



LYPKY-RESIDENCE

A LUXURY RESIDENTIAL BUILDING IN THE CENTER OF KYIV

QUICK NUMBERS

\$ 3,758

Total construction cost of 1 m² (including land)

\$ 7,500

The average sales price of 1 m²

\$ 50,000

Sales price of 1 parking space



- ◆ Equity Investment \$15M
- ◆ Revenue \$33M
- ◆ Profit \$16M
- ◆ IRR 41.5%
- ◆ Project length 4 years

Buildable Area

- ◆ Apartments — 3,650 m²
- ◆ Commercial — 700 m²
- ◆ Parking — 40 units

PROJECT DETAILS



- ◆ The reconstruction of the building Lypska Street, 15
- ◆ The current area of the premises: 1,172.7 m²
- ◆ The last intended use of the premises was a restaurant Lypsky
- ◆ Land plot area: 0.1519 ha
- ◆ The purpose of the project: construction of a multifunctional building with apartments, commercial premises and parking
- ◆ Connected communications: water, electricity, gas
- ◆ Planned area of development: 6,500 m²
- ◆ Project height: maximum height of 27 m
- ◆ Floor area: 6-7 above-ground floors and 2 underground floors with parking



GENERAL INFO



Information from the state registers:

- ✓ In the State Register of Property, rights to immovable property are valid.
- ✓ The property belongs to a citizen of Ukraine.
- ✓ There are no encumbrances, arrests, or mortgages on the House.
- ✓ There are none in the Unified State Register of Court Decisions current or open legal proceedings that would apply property rights to the building or claims to the current or previous owner of the property.

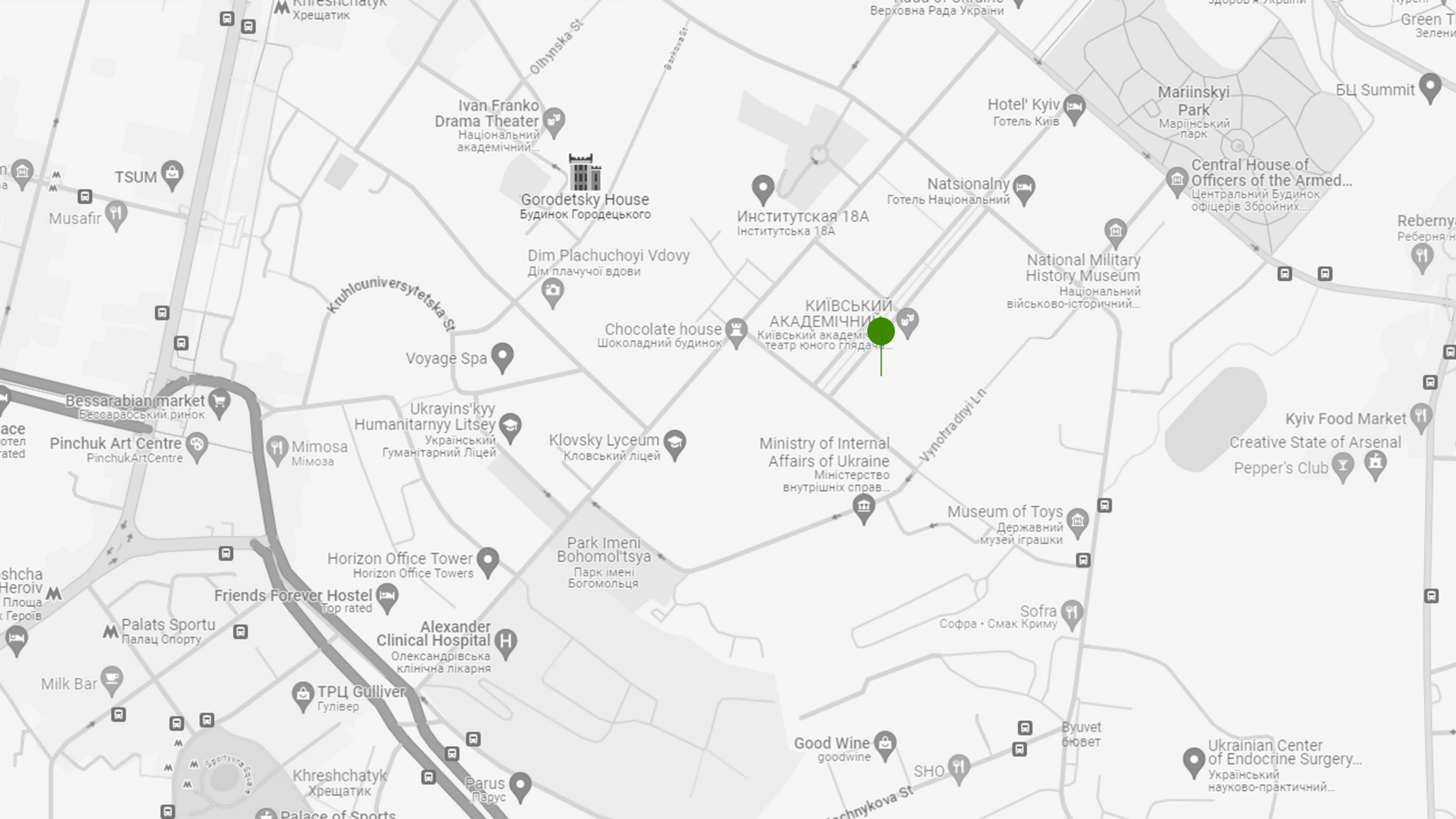
The current owner of active and completed executive:

