Global Invest

Protected investments in highly profitable projects

PROJECT №1869
CONSTRUCTION AND SALE OF LUXURY HOMES (RUSSIA)

REQUIRED AMOUNT OF INVESTMENT:
$6 180 000

ANNUAL NET PROFIT:
$5 352 000

RETURN ON INVESTMENT CAPITAL:
43%

FOUNDER'S INVESTMENT:
$460 000

OUR SOCIAL NETWORKS

Location: Moscow, Russia
Description: The founder offers a project for the construction and sale of **8** luxury homes in **4** existing cottage villages (CV) in the northwest of Moscow. The founder purchased a land plot for the construction of one house for **$460 thousand** in CV No.1. It is possible to separately invest in the construction of houses in each CV.

The target audience is people with an income of over $1,500,000 per year. This location is one of the key ones in the Moscow luxury real estate market, and in the next 10 years, it is planned to expand the zones for luxury low-rise construction in the direction of Northwest Moscow.

The main competitive advantage of this offer is the unique location for construction. A limited number of developers have permission to build in these villages, while the founder's company offers a full, closed cycle of construction and sale of houses right here.

The founder's development company has successfully implemented more than 10 projects with a total initial investment of over **$25 million**.

The land plot purchased for construction is issued as collateral to the Investor until the property is sold.

The project implementation period after attracting investments: no more than **24 months**.

Global Invest

Protected investments in highly profitable projects

Required amount of investments: $6 180 000

NAME	AMOUNT, $
Purchase of land plot (4 pcs.) in cottage village No.1 and construction	6 180 000
Total	**6 180 000**

Additional investment opportunity: $15 300 000

NAME	AMOUNT, $
Purchase of land plot (1 pcs.) in cottage village No.2 and construction	3 000 000
Purchase of land plot (2 pcs.) in cottage village No.3 and construction	9 300 000
Purchase of land plot (1 pcs.) in cottage village No.4 and construction	3 000 000
Total	**15 300 000**

Global Invest

Protected investments in highly profitable projects

Income data with minimum investment:

NAME	AMOUNT, $
Sale of finished houses in cottage village No. 1 (4 pcs.)	12 400 000
Total	**12 400 000**

Income data with additional investment:

NAME	AMOUNT, $
Sale of finished houses in cottage village No. 2 (1 pcs.)	6 100 000
Sale of finished houses in cottage village No. 3 (2 pcs.)	18 600 000
Sale of finished houses in cottage village No. 4 (1 pcs.)	6 100 000
Total	**30 800 000**

Global Invest

Protected investments in highly profitable projects

Expenses data with minimum investment:

NAME	AMOUNT, $
Cost price of finished houses in cottage village No. 1 (4 pcs)	6 180 000
Unforeseen expenses and tax payments (7% of income)	868 000
Total	**7 048 000**

- Annual income with minimal investment = **$12 400 000**
- Annual expenses with minimal investment = **$7 048 000**
- Annual net profit: $12 400 000 – $7 048 000 = **$5 352 000**
- Return on investment capital:

ROI = $\frac{\text{Net profit}}{\text{Investment amount}}$ x Investor's share x 100% = **43%**

DISTRIBUTION OF SHARES:

Investor - **50%**, Founder - **50%**