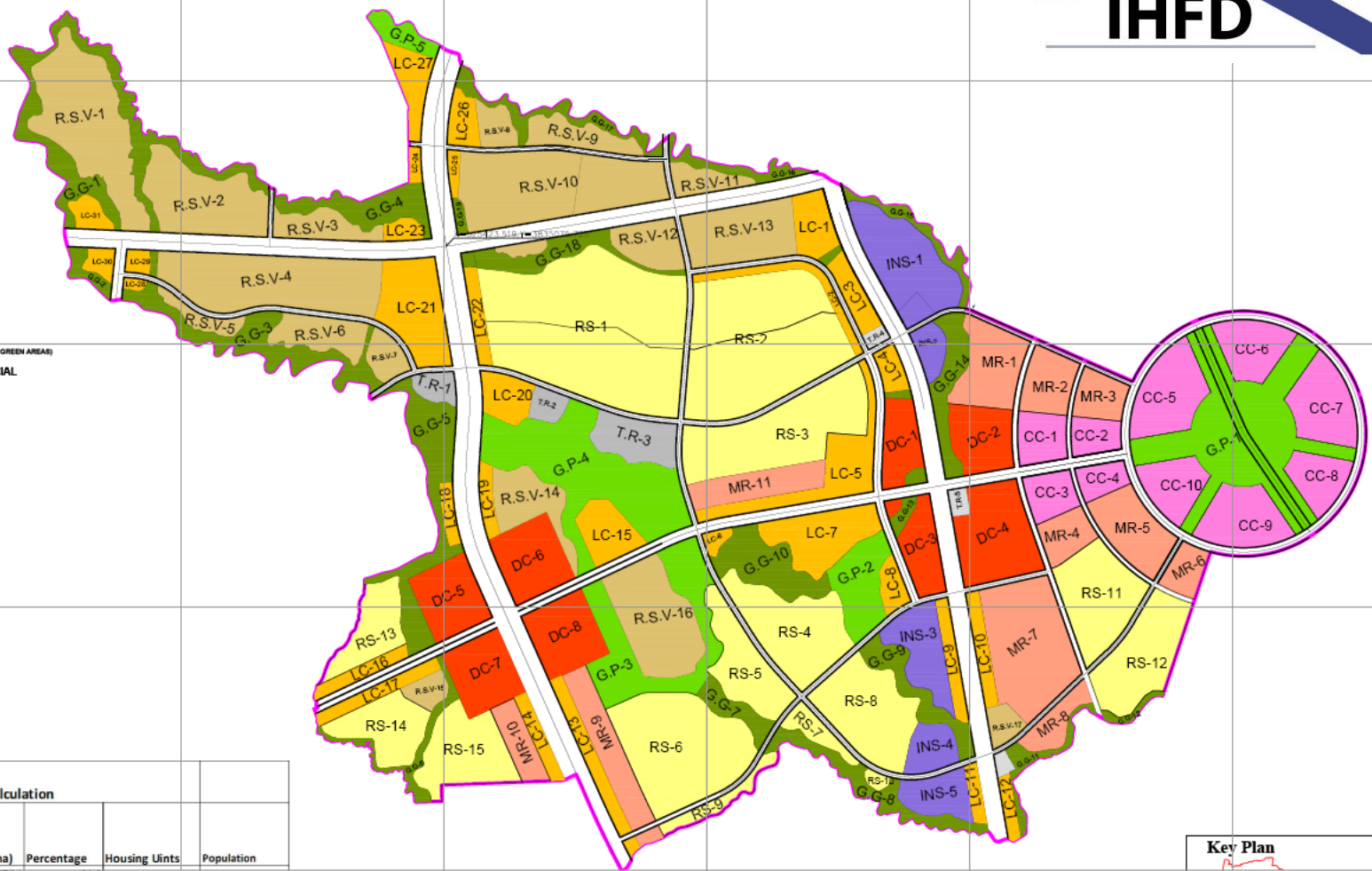


Figure 3 Parcel-1 Location



Figure 2 Phase-1 Structure Plan

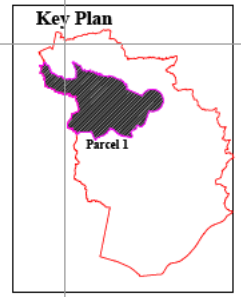
3835500  
3834500  
3833500  
3832500



NEIGHBORHOOD RESIDENTIAL AREA  
 (MEDIUM DENSITY)  
 (INCLUDING PUBLIC FACILITIES, COMMERCIAL ACTIVITIES AND GREEN AREAS)  
 MIXED RESIDENTIAL/BUSINESS/COMMERCIAL  
 CENTRAL COMMERCIAL  
 STRICT COMMERCIAL/BUSINESS  
 LOCAL COMMERCIAL/BUSINESS  
 INSTITUTION  
 SERVICE  
 SPECIFIC USES TO BE DESIGNATED)  
 SERVICE/TOURISM  
 PARKS  
 WILDLIFE/RIVERSIDE GREEN  
 Boundary of Parcel 1

Parcel 1 land use Calculation

land use	Area (ha)	Percentage	Housing Units	Population
Neighborhood Residential Area	176.1	21.2		
Central Commercial	45.4	5.5		
Mixed Residential Commercial	58.6	7.1		
Institution	24.6	3.0		
Strict Commercial	44	5.3		
Local Commercial	71.5	8.6		
Open Gully	74.7	9.0		
Open Park	65.1	7.9		
Service Area	114.6	13.8		
Service Tourism	9.2	1.1		
Wild Area	145.2	17.5		
<b>Total Area of Parcel 1</b>	<b>829</b>	<b>100.0</b>		
Housing				
Population				



Variation 1

254  
approx. 1.352  
120.500 m<sup>2</sup>  
15,23 mill. \$

living units  
Inhabitants  
Floor area  
Investment costs (Infrastructure, buildings, see  
page 42)



