

Holoseevo Residence, Kyiv, Ukraine

A 1.08-hectare privately owned land plot for construction of 25,000 square meters (269,000 square feet) of residential and commercial space

7 min

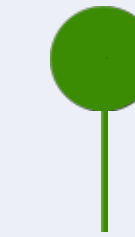
Driving from the center of Kyiv

500 m

from a metro station
(6 min walk)

2 train stops

takes you to the center of Kyiv



project area

Holoseevo Residence



- ◆ \$3.5M for a land plots with all registration fees.
- ◆ Buildable area 37,000 square meters. Where 21,504 sq. m. of residential space, and 3,517 square meters of commercial space and 398 parking lots
- ◆ Investment requirement for the is \$20M. The project valued at \$50M
- ◆ Length of the project is 4 years
- ◆ Net Profit \$15.4M
- ◆ Profit Split 50/50
- ◆ Investor's projected profit is \$7.5M profit on \$20M investment
- ◆ ROI of the project is 34 %
- ◆ Investment placement mid 2024 - repayment December 2027



KEY POINTS



- ✓ **The land plot** was carefully analyzed and due diligence was performed. Architects calculated the buildable area of the project according to all city regulations. Also, Lawyers checked the land plot. It was legally purchased, and there are no issues with that. The land plot is owned by our contractor. (A Construction Company Credo Development)
- ✓ **A general contractor**, Credo Development is not only experienced but also recommended by several industry players, including architects. He is also the owner of the land and is interested in being the general contractor. The general contractor was part of [ZimGroup](#) and built 6 objects in 10 years. He also hires sub-contractors on a competitive basis to carry out the work.
- ✓ **The team of architects**, who will be part of this development. The architect has a well-experienced team with a proven record of previously completed objects. Ivan Ynakov and [Ynakov Architects](#) are a family of Ukrainian architects to lead the project.
- ✓ UkrtradeCapital will promote the project, will build a marketing campaign, website, 3D model, build a sales team. Etc. We have a good relationships with all the media platforms and magazines in Kyiv, and we will promote our project through their channels and resources.
- ✓ We are capable of building a sales team, with good incentives and benefits to motivate the sales force. Also, we will support them with digital marketing strategy, SEO promotion, targeted advertising, and other digital and promotion tools.
- ✓ In addition, an Architect Bureau, [Pavlo Peker and Arkadiy Peker](#), who designed and supported the project not only in Ukraine but also in Libya, the Emirates and Egypt. The team of Architects will also be a part of the construction supervision and make sure the construction workers do high-quality work.