- ✓ It has no proceedings and is not in the Unified Register of debtors.
- ✓ Has no litigation regarding the rights relating to the land plot in.
- ✓ There is no unified state register of court decisions.

LAND PLOT



- ✓ **Area:** 0.1519 ha
- ✓ **Category:** Land for residential and public development
- ✓ **Purpose:** For construction and maintenance of administrative buildings and office buildings of companies that are engaged in business activities related to making a profit
- ✓ **Use:** for operation and maintenance of non-residential building
- ✓ Land tax is paid in the amount of 3% of the normative monetary assessment of the site.
- ✓ Payment is made based on Clause 5.3. Regulations on payment for land in the city of Kyiv, approved by the decision of the Kyiv Council from 06/23/2011
- ✓ **Permit for reconstruction** was issued on On July 11, 2022. Urban planning conditions were approved and limitations for the design of construction site (registration number MU01:5911-9714-6572-5575)
- ✓ Reconstruction of a non-residential building (basement, first and second floors can be rebuilt to a mixed-use building (residential and commercial) at the address: street Lypska, 15 in the Pechersk district of Kyiv



Ivan Franko
Drama Theater
Національний
академічний...

Gorodetsky House
Будинок Городецького

Dim Plachuchoyi Vdovy
Дім плачучої вдови

Институтская 18А
Інститутська 18А

Hotel' Kyiv
Готель Київ

Mariinskyi
Park
Маріїнський
парк

Central House of
Officers of the Armed...
Центральний Будинок
офіцерів Збройних...

Natsionalny
Готель Національний

National Military
History Museum
Національний
військово-історичний...

Chocolate house
Шоколадний будинок

КИЇВСЬКИЙ
АКАДЕМІЧНИЙ
Київський академічний
театр юного глядача...

Voyage Spa

Ukrayins'kyu
Humanitarnyy Litsey
Український
Гуманітарний Ліцей

Klovsky Lyceum
Кловський ліцей

Ministry of Internal
Affairs of Ukraine
Міністерство
внутрішніх справ...

