

The Charismatic Charlie Wade Chapter 3686

Doris Young exclaimed: Master, do you invest 200 billion in one go? Will this plate be a bit too big...

Charlie smiled slightly: Since we have to seize the opportunity, the larger the size of the funds, the better, otherwise we can't eat meat at all, and will drink two mouthfuls of soup at most.

After

that, Charlie said again: In the future, I plan to gradually build Aurous Hill into a longevity one. In addition to the Huichundan auction, I also plan to engage in several longevity communities and supporting high-end commercial services. The threshold for the longevity community must be set infinitely high, so high that almost every owner must be a famous one on the Forbes list. Only rich people with surnames are allowed. As long as they live in my urban community, I can give them a certain percentage of rejuvenation pills on a regular basis. A cup of people is enough for them.

Doris Young instantly understood what Charlie meant, and said hurriedly: "Master, I have here a detailed map of all the land to be developed in Aurous Hill. You might as well go and see which land is yours. More interested.

Good!

Doris Young immediately opened the interactive smart screen in the office, and then opened a special Aurous Hill map. On this map, there are various green areas of different sizes and rules in the Aurous Hill urban area.

Doris Young pointed to the green areas on these maps and said to Charlie: "Master, all the green plots on the map are land to be developed and sold. The urban area is relatively small and the area is relatively small, but it is newly developed. From the beginning of the district to the suburbs, the land supply situation is obviously much better.

Charlie nodded, pointing to the several plots in the urban area and said: Anything in the city center, try best to give me as much as possible. Take it down, and you must pay attention to use the bank leverage as high as possible to maximize your available funds. The

Wade Family and I will inject 150 billion cash into you. You must strive for at least three times the leverage effect. Take 450 billion in cash from the bank.

Doris Young said nervously, Master, if this is the case, then our debt will exceed 350 billion. If we count the bank loans originally developed by Group, it will already exceed 400 billion yuan...Now the real estate market has been sluggish, and the policy has repeatedly ordered that real estate speculation is not allowed. Under such circumstances, is it dangerous to achieve such a high debt ratio?

Charlie He smiled and said: First of all, we are not doing the development of ordinary conventional houses. We are also doing super-premium luxury houses. Therefore, we will not drive up the price of ordinary housing in Aurous Hill, nor will it affect the ordinary housing market in Aurous Hill.

The second point is that I will let you take the plots in the city center. In the future, we will use them as high-end commercial facilities. The Dorsett Hotel currently under construction is one of them. A top-notch clubhouse, a few more high-end grades than the brilliant clubhouse of the Moore family, I wish I could not get out without spending eighteen million in one trip;

Besides, we need to build another high-end shopping mall. Top brands such as Chanel, Hermès, Louis Vuitton and even Lamborghini Ferrari will all be brought in. If I attract all the rich and powerful to Aurous Hill, I must let them find a place to spend a lot of money in Aurous Hill.

Finally, the third point, as long as the rich are attracted, our project will never lose money, and even make a lot of money !

Having said this, Charlie said confidently: What we are going to do is the real estate project with the highest premium in the world, and we will not cheat the poor or the rich in general, but only the richest in the world. A small group of people! Let them willingly buy assets in Aurous Hill at a premium of ten or even a hundred times, and be willing to be taken advantage of!