KEY POINTS

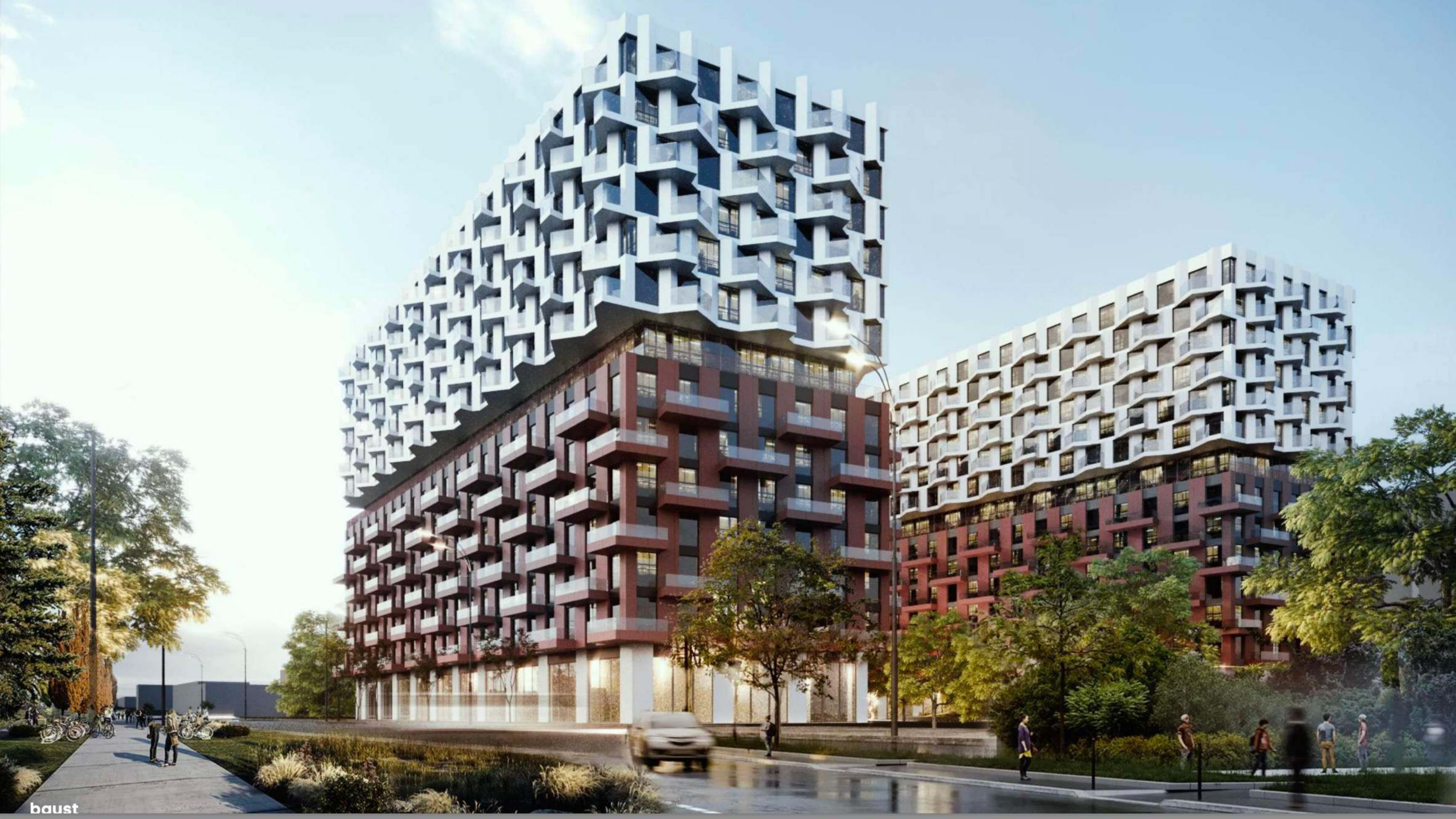


- ✓ Sales of newly constructed apartments before the war were following. Usually, the sales team used to sell 60-70% of apartments before the building was commissioned. Since the beginning of the war, sales dropped to 0%. However, in the spring of 2023, the sales started recovering and now are 30-35% of pre-war numbers.
- ✓ After the 1 and 2nd floors are finished, we will start pre-sales of apartments. The sales team will be ready by the start of sales. However, the marketing campaign for the development will start after we purchase the land and receive all required permits.
- ✓ Kyiv's population reached 3.6 million, which is 700K more than in 2022. People migrated from Eastern regions, but not all Kyiv residents returned yet. If they return in 2025, the population might reach 4 million people. There will be enough demand to sell the apartments.
- ✓ The investor as a priority over developer, he will receive his money first.
- ✓ The invested capital will go to my American company (this is a guarantee of safety) and then will be transferred to my Ukrainian subsidiary to execute the project. My Development Company will be positioned and operated as an American Private Investor. I met with the head of the economic department of the US Embassy and discussed such points. As a US citizen and private investor who pays taxes in the US, the project will be protected by the US government. Also, my media company will provide all the support needed to make these investments as safe as possible.
- ✓ The construction will start in 2024, so by the end of 2026, we should be able to sell around 50% of the apartments and commercial spaces. This will allow us to finish construction and start paying money back to the investor.

Architectural Visualisation

Visualization of the two towers have been done according to the city requirements and permits.









