

# LAKI INVESTMENT

The company was established in 2019 in Georgia. During this short period, the company managed to develop and monetize several successful projects

## **Key business directions:**

- Real estate development
- Property management
- Construction management

# Completed Project

## Tskneti, Tbilisi, Georgia

- Year - 2019
- Land – 318 sq.m
- Type - Commercial Space
- Building – 216 sq.m



The company has built a commercial space on its land, which is located in the center of Tskneti for further rent.

Space was rented by supermarket “Euro product”. Monthly rent payment was 4 192 EUR (4 536 USD), including VAT. On November 2019 commercial space was sold.



# Current Project

## Tskneti, Tbilisi, Georgia

- Year - 2020
- Land – 600 sq.m
- Type - Commercial Space
- Building – 390 sq.m



The company is building a commercial space on its land, which is located in the center of Tskneti. Space intended for future rental.

Space is Designed for supermarket. Monthly rent for 1 sq.m – 19.4 EUR (21 USD), including VAT.

# Current Project

## Tskneti, Tbilisi, Georgia

- Year - 2020
- Land – 285 sq.m
- Type - Commercial Space
- Building – 180 sq.m



The company is building a commercial space on partner company's land, which is located in Tskneti. Space is intended for future rental.

Space is designed for supermarket. Monthly rent for 1 sq.m – 15.70 EUR (17 USD), including VAT.



# Project to be financed through Gainwest

## Tskneti, Tbilisi, Georgia

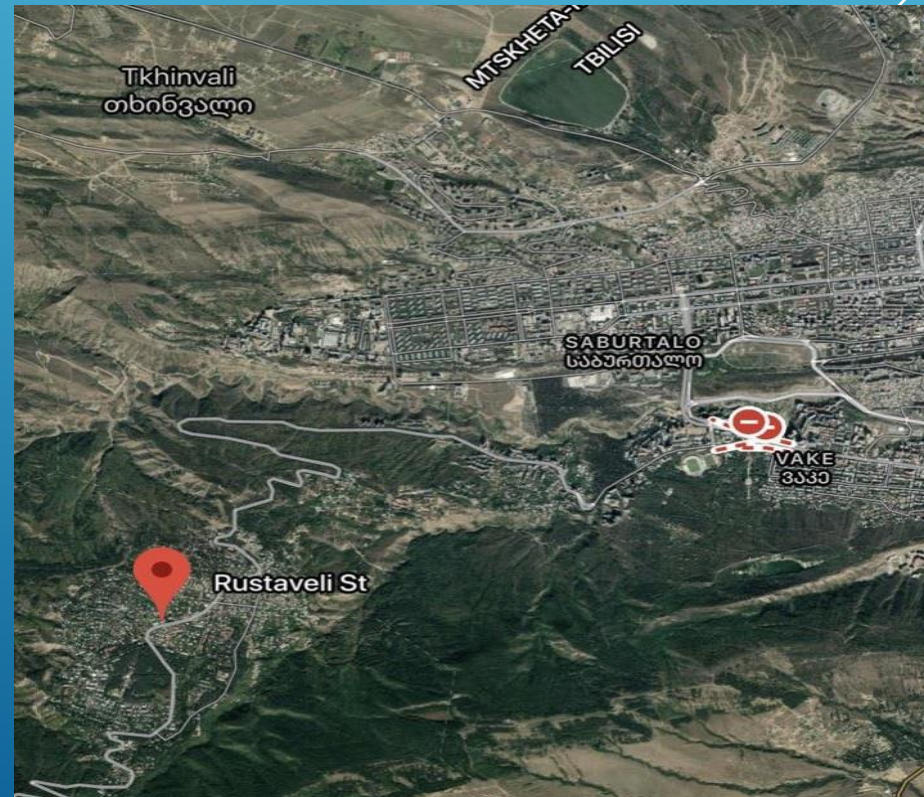
Rustaveli str. #1; C/C 01.20.01.067.010 (Owner is interrelated person with our company)

### Location:

- Highest demanded place in Tskneti
- 6 km from the center of Tbilisi
- Segment - LUXURY

### Details:

- Land – 907 sq.m
- Building Type – House
- Area – 300 sq.m
- Floors - 2



# Project to be financed through Gainwest

## **Demanded Amount – 185 000 EUR**

- The money is needed to build the house

### **Building cost:**

- Designing 10,000.00 EUR
- Construction project 1,000.00 EUR
- Building permit cost 3,000.00 EUR
- Engineering Project 1,000.00 EUR
- Geology 500.00 EUR
- Materials 115,500.00 EUR
- Stained glass windows 31,000.00 EUR
- Labor 23,000.00 EUR



## **Total – 185 000 EUR**

### **Project Expenses:**

- Land cost – 185 000 EUR
- Building cost – 185 000 EUR

## **Total project expenses – 370 000 EUR**



# Project to be financed through Gainwest

## Profitability

Average selling price – 510 000 EUR

Total project expenses – 370 000 EUR

**Net Income – 140 000 EUR**

Margin Rate – 37.80%



## Similar project houses:

✓ Price – 435 000 EUR

<https://www.myclient.ge/detail?id=52128>

✓ Price – 740 000 EUR

<http://www.makler.ge/?lan=1&pg=ann&id=10127334>

✓ Price – 870 000 EUR

<https://www.myhome.ge/ka/pr/10128388/iyideba-saxlebi-da-agarakebi-wyneTi>

✓ Price – 1 110 000 EUR

<https://www.myhome.ge/ka/pr/9930743/iyideba-saxlebi-da-agarakebi-wyneTi>



# Project to be financed through Gainwest

## Project term

### I stage – 1 month

- Designing
- Construction project
- Engineering Project
- Geology
- Building permits

### II stage – 4 months

- Construction process

### III step – 6 months

- Selling process



# Key management

## Shalva Omanadze

CEO

Mr Omanadze has over 12 years of experience in the financial services, including various senior positions, such as Privat Bank (2007-2014), Bank Of Georgia (2014-2016), Microfinance Organization Infinity Holding (2016-2017), Microfinance Organization BIG (2018 - 2019).

Mr Omanadze received a MBA from University of Georgia, and an undergraduate degree in Mathematics from Tbilisi State University.



**Address – Sairme str. 10; 41, Tbilisi, Georgia**

**Email – [shalva.omanadze@gmail.com](mailto:shalva.omanadze@gmail.com)**

**Phone - +995 591 299991**