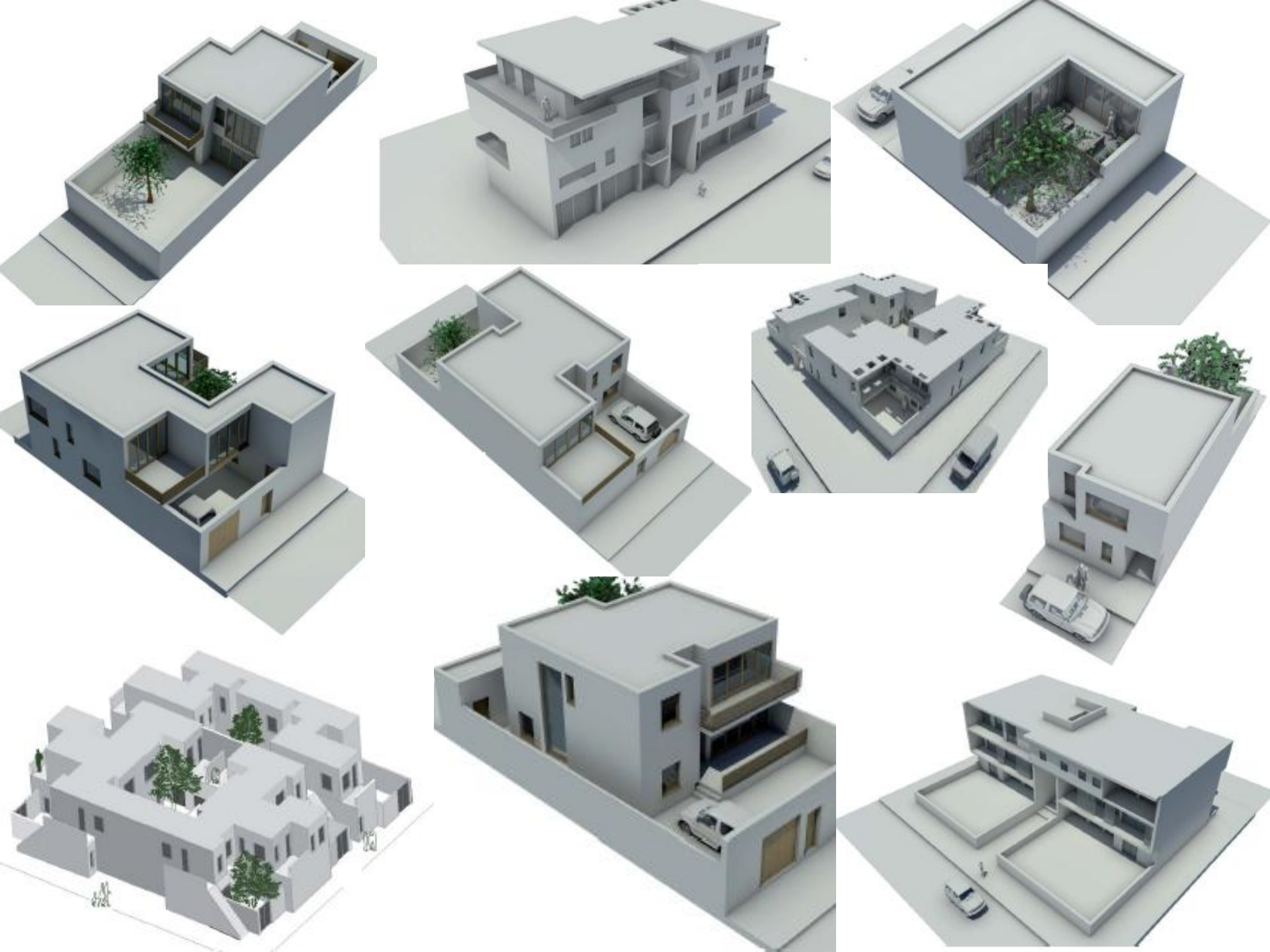
Variation 2

230  
approx. 1.315  
100.000 m<sup>2</sup>  
13,65 mill. \$

living units  
Inhabitants  
Floor area  
Investment costs (Infrastructure, buildings, see  
page 45)









# Staging Plan 1 of 5

- LEGEND**
- HIGH DENSITY RESIDENTIAL AREA (IN COMBINATION WITH COMMERCIAL)
  - MICRO RESIDENTIAL/GENERIC COMMERCIAL
  - CENTRAL COMMERCIAL
  - DISTRICT COMMERCIAL/RESIDENTIAL
  - LOCAL COMMERCIAL/RESIDENTIAL