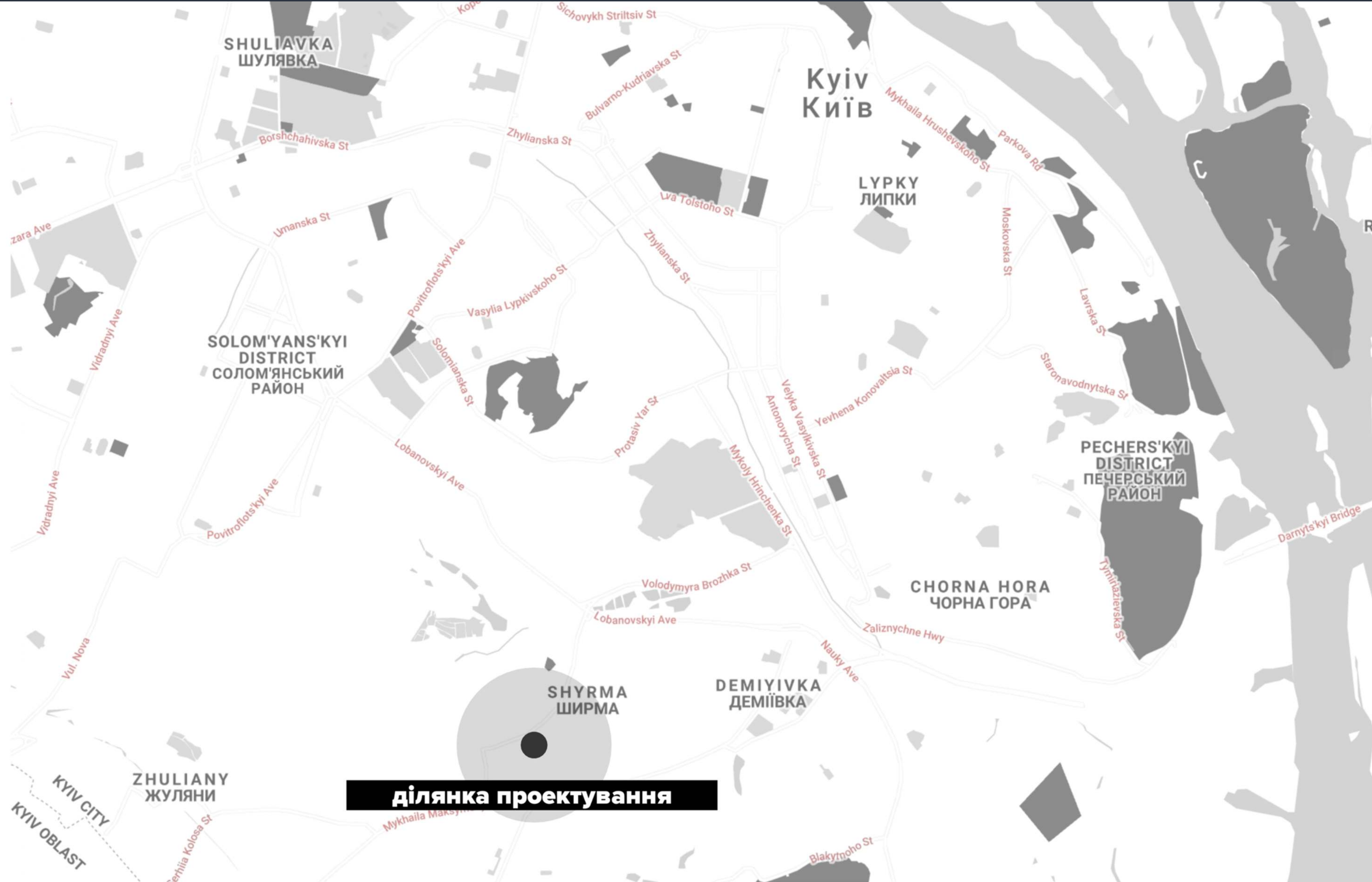




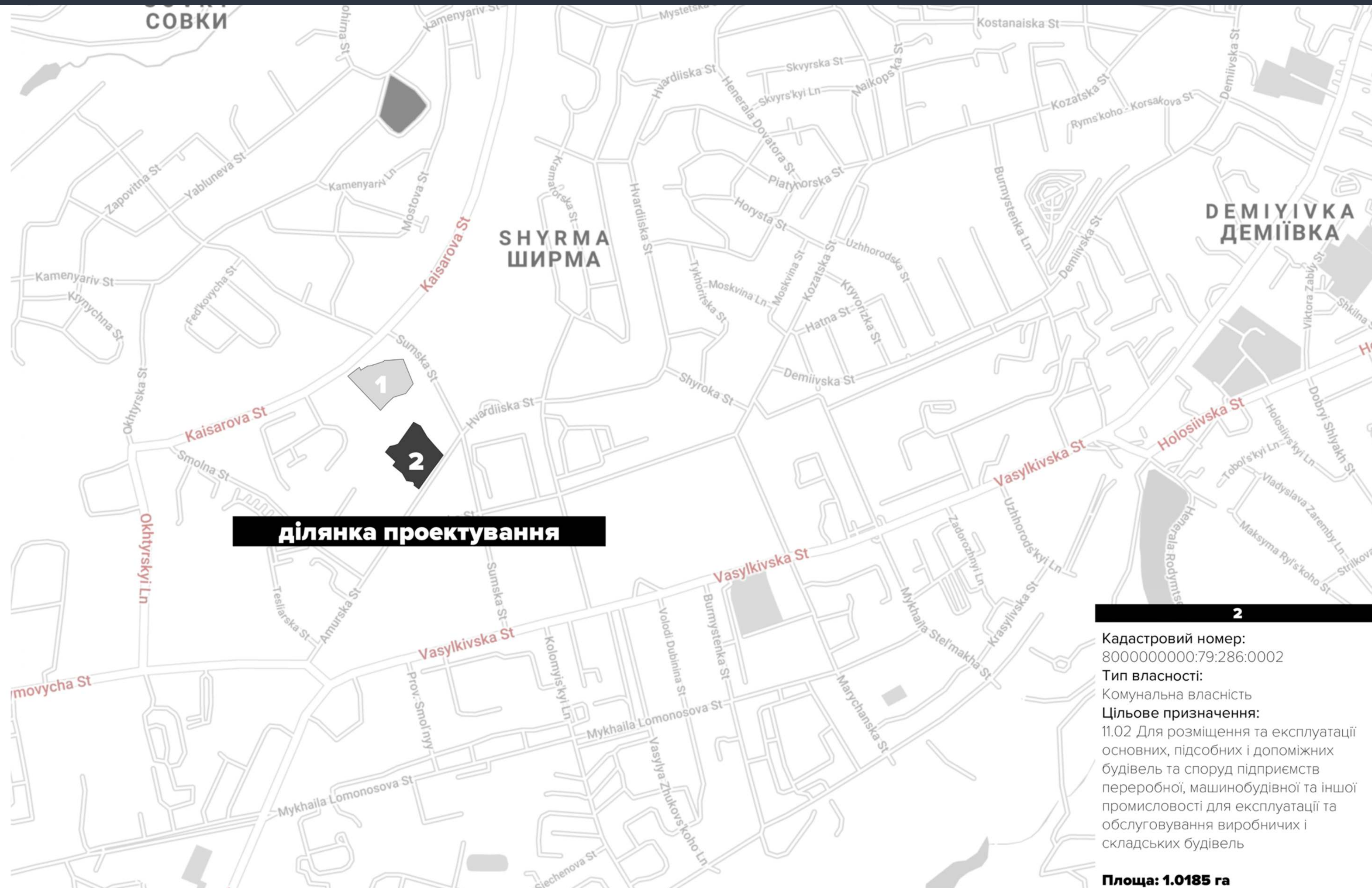
Holoseevo Residence Location



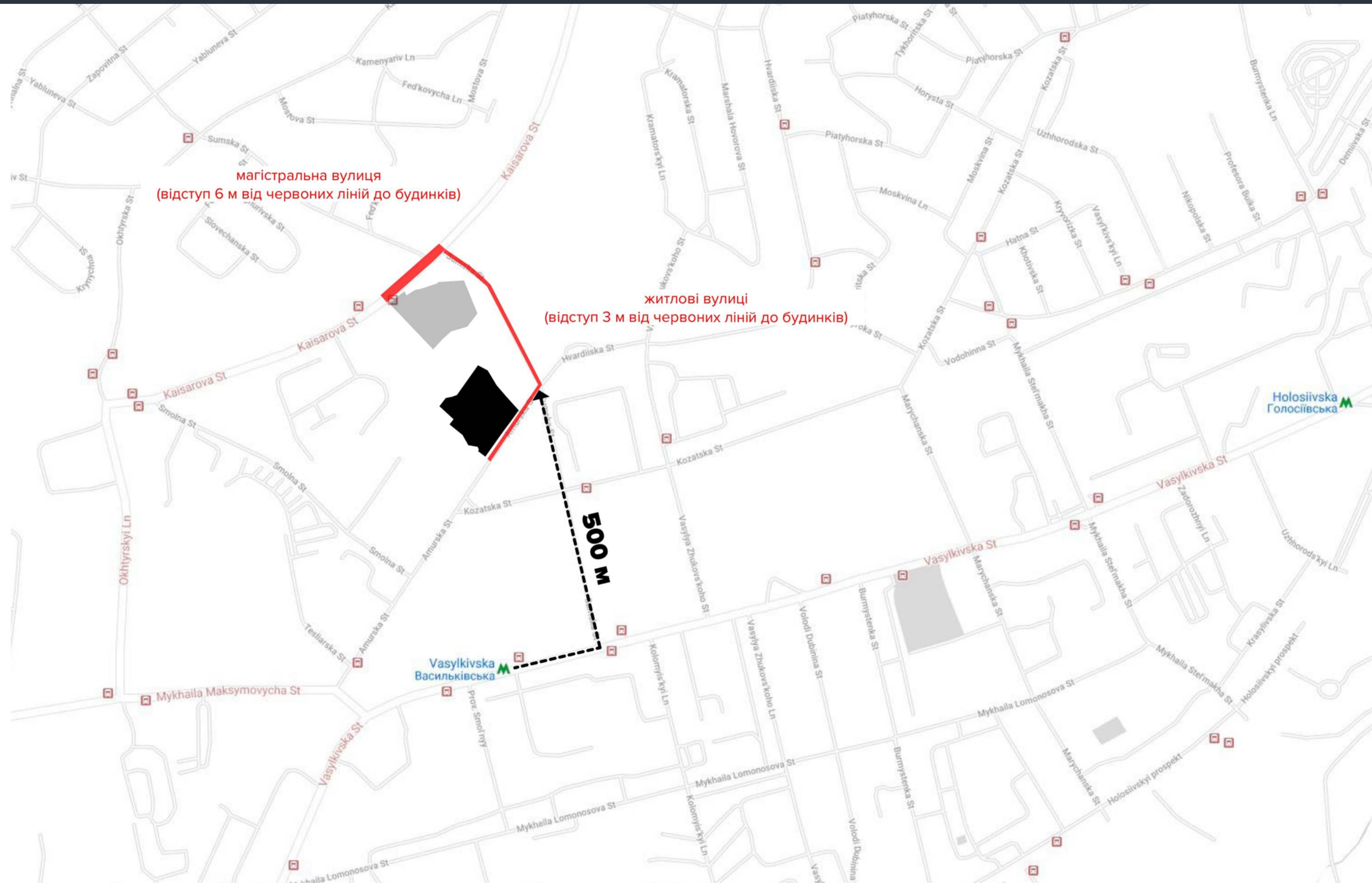
Map of the Land plot – 7 min driving distance to the center of Kyiv, or 2 train stops by a Subway.



Land plot location in Holoseevo district



Only 500 meters (7-8 minute walking distance) to a metro station Vasylykivska.