Kyiv Food Market
Creative State of Arsenal
Pepper's Club

Bessarabian market
Бессарабський ринок

Pinchuk Art Centre
PinchukArtCentre

Mimosa
Міміза

Horizon Office Tower
Horizon Office Towers

Park Imeni
Bohomol'tsya
Парк імені
Богомольця

Museum of Toys
Державний
музей іграшки

Friends Forever Hostel
Top rated

Alexander
Clinical Hospital
Олександрівська
клінічна лікарня

Sofra
Софра · Смак Криму

Palats Sportu
Палац Спорту

ТРЦ Gulliver
Гулівер

Good Wine
goodwine

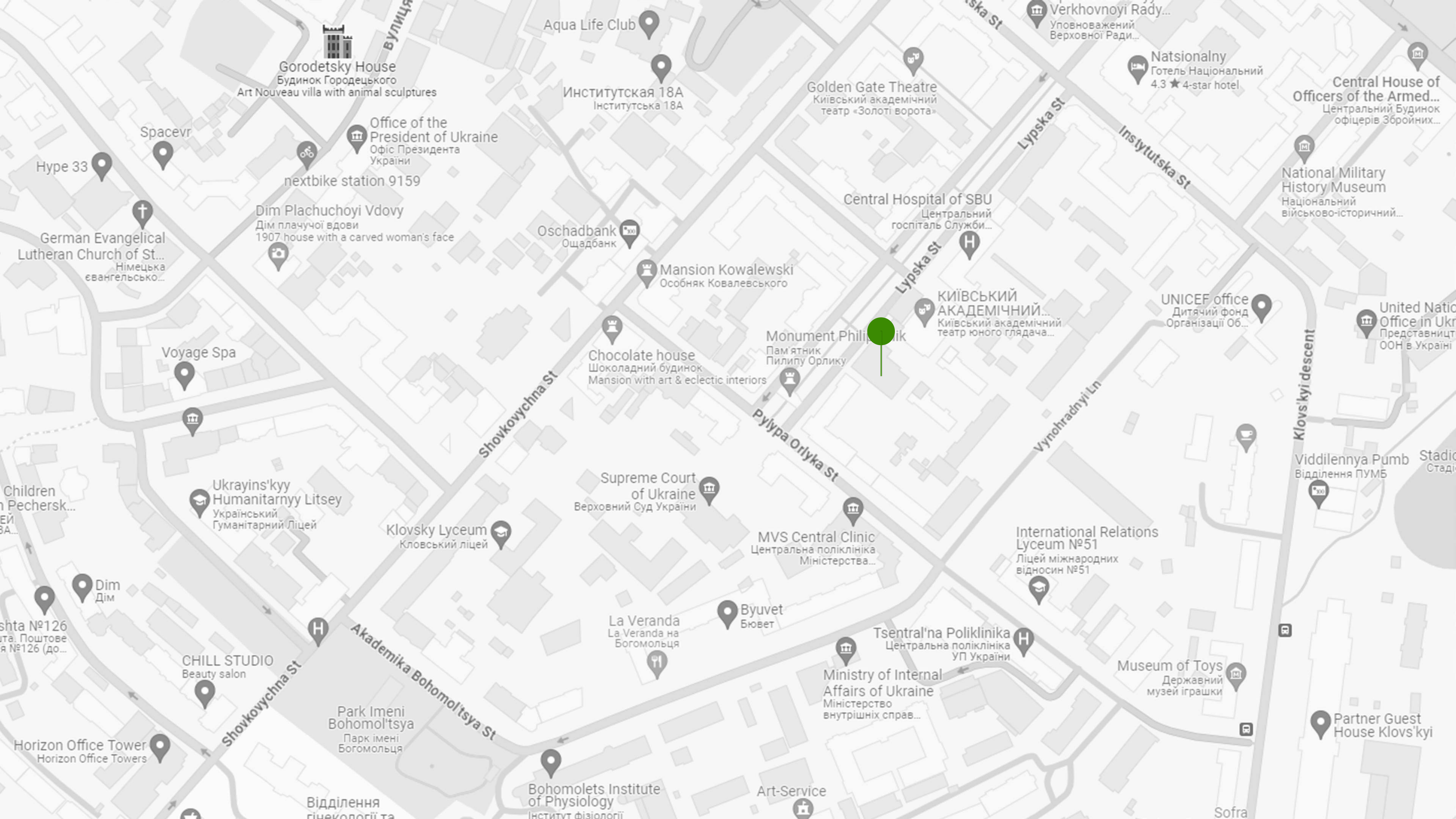
Бувет
бювет

Ukrainian Center
of Endocrine Surgery...
Український
науково-практичний...

