GREENCITY
GROUP

BUILDING TO BLESS LIVES

GREENCITY SNAPSHOT

- Seattle based developer & builder.

- Building in Washington & South Carolina:

  - Washington market focus on townhomes

  - South Carolina market focus on single family homes

- Visit website for further project details in both market spaces

www.greencitygroup.us

GREENCITY GROUP

GREENCITY
DEVELOPMENT

GREENCITY
HOMES

GREENCITY
EXCAVAVTION

Greencity Value Proposition

We understand local real estate market

We find land deals before they hit market

We own and operate an efficient General Contractor (cost and schedule is under our control)

We have strong relationship with local bankers to source low-cost construction loans

We have a proven track record

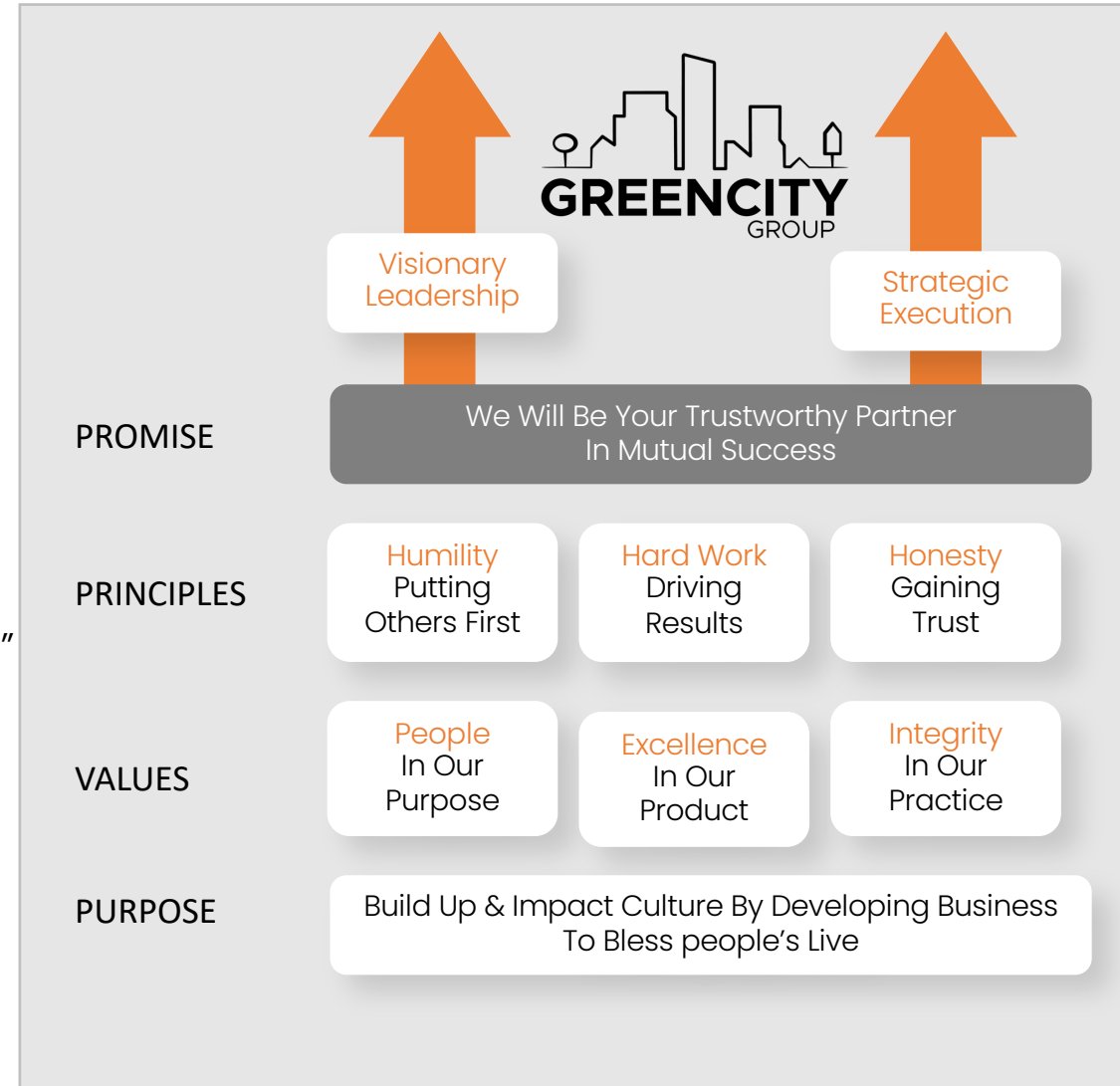# Efficiency Focused

People

Role Clarity

Collaboration

Lean Principles

Process

Tools

Removing "Middle Man"
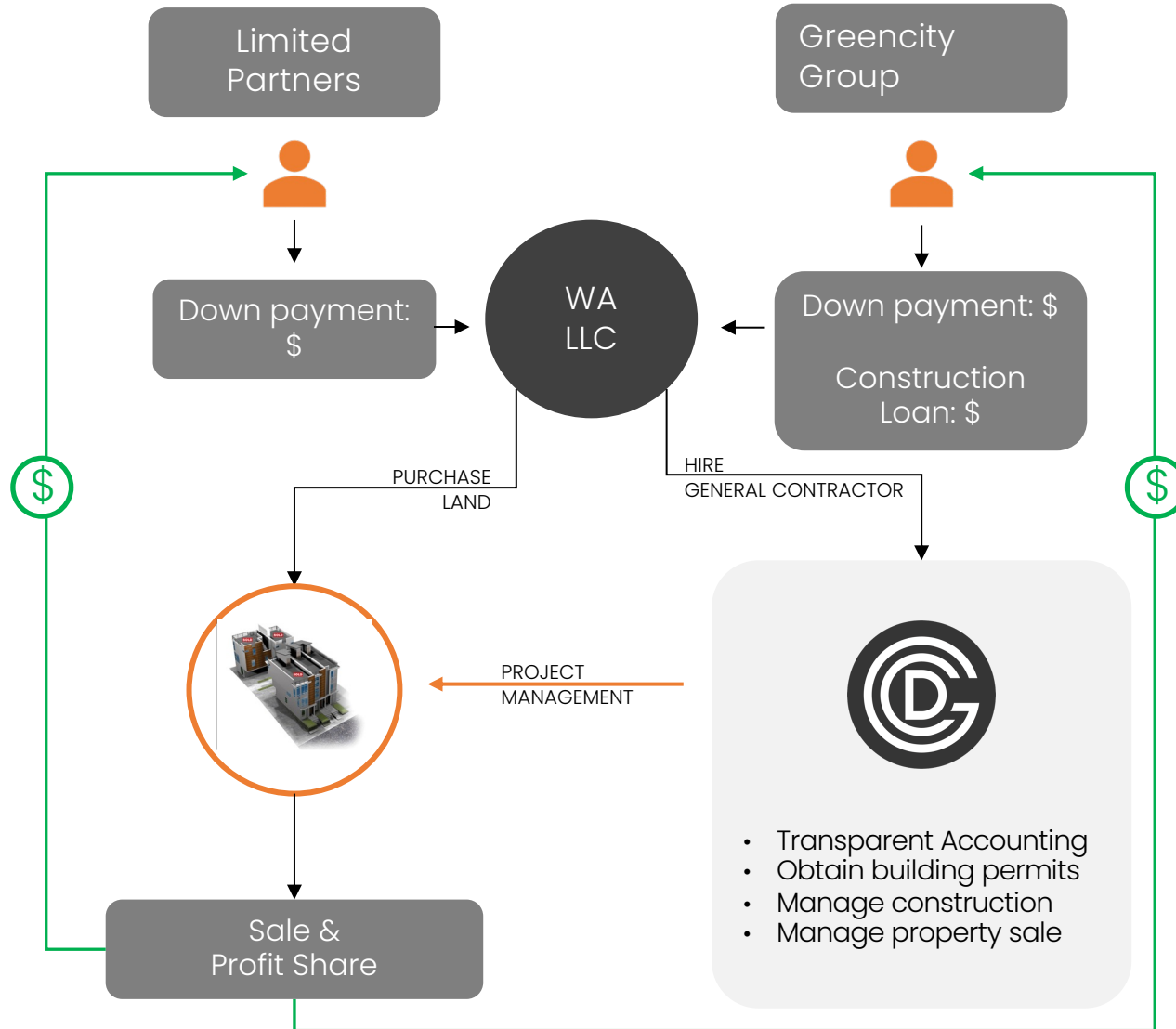
Partnership

GREENCITY GROUP

