Global Invest

# Protected investments in highly profitable projects

## PROJECT №1876
## CONSTRUCTION OF AN APARTMENT BUILDING IN ESTONIA

REQUIRED AMOUNT OF INVESTMENTS:
**$3 140 000**

ANNUAL NET PROFIT:
**$1 180 000**

RETURN ON INVESTMENT CAPITAL:
**19%**

**Description:** The project involves the design and construction of an apartment building with a total area of **1,600 m²** in the city of Maardu, Estonia. A full analysis of the real estate market has been conducted, a draft design has been created, which has been preliminarily agreed upon with local government authorities. In accordance with the practice established in Estonia, a new company will be registered to implement the project, in whose name the land plot is purchased. This company will be engaged in marketing and sales of the built apartments.

General design and construction is carried out by an existing enterprise owned by the owner, with a long history and more than a dozen successfully completed projects.

The location of the proposed project is the city of Maardu, located **14 km** from the capital of Estonia, Tallinn. Old housing stock predominates in Maardu, but the city is actively expanding and is increasingly integrating with Tallinn in both industrial and infrastructural aspects.

The construction and sales cycle will be from **6 to 24 months**.

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**Required amount of investments: $3 140 000**

| NAME | AMOUNT, $ |
|---|---|
| Purchase of land | 347 000 |
| Design and construction | 2 750 000 |
| Marketing | 43 000 |
| **Total** | **3 140 000** |

**Income date for a year:**

| NAME | QUANTITY, M² | PRICE PER M² | AMOUNT, $ |
|---|---|---|---|
| Sale of apartments (31 units) | 1 600 | 2 700 | 4 320 000 |
| **Итого** | | | **4 320 000** |

**Expenses data for a year:**

| NAME | AMOUNT, $ |
|---|---|
| Purchase of land | 347 000 |
| Design and construction | 2 750 000 |
| Marketing | 43 000 |
| **Total** | **3 140 000** |

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- Annual income: **$4 320 000**
- Annual expenses: **$3 140 000**
- Net income: $4 320 000 – $3 140 000 = **$1 180 000**
- Return on investment capital:

$$\textbf{ROI} = \frac{\text{Net income}}{\text{Investment amount}} \times \text{Investor's share} \times 100\% = \textbf{19\%}$$

## DISTRIBUTION OF SHARES

Until full return of invested funds: Investor – **100%**

After full return of invested funds: Investor – **50%** and Founder – **50%**