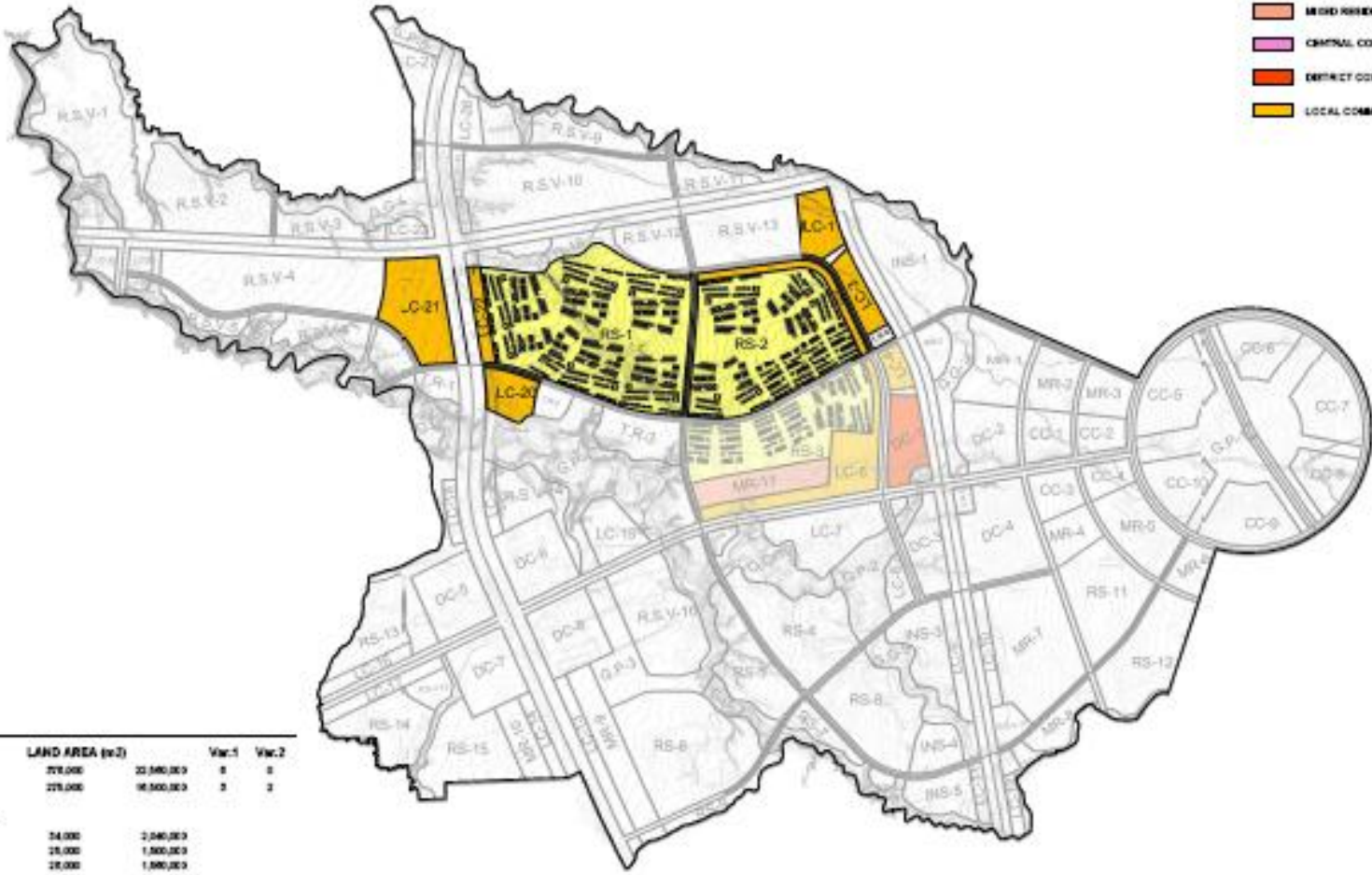


2014				
RESIDENTIAL	LAND AREA (sq)		Var.1	Var.2
RS2	150,000	9,700,000	1	2
<b>MIX. RES. / COMM.</b>				
MR11	52,000	3,100,000		
<b>LOCAL COMMERCIAL</b>				
LC4	15,600	900,000		
LC6	18,000	4,000,000		
<b>DISTRICT COMMERCIAL</b>				
DC1	40,000	2,000,000		



# Staging Plan 2 of 5

- LEGEND**
- HIGH-END HOUSING RESIDENTIAL AREA (SINGLE-FAMILY OR LOW-DENSITY, 20-40 UNITS PER ACRE WITH CENTRAL, OFFICE AND RETAIL AREAS)
  - MEDIUM RESIDENTIAL, MULTIFAMILY/COMMERCIAL
  - CENTRAL COMMERCIAL
  - DISTRICT COMMERCIAL/USEMIXED
  - LOCAL COMMERCIAL/USEMIXED



**2015**

RESIDENTIAL	LAND AREA (ac)	Var.1	Var.2
R#1	278,000	23,000,000	0
R#2	278,000	16,500,000	0