Visionary Leadership

Strategic Execution

PROMISE	We Will Be Your Trustworthy Partner In Mutual Success		
PRINCIPLES	Humility Putting Others First	Hard Work Driving Results	Honesty Gaining Trust
VALUES	People In Our Purpose	Excellence In Our Product	Integrity In Our Practice
PURPOSE	Build Up & Impact Culture By Developing Business To Bless people's Live		

INVESTMENT MODEL

Limited Partners

Greencity Group

Down payment: $

WA LLC

Down payment: $

Construction Loan: $

PURCHASE LAND

HIRE GENERAL CONTRACTOR

PROJECT MANAGEMENT

- Transparent Accounting
- Obtain building permits
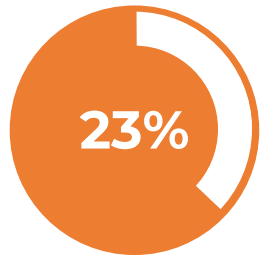- Manage construction
- Manage property sale

Sale & Profit Share

1. You (Limited Partner) and Greencity (General Partner) will open a WA LLC.

2. You will limit your risk to the investment amount only.

3. Greencity will carry land & construction loan.

4. WA LLC will purchase land

5. WA LLC will hire Greencity Development to obtain city permits, finalize spec designs, and construct property.