Architectural Drawings



Holoseevo Residence land plot
with two towers (15 and 17 floors)



The land plot is also for sale for \$3.5M.
Two towers 24 and 25 floors

ДБН Б.2.2-12:2019 "Планування і забудова територій"
Додаток И.1 (Відстані від найближчих підземних інженерних мереж)

Напірна каналізація - 5 м до фундаментів будинків і споруд
Самопливна каналізація - 3 м до фундаментів будинків і споруд

**колектори
(каналізація)**

**1,0185 Га
2 ЧЕРГА**

**0,9983 Га
1 ЧЕРГА**

водопровід

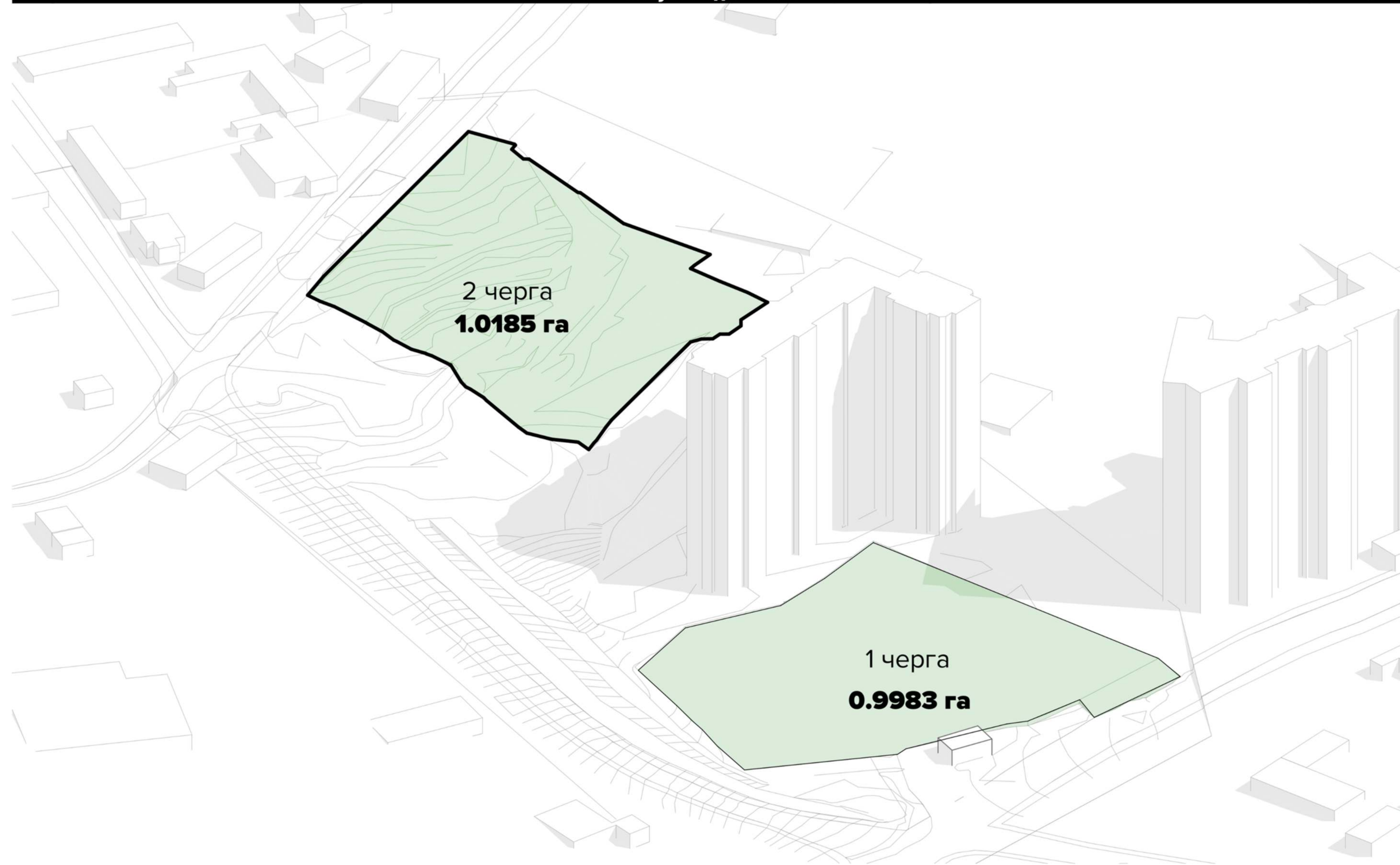
ДБН Б.2.2-12:2019 "Планування і забудова територій"
Додаток И.1 (Відстані від найближчих підземних інженерних мереж)