Khreshchatyk
Хрещатик

Parus
Парус

Palace of Sports



Gorodetsky House
Будинок Городецького
Art Nouveau villa with animal sculptures

Институтская 18А
Інститутська 18А

Golden Gate Theatre
Київський академічний
театр «Золоті ворота»

Natsionalny
Готель Національний
4.3 ★ 4-star hotel

Central House of
Officers of the Armed...
Центральний Будинок
офіцерів Збройних...

Нурє 33

nextbike station 9159

Dim Plachuchoyi Vdovy
Дім плачучої вдови
1907 house with a carved woman's face

Oschadbank
Ощадбанк

Central Hospital of SBU
Центральний
госпіталь Служби...

National Military
History Museum
Національний
військово-історичний...

German Evangelical
Lutheran Church of St...
Німецька
євангелісько...

Mansion Kowalewski
Особняк Ковалевського

КИЇВСЬКИЙ
АКАДЕМІЧНИЙ...
Київський академічний
театр юного глядача...

UNICEF office
Дитячий фонд
Організації Об...

United Natio
Office in Ukr
Представницт
ООН в Україні

Voyage Spa

Chocolate house
Шоколадний будинок
Mansion with art & eclectic interiors

Monument Philip
Пам'ятник
Пилипу Орлику

Shovkovychna St

Pylypa Orlyka St

Vynohradnyi Ln

Klovs'kyi descent

Children
n Pechersk...
ЕІ
ЗА...

Ukrayins'kyi
Humanitarnyy Litsey
Український
Гуманітарний Ліцей

Supreme Court
of Ukraine
Верховний Суд України

MVS Central Clinic
Центральна поліклініка
Міністерства...

International Relations
Lyceum №51
Ліцей міжнародних
відносин №51

Viddilennya Pumb
Відділення ПУМБ
Стаді...

Klovsky Lyceum
Кловський ліцей

La Veranda
La Veranda на
Богомольця

Byuvet
Бювет

Tsentrал'na Poliklinika
Центральна поліклініка
УП України

Museum of Toys
Державний
музей іграшки

Partner Guest
House Klovs'kyi

CHILL STUDIO
Beauty salon

Park Imeni
Bohomol'tsya
Парк імені
Богомольця

Ministry of Internal
Affairs of Ukraine
Міністерство
внутрішніх справ...