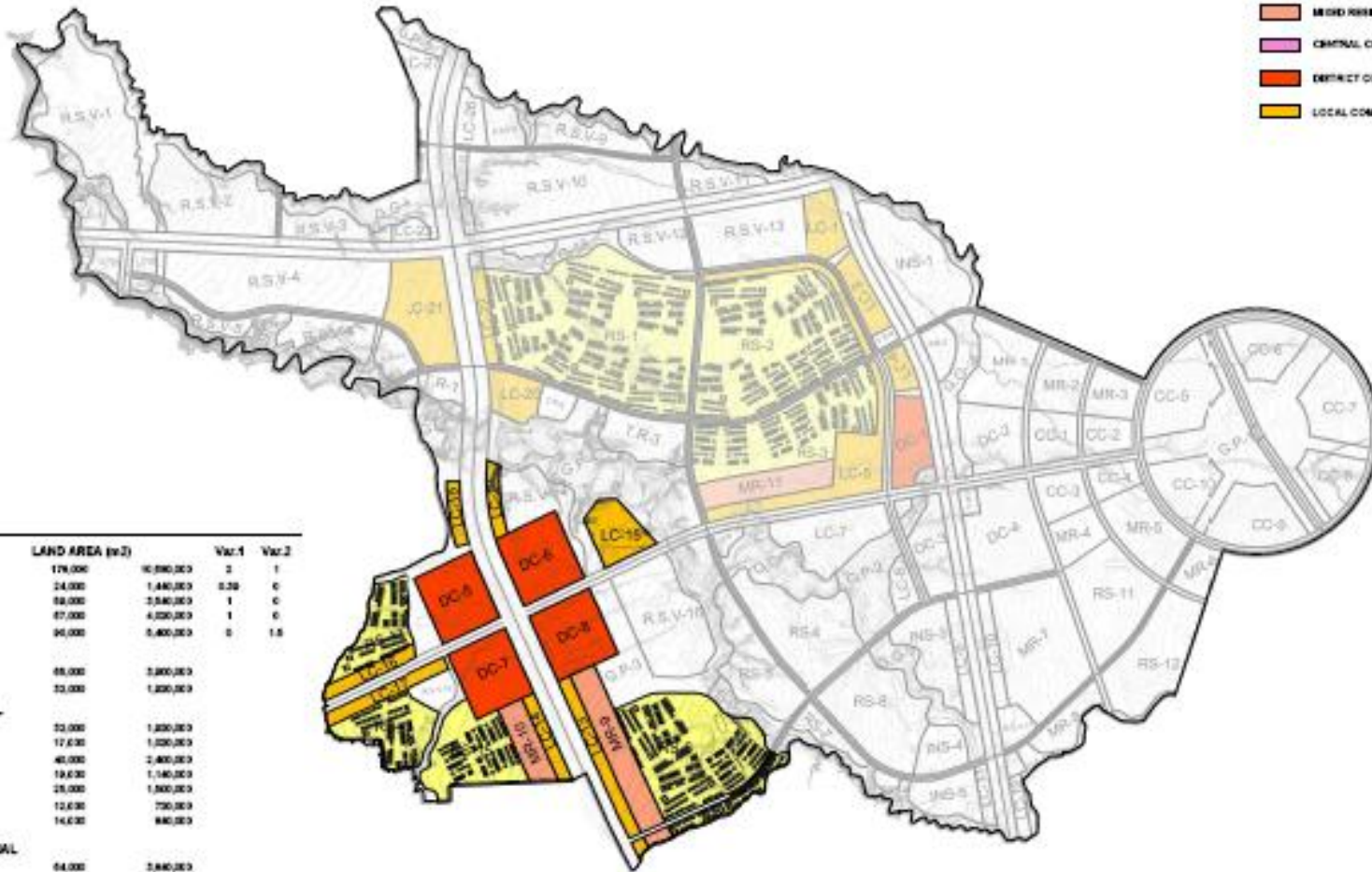
  

LOCAL COMMERCIAL	LAND AREA (ac)	Var.1	Var.2
LC1	24,000	2,000,000	
LC2	25,000	1,500,000	
LC3	28,000	1,000,000	
LC12	71,000	1,800,000	
LC21	88,000	5,100,000	
LC22	18,000	1,000,000	

# Staging Plan 3 of 5

**LEGEND**

- HIGH-PRICE HOUSING RESIDENTIAL AREA (HIGH-PRICE HOUSING RESIDENTIAL, HIGH-PRICE HOUSING RESIDENTIAL, HIGH-PRICE HOUSING RESIDENTIAL)
- MEDIUM RESIDENTIAL, MEDIUM RESIDENTIAL, MEDIUM RESIDENTIAL
- CENTRAL COMMERCIAL
- DISTRICT COMMERCIAL, DISTRICT COMMERCIAL
- LOCAL COMMERCIAL, LOCAL COMMERCIAL



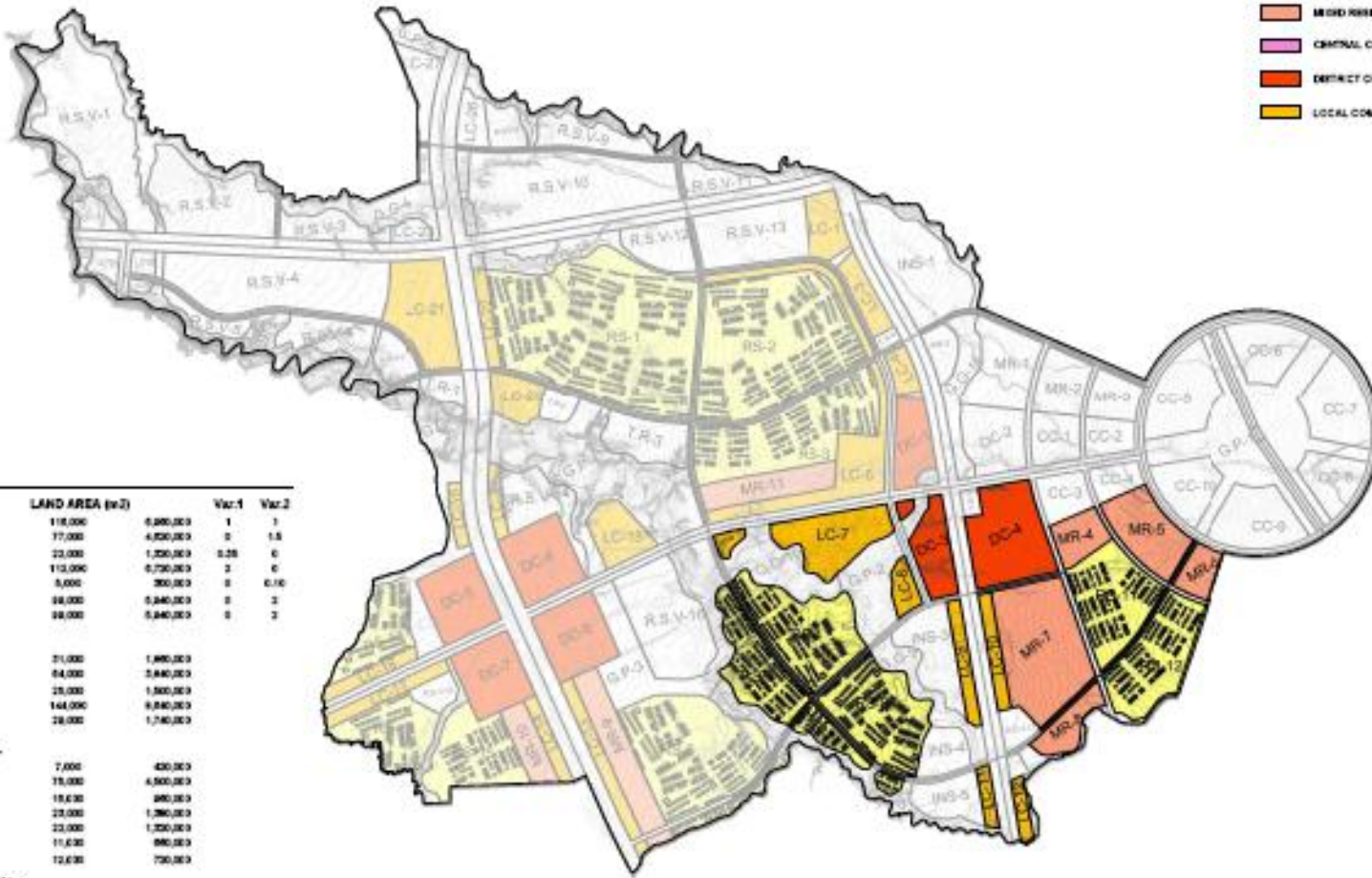
2016			
RESIDENTIAL	LAND AREA (sq ft)	Var.1	Var.2
RHS	178,000	10,000,000	2
RHS	24,000	1,400,000	0.28
RH13	58,000	3,500,000	1
RH14	87,000	4,000,000	1
RH15	90,000	5,800,000	0
<b>MIX. RES. / COMM.</b>			
MH0	88,000	5,000,000	
MH10	33,000	1,200,000	
<b>LOCAL COMMERCIAL</b>			
LC13	33,000	1,200,000	
LC14	17,600	1,000,000	
LC15	40,000	2,400,000	
LC16	19,600	1,140,000	
LC17	28,000	1,800,000	
LC18	12,600	700,000	
LC19	14,600	840,000	
<b>DISTRICT COMMERCIAL</b>			
DC5	64,000	3,840,000	
DC9	68,000	4,140,000	
DC7	83,000	3,780,000	
DC8	87,000	4,000,000	