Водопровід - 5 м до фундаментів будинків і споруд

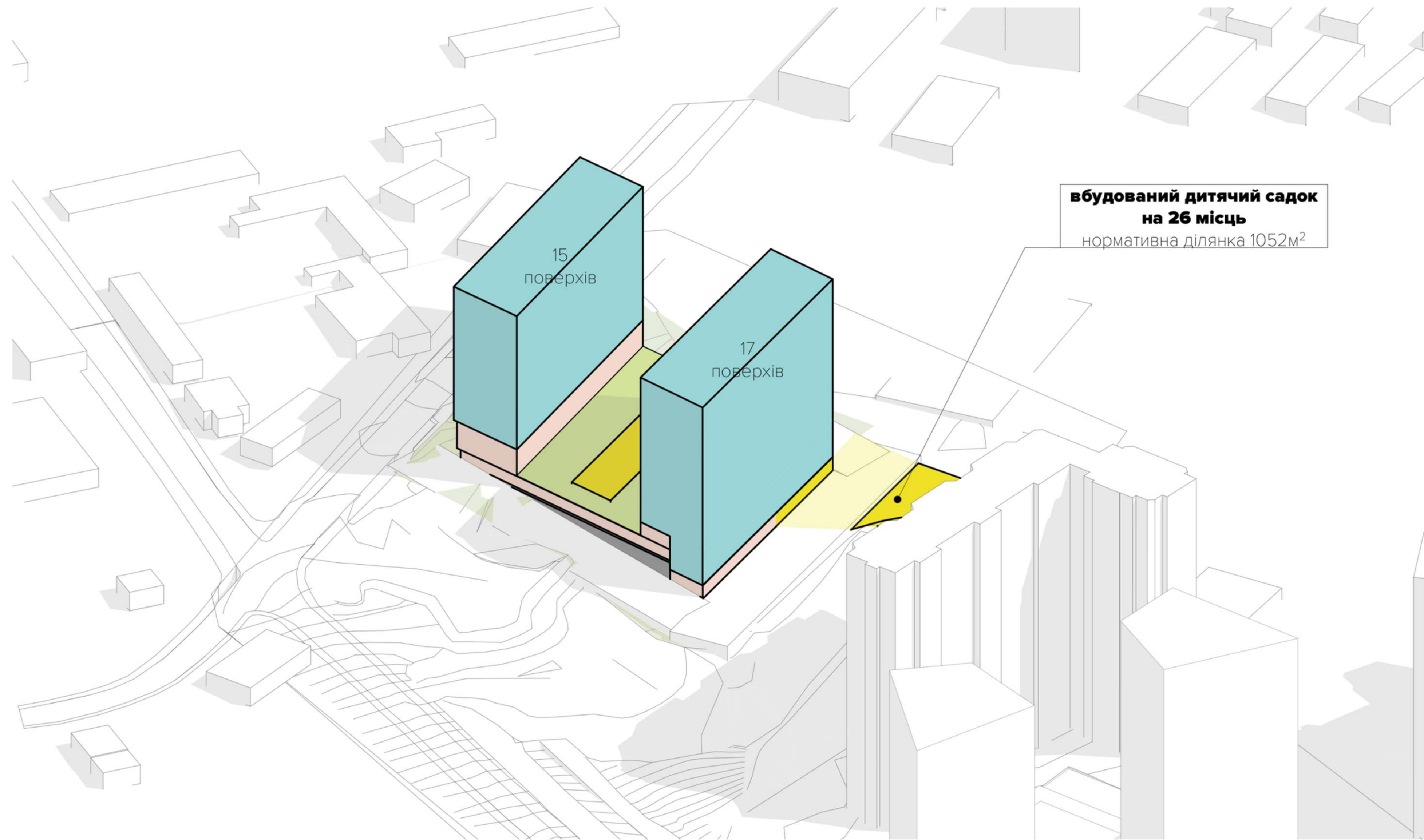
ДБН Б.2.2-12:2019 "Планування і забудова територій" табл.15.5