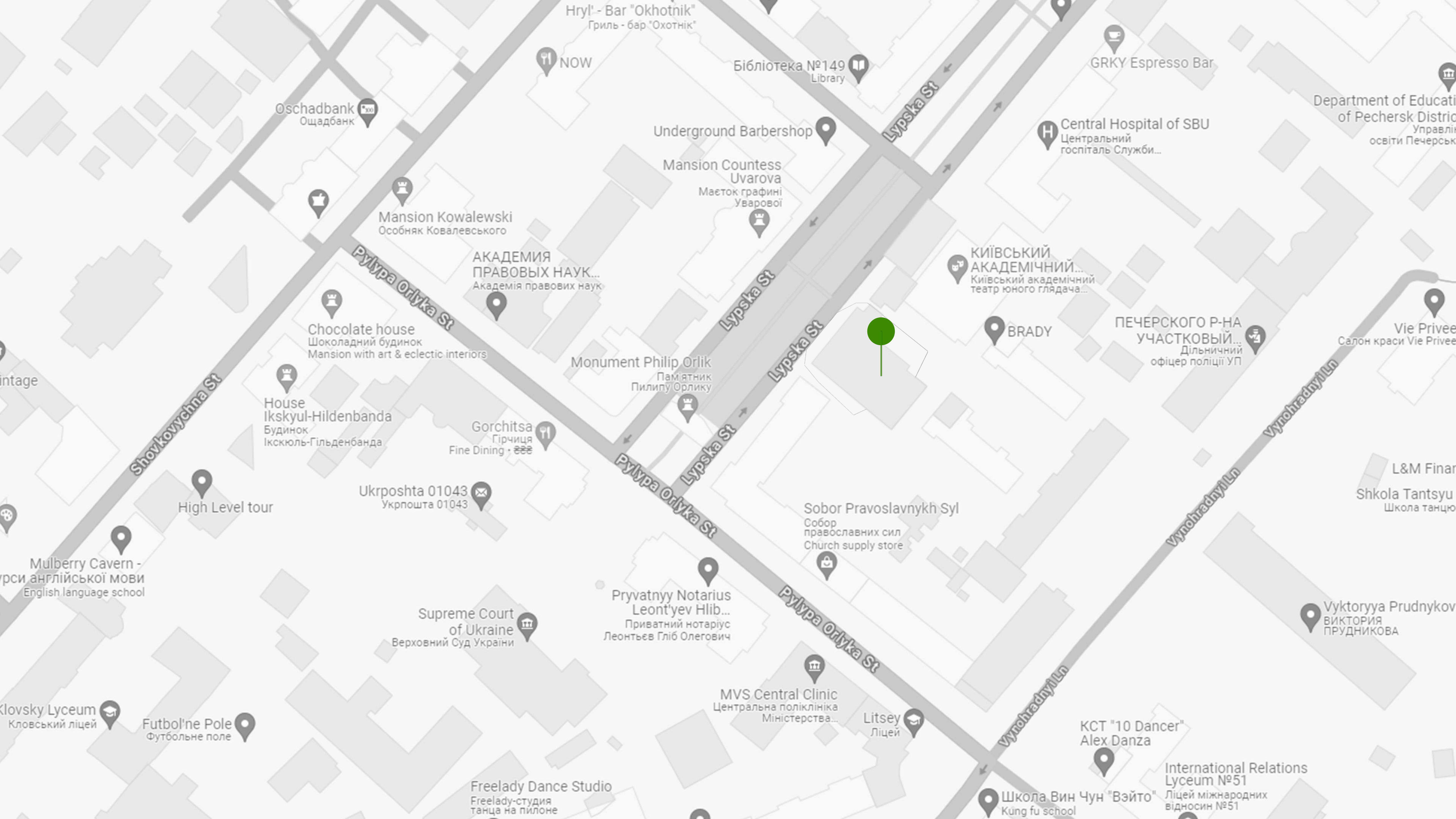
Horizon Office Tower
Horizon Office Towers

Bohomolets Institute
of Physiology
Інститут фізіології

Art-Service

Sofra

Відділення
гінекології та



Hryl' - Bar "Okhotnik"
Гриль - бар "Охотник"

NOW

Бібліотека №149
Library

GRKY Espresso Bar

Oschadbank
Ощадбанк

Underground Barbershop

Central Hospital of SBU
Центральний госпіталь Служби...

Department of Education
of Pechersk District
Управління освіти Печерського району

Mansion Kowalewski
Особняк Ковалевського

Mansion Countess Uvarova
Маєток графині Уварової

АКАДЕМИЯ ПРАВОВИХ НАУК...
Академія правових наук

КИЇВСЬКИЙ АКАДЕМІЧНИЙ...
Київський академічний театр юного глядача...