# Staging Plan 4 of 5

**LEGEND**

- HIGH-DENSITY RESIDENTIAL AREA (HIGH-DENSITY DENSITY) (MINIMUM 100 DENSITY UNITS PER ACRE)
- MEDIUM-DENSITY RESIDENTIAL / BUSINESS / COMMERCIAL
- CENTRAL COMMERCIAL
- DISTRICT COMMERCIAL / BUSINESS
- LOCAL COMMERCIAL / BUSINESS



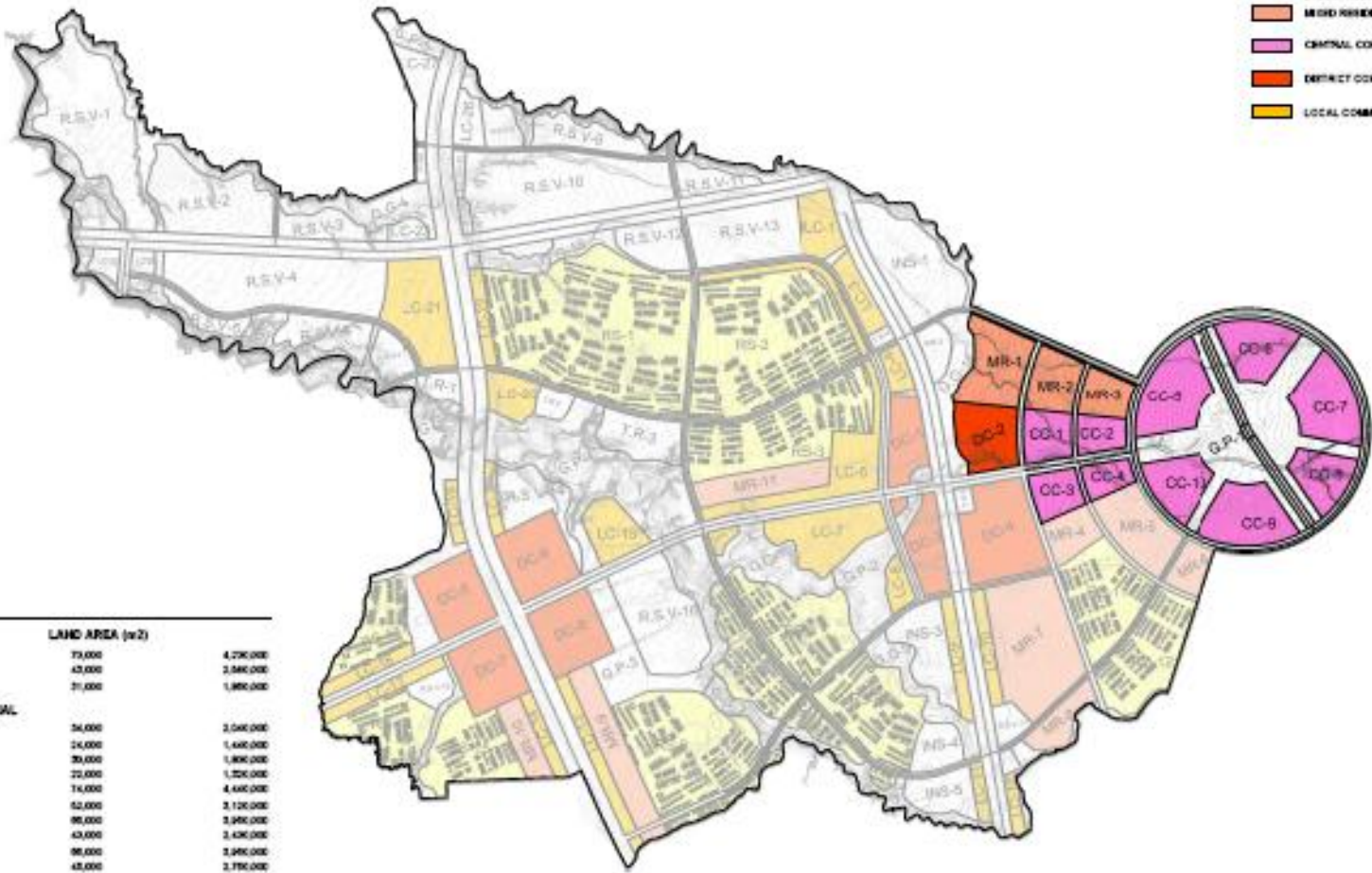
2017

RESIDENTIAL	LAND AREA (sq ft)	Var.1	Var.2
RH	118,000	0,000,000	1
RH2	77,000	4,000,000	0
RH3	22,000	1,000,000	0.25
RH4	112,000	0,700,000	2
RH5	5,000	300,000	0
RH6	28,000	0,800,000	0
RH7	28,000	0,800,000	0
MIX. RES. / COMM.			
MR4	21,000	1,800,000	
MR5	54,000	3,800,000	
MR6	25,000	1,500,000	
MR7	144,000	9,800,000	
MR8	28,000	1,700,000	
LOCAL COMMERCIAL			
LC6	7,000	400,000	
LC7	75,000	4,500,000	
LC8	18,000	800,000	
LC9	22,000	1,200,000	
LC10	22,000	1,200,000	
LC11	11,000	600,000	
LC12	12,000	700,000	
DISTRICT COMMERCIAL			
DC3	47,000	2,800,000	
DC4	28,000	0,800,000	