- від малих АЗС - 20 м

АЗС



Goloseevo Development will have two 15 and 17 floor towers



**вбудований дитячий садок
на 26 місць**
нормативна ділянка 1052м²

житло

комерція

дитячі майданчики / садки

спортивні майданчики

примітка: поверховість вказана житлових поверхів, без урахування паркінгу та комерційних поверхів

General plant of the construction site



Кількість гостювих паркомісць: 42
- нормативних: 31
- ненормативних: 11

Floor 1 – Plan (Includes Commercial Premises)



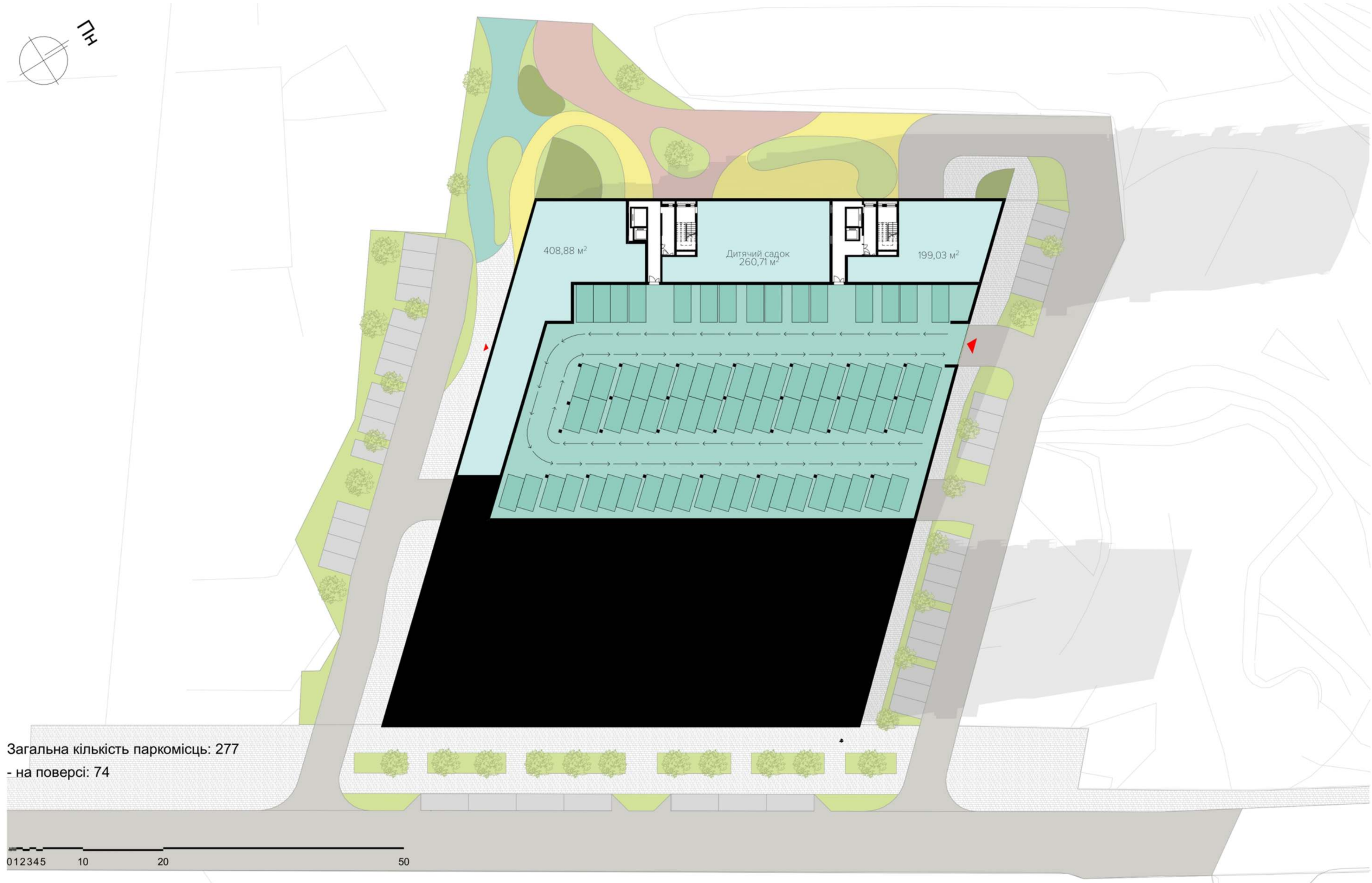
Parking layout – Level 1



Загальна кількість паркомісць: 277
- на поверсі: 124

0 1 2 3 4 5 10 20 50

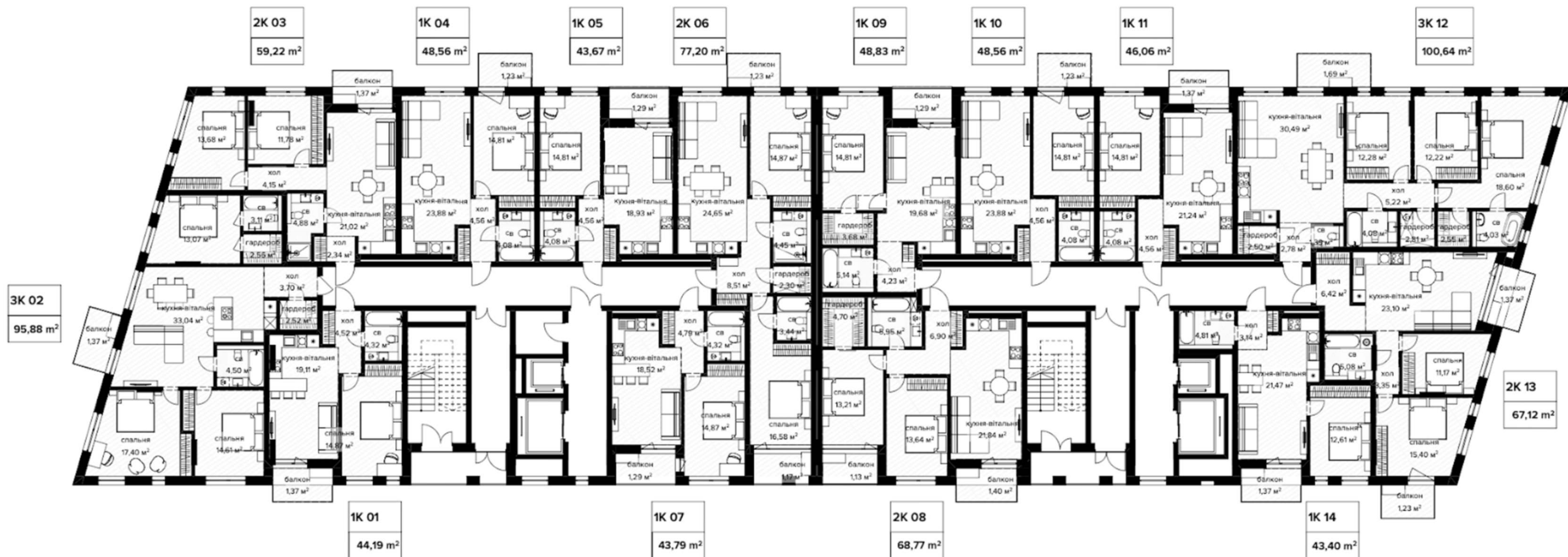
Floor-2 Parking



Floor-3 Parking



Floor plan – Apartments layout and size



процентне співвідношення квартир		за завданням		за проектом	
1к	35-45м2	45%	43-48м2	55%	
2к	55-75м2	35%	59-77м2	30%	
3к	90-110м2	20%	95-100м2	15%	

Площа квартир, що продається - 835м²

Враховується з третього поверху

площа забудови	м2	2306
площа загальна	м2	37869
площа загальна приміщень	м2	28113
площа мзк	м2	3092
площа квартир	м2	21504
кількість квартир	шт	360
1к	шт	200
2к	шт	112
3к	шт	48



RISK

- ◆ The main risk is if the war continues for more than 2 years. However, it's obvious the Western allies will not allow Ukraine to lose the war. According to many analysts and Western partners, the Zelenskyy office, the war will most likely end in 2025. Our development will not be ready by 2026 anyway.
- ◆ Repayment in case of longer-term project execution. I have communicated with different funds that if the buildings are at least 50% finished, I will be able to refinance the project and pay the investor money back, including the agreed profits. Also, we communicate with DFC, and will try to get financing for the project as well, including war risk insurance.
- ◆ However, if the war is over at the end of 2025, the sales will increase immediately at higher prices.
- ◆ According to the National Bank of Ukraine, people have money, but are just afraid to spend it. When people see significant progress at the front lines, the sales increase. Currently, Ukrainians holding around over \$100B in their hands.