Chocolate house
Шоколадний будинок
Mansion with art & eclectic interiors

Monument Philip Orlik
Пам'ятник Пилипу Орлику

BRADY

ПЕЧЕРСЬКОГО РАЙОННОГО
УЧАТКОВОГО ПАРКУ
Дільничний офіцер поліції УП

Vie Privee
Салон краси Vie Privee

House Ikskyul-Hildenbanda
Будинок Ікскуль-Гільденбанда

Gorchitsa
Гірчиця
Fine Dining

Ukrposhta 01043
Укрпошта 01043

Sobor Pravoslavnykh Syl
Собор православних сил
Church supply store

L&M Financial
Shkola Tantsyu
Школа танцю

High Level tour

Mulberry Cavern -
курси англійської мови
English language school

Pryvatnyy Notarius
Leont'yev Hlib...
Приватний нотаріус
Леонтьев Гліб Олегович

Supreme Court
of Ukraine
Верховний Суд України

Vyktoryya Prudnykova
ВИКТОРИЯ ПРУДНИКОВА

Klovsky Lyceum
Кловський ліцей

Futbol'ne Pole
Футбольне поле

MVS Central Clinic
Центральна поліклініка
Міністерства...

Litsey
Ліцей

KCT "10 Dancer"
Alex Danza

Freelady Dance Studio
Freelady-студія
танца на пилоне

Школа Вин Чун "Вэйто"
Kung fu school

International Relations
Lyceum №51
Ліцей міжнародних
відносин №51

VIZUALIZATION

- ◆ 2 parking levels (40 parking spaces)
- ◆ Number of apartments is under consideration (150 m² — 300 m²)
- ◆ Commercial space — 700 m²
- ◆ The idea of the luxury development is to build a high quality Residential Building in a very unique location.





627



Indicator	Total
GLA with land owner's part	4 350,00
Our GLA	4 350,00
Cost per sqm	-
Avg unit size	-
Total unit count	68,00
Total our units for sale	68,00
Land cost, \$	4 500 000
Project and permits, \$	975 000
First installment from buyres size as % of sales	100%
Permits stage, months	18
Construction stage, monthsh	24

Indicator	Total
Total sales duration, months	30
Sales of commercial property, months	2
Sales of parking lots, months	12
Sales of apartments, months	12
Commercial property sales delay, months	24
Parking lots sales delay, months	18
Apartments sales delay, months	18

Months count	Total
Project and permits	18
Construction countdown	18
Construction	24
Sales duration	30
Sales of commercial property	2
Sales of parking lots	12
Sales of apartments	12

Total Construction Cost Including Land per m2	3 758,62
- Land	1 034,48
Total Construction Cost Without Land, \$/Sqm	2 724,14
- Construction Cost	2 500,00
- Project and Permits Cost per m2	224,14

Revenue, \$	33 225 000
Expenditures, \$	16 350 000
Profit, \$	16 875 000
IRR, %	41,52%
DCF, \$	9 584 312
Discounting Rate, %	10,00%
Total Project Duration	4,00

Need of Own Investment, \$	13 631 250
Including Investment Into Project aNd Construction, \$	9 131 250

Monthly Construction Expenditures, \$/Month	453 125
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Apartments Sold, Average Per Month	2
Top Sales of Apartments, Per Month	2

Avg. Weighted Sale Price of Commercial Property, \$/Sqm	5 500
Avg, Weighted Sale Price of Parking Lot, \$/Unit	50 000
Avg. Weighted Sale Price of Apartment, \$/Sqm	7 500

Commercial Property Unit Count	4
Parking Lot Unit Count	40
Apartment Unit Count	24

Sales, sqm	4 350
Commercial Property	700
Apartments	3 650

Sales, \$	33 225 000
Commercial Property	3 850 000
Parking Lots	2 000 000
Apartments	27 375 000

CF from Sales, \$	33 225 000
Commercial Property	3 850 000
Parking Lots	2 000 000
Apartments	27 375 000

Expenditures, \$	-16 350 000
Land Cost	-4 500 000
Project + Permits	-975 000
Construction	-10 875 000

CF	16 875 000
Compound CF	-

DCF	9 584 312
Compound DCF	-
Discounting Rate, %	10%



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).