# Staging Plan 5 of 5

- LEGEND**
- HIGHBOROUGH RESIDENTIAL AREA (RESIDENTIAL USE DIVERSITY) (RESIDENTIAL AND COMMERCIAL ZONING AND USES ALLOWED)
  - MIXED RESIDENTIAL/RESIDENTIAL COMMERCIAL
  - CENTRAL COMMERCIAL
  - DISTRICT COMMERCIAL/RESIDENTIAL
  - LOCAL COMMERCIAL/RESIDENTIAL



**2015**

MIX. RES. / COMM.	LAND AREA (sq2)	
MR1	73,000	4,700,000
MR2	43,000	2,580,000
MR3	71,000	1,950,000
<b>CENTRAL COMMERCIAL</b>		
CC1	34,000	2,040,000
CC2	14,000	1,440,000
CC3	30,000	1,800,000
CC4	22,000	1,320,000
CC5	14,000	4,440,000
CC6	52,000	3,120,000
CC7	90,000	3,950,000
CC8	43,000	3,430,000
CC9	90,000	3,950,000
CC10	43,000	3,750,000
<b>DISTRICT COMMERCIAL</b>		
DC1	50,000	3,950,000

Single family house for approx. 4-5 persons, 1 interior courtyard (A)



Single family house for approx. 5 persons, 2 enclosed courtyards (B)



Single family house or building for several generations under one roof for approx. 7 persons, 1 large interior courtyard (C)



Single family house or building for several generations under one roof for approx. 8-10 persons (D)



Single family house for approx. 6 persons, 2 enclosed courtyards (E)



Single family house, building for several generations under one roof for approx. 8-10 persons (F)



Residential facility with courtyard building, four 5-bedroomed single-family houses for approx. 5-6 persons per house (A)



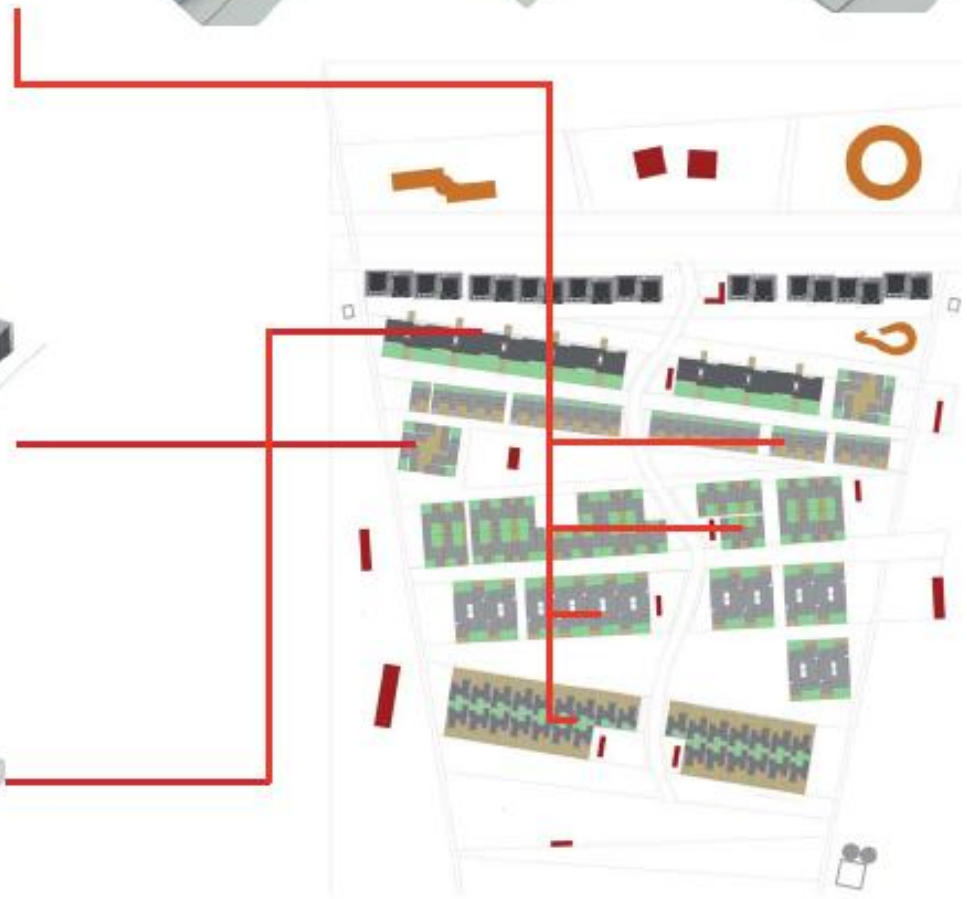
Residential facility containing 10 living units of various sizes, organized as one or two storey (B)