IMPORTANT NUMBERS

\$ 3.5 M

The price of the land plot #2

\$ 49.1 M

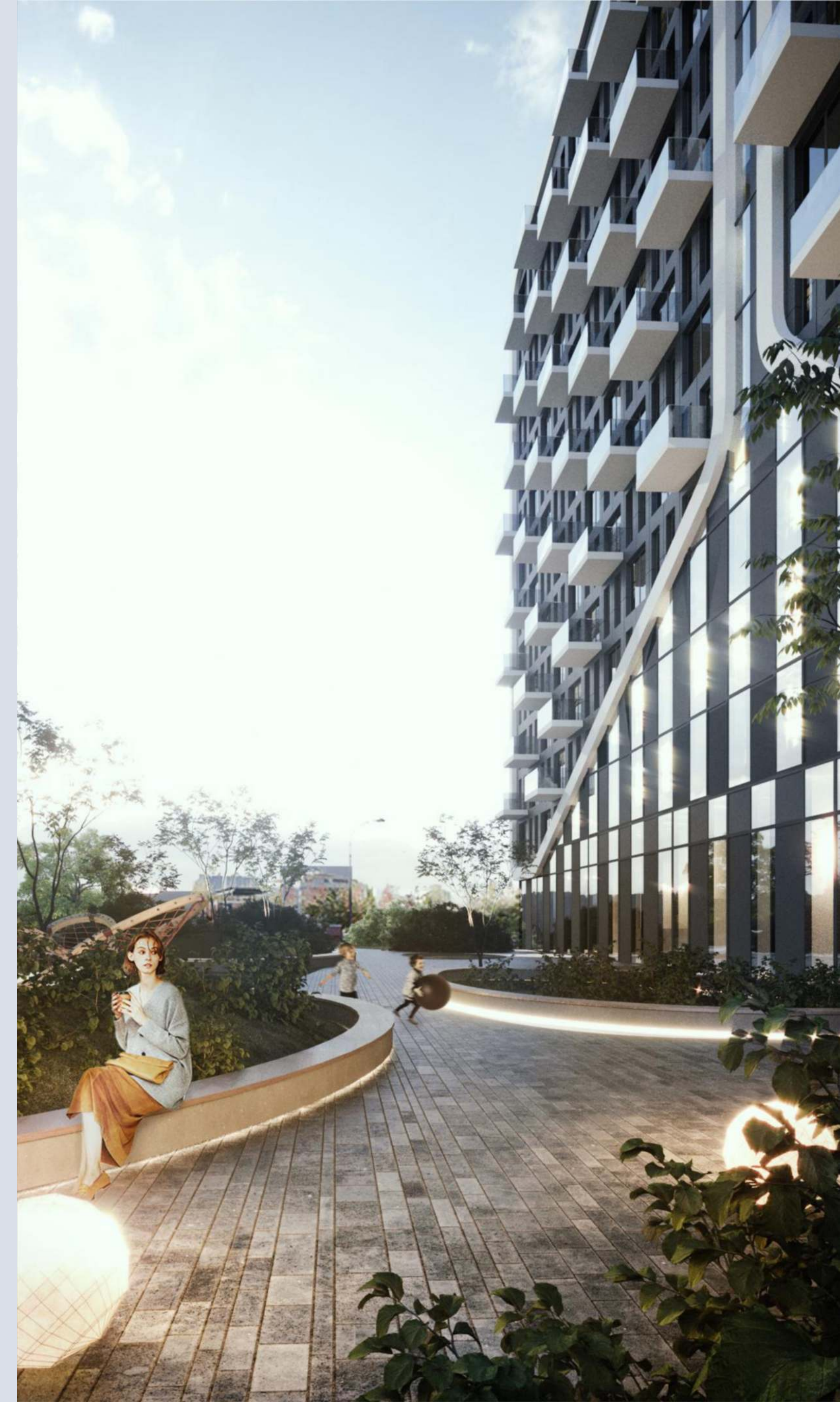
Gross sales

\$ 33.8 M

Expenses

\$ 15.4 M

NET Profit



\$ 950

Total cost of building of 1 m²

Including labor + all construction materials

~ \$ 1,700 including VAT

Selling price of 1 m²

*sales price will be adjusted according to the market trends and sales

\$ 15,000

Sale price of one Parking space



- ◆ Number of buildings — 2 (15 and 17 floors)
- ◆ Land plot size — 1.0185 Hectares
- ◆ Building area — 0.54 Hectares
- ◆ Total area of construction — 37,869 m² (\$950 cost of construction per 1m²) (\$1,110 cost of construction including permits and land)
- ◆ Apartments area for sale — 21,504 m² (\$1,700 average sale price per 1m²)
- ◆ Commercial area for sale — 3,517 m² (\$3000 sale price per 1m²)
- ◆ Parking spots — 398 (\$15,000 sale price per 1 unit)

Commercial Property Unit Count	36
Parking Lot Unit Count	398
Apartment Unit Count	360

Sales, sqm	25 021
Commercial Property	3 517
Apartments	21 504

Sales, \$	49 141 300
Commercial Property	5 978 900
Parking Lots	8 756 000
Apartments	34 406 400

CF from Sales, \$	49 141 300
Commercial Property	5 978 900
Parking Lots	8 756 000
Apartments	34 406 400

Expenditures, \$	-33 739 950
Land Cost	-3 500 000
Project + Permits	-500 000
Construction of parking	-5 970 000
Construction	-23 769 950

CF	15 401 350
Compound CF	-

DCF	8 477 973
Compound DCF	-
Discounting Rate, %	10%

Total Cost With Land, \$/sqm	1 109,87
- Land	139,88
Total Cost Without Land, \$/Sqm	969,98
- Construction	950,00
- Project aNd Permits	19,98
Parking Construction Cost, \$/Unit	15 000

Revenue, \$	49 141 300
Expenditures, \$	33 739 950
Profit, \$	15 401 350
IRR, %	34,05%
DCF, \$	8 477 973
Discounting Rate, %	10,00%
Total Project Duration	4,33

Need of Own Investment, \$	18 278 058
Including Investment Into Project and Construction, \$	14 778 058

Monthly Construction Expenditures, \$/Month	826 110
--	---------

Apartments Sold, Average Per Month	15
Top Sales of Apartments, Per Month	20

Avg. Weighted Sale Price of Commercial Property, \$/Sqm	1 700
Avg, Weighted Sale Price of Parking Lot, \$/Unit	22 000
Avg. Weighted Sale Price of Apartment, \$/Sqm	1 600



Indicator	Total
GLA with land owner's part	25 021,00
Our GLA	25 021,00
Cost per sqm	-
Avg unit size	-
Total unit count	794,00
Total our units for sale	794,00
Land cost, \$	3 500 000
Project and permits, \$	500 000
First installment from buyres size as % of sales	100%
Permits stage, months	3
Construction stage, monthsh	36

Indicator	Total
Total sales duration, months	49
Sales of commercial property, months	6
Sales of parking lots, months	33
Sales of apartments, months	24
Commercial property sales delay, months	30
Parking lots sales delay, months	16
Apartments sales delay, months	16

Months count	Total
Project and permits	3
Construction countdown	3
Construction	36
Sales duration	49
Sales of commercial property	6
Sales of parking lots	33
Sales of apartments	24



Ukrtrade Capital is an investment company based in NYC that has been actively investing since 2018. Company has an experienced team of architects, contractors, financial analysts, and project managers. The company started its operations in Ukraine in 2021.

Email us for more details or investment opportunities:
a.pryma@ukrtradecapital.com



Andrew Pryma,
CEO of Ukrtrade Capital

Andrew has 12 years of experience in real estate development and a few years in investment banking. He worked at GoldmanSachs, Ryan Homes (OH), Prestige Homes, and Tyshman Spayer (NYC).

