Global Invest

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PROJECT №1906
CONSTRUCTION OF A RESIDENTIAL COMPLEX

REQUIRED AMOUNT OF INVESTMENTS:
$10 000 000

NET PROFIT:
$23 992 400

AVERAGE RETURN ON INVESTMENT CAPITAL PER YEAR:
40%

FOUNDER'S INVESTMENT:
$400 000

Our social networks

Description: The founder presents a project for the construction of a residential complex in a prestigious area of Tashkent on a plot of **0.5 hectares**. The complex will be distinguished by the harmonious integration of residential and commercial areas, a high level of security, modern design and green areas. It will also include a children's playground with safe play elements and a guarded parking lot with video surveillance and an access control system.

At the moment, negotiations have been completed with all residents of this site, and the legal team has checked the relevant documents. Currently, a draft design is being prepared for approval by the relevant government agencies.

The founder will invest **$400 thousand** in solving all organizational issues related to preparation for the launch of the project, including the development of design and estimate documentation, approval with city authorities and other necessary stages.

The founder's company carries out full project management, including construction management, control of all stages, as well as attracting the necessary additional funds through the sale of residential and commercial real estate.

The payback period of the project is **3 years**.

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Required amount of investments: $10 000 000

NAME	AMOUNT, $
Purchase of a land plot of 50 acres	3 500 000
Permitting documents	2 500 000
Construction work	4 000 000
Total	**10 000 000**

Income data:

NAME	AMOUNT, $
Sale of residential premises 19,688 m² (1 m² = $1,800)	35 438 400
Sale of commercial premises 3,937 m² (1 m² = $2,000)	7 874 000
Total	**43 312 400**

Expenses data:

NAME	AMOUNT, $
Purchase of land	3 500 000
Construction (31,500 m²) (1m² = $400)	12 600 000
Other expenses	3 220 000
Total	**19 320 000**

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- Income: **$43 312 400**
- Expenses: **$19 320 000**
- Net income: $43 312 400 – $19 320 000 = **$23 992 400**
- Average return on investment capital, taking into account the project payback period of 3 years:

$$\textbf{ROI} = \frac{\text{Net income}}{\text{Investment amount}} \times \text{Investor's share} \times 100\% = \textbf{40\%}$$

DISTRIBUTION OF SHARES

Investor – **50%** and Founder– **50%**