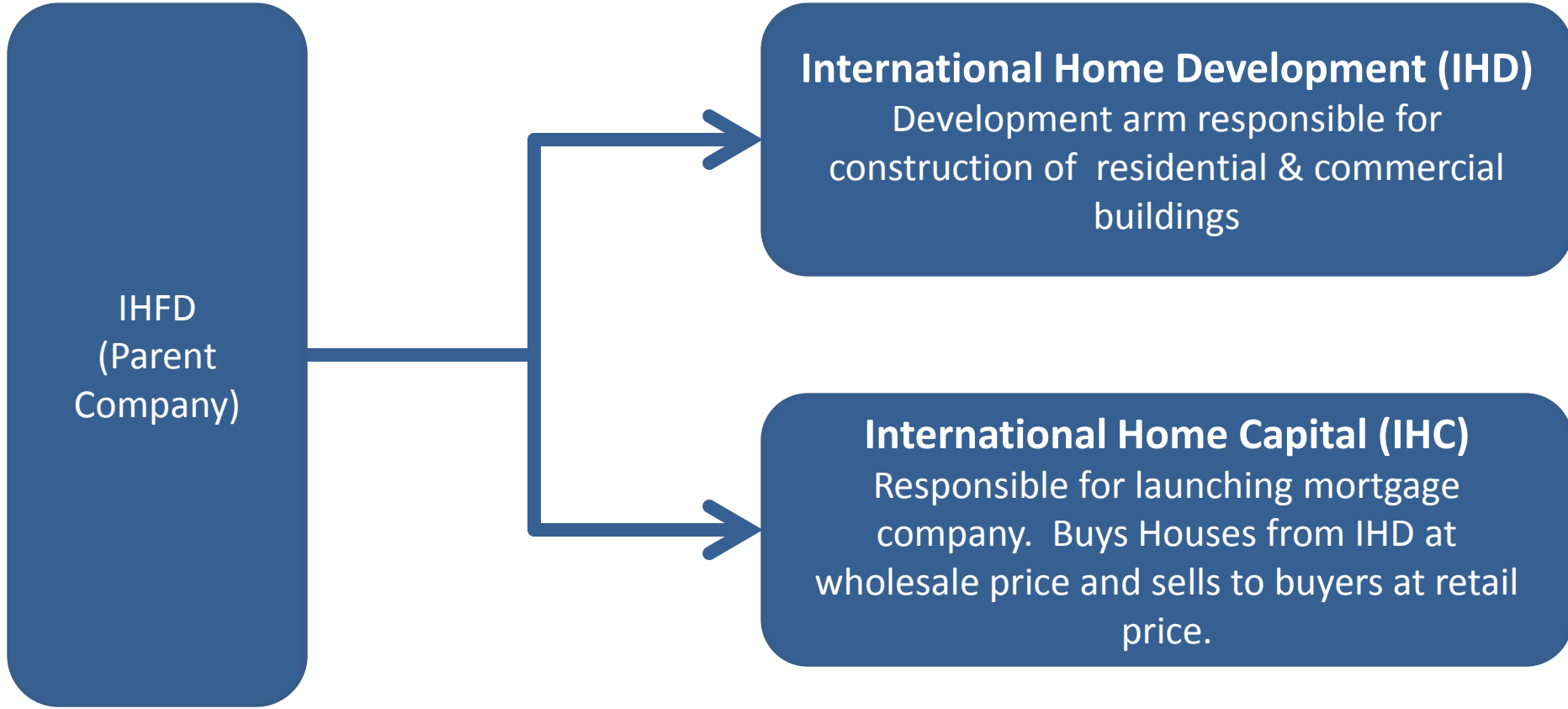


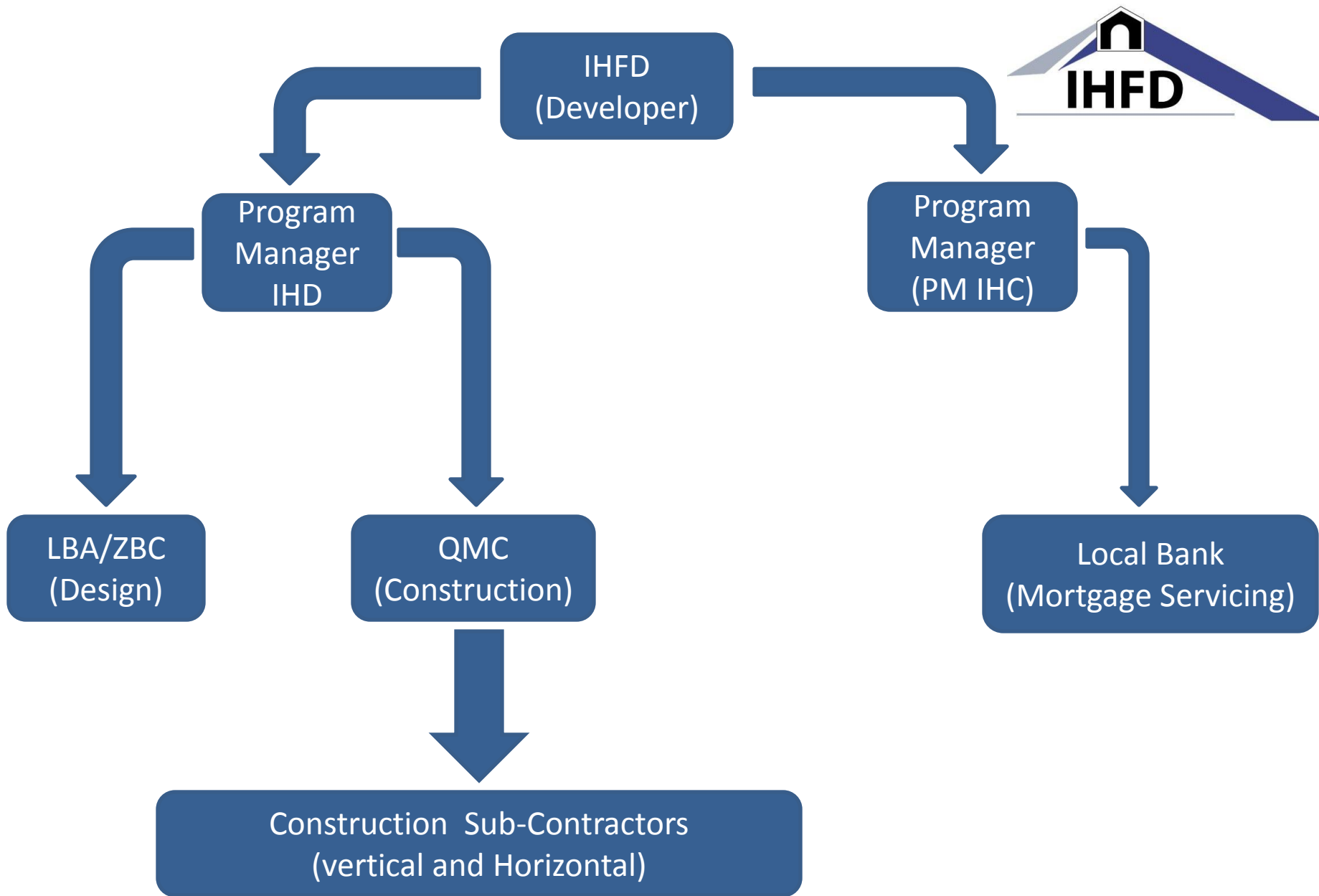
3-storey urban apartment house consisting of 6 apartments (A)



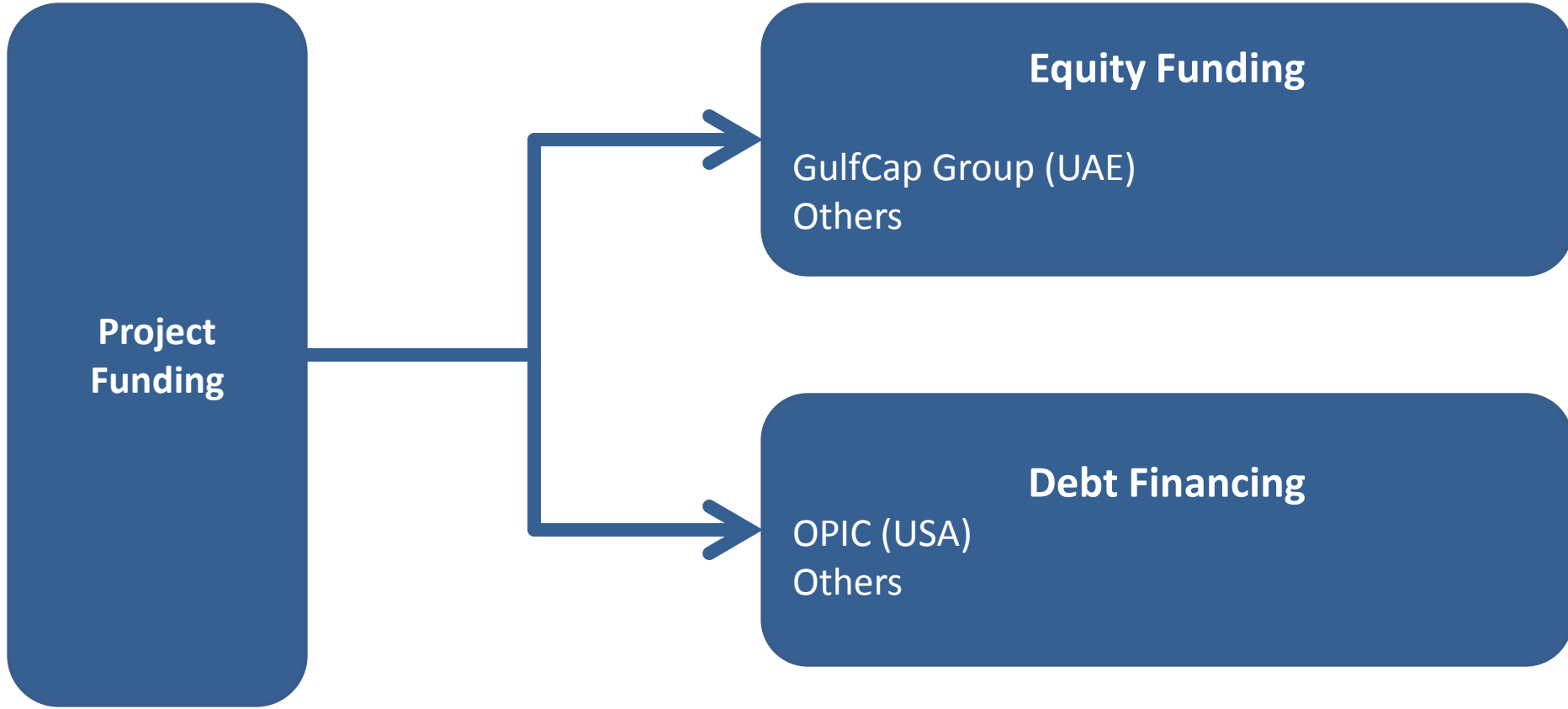
4-storey urban apartment building with stores and commercial spaces on the ground floor, 5 apartments (B)











# Risk Assessment



- Political and civil instability → Acquiring political risk insurance coverage through OPIC, MIGA or other international agencies to protect against war, civil strife, expropriations and transfer restrictions.
- Reduced demand → Planned for post 2014 economy following NATO withdrawal.
- Increased cost of construction could erode the profit margins and render the project non-feasible → Project costs estimated at conservative levels with room for error.
- Inflationary pressures → Incorporated price hikes into the financial models.
- Foreign exchange rate risk → a) selling the houses in US dollars and b) AFS pegged to the US dollar.
- Questionable Land ownership/title → Government expropriate the land from their respective owners and then offer to developer.
- Limited Supply of construction material → Import from a number of international markets including Russia, China, Pakistan, etc.
- Increased Interest Costs → Built in a 5% increase in interest rate over the life of the project from day one.
- Financing risk → Letter of intent from OPIC Plus application supported by consortium rather than just IHFD.
- Long term to support work in process and unsold units → OPIC financing will be long term