6. All units will be sold.

7. Sale proceeds will be shared after construction and financing costs are paid for.
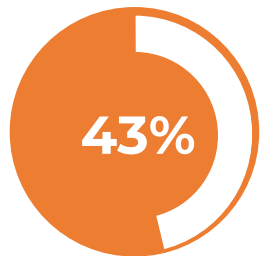
GREENCITY VALUE PROPOSITION

5%
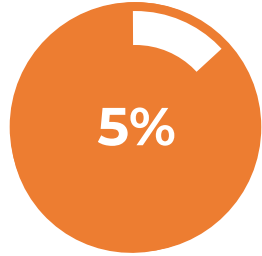
Soft Costs
- Our architects achieve efficient design.
- We control development process to shorten permit timeline and achieve feasible design

23%

Land Costs
- Our local real estate agents find land before it hits market to secure best location and negotiate price and terms.

43%

Construction Costs
- We operate an in-house general contracting firm and excavation firm
- We have ties to local subcontracting base to avoid middle-man costs
- We have strict project management process to ensure we stay on schedule and budget while always improving quality
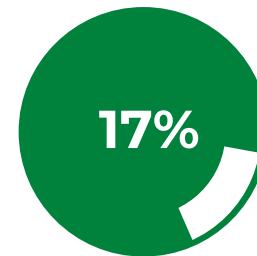
5%
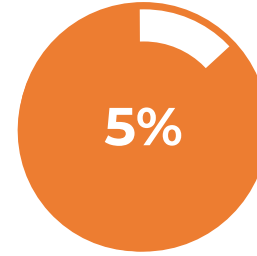
Finance Costs
- We established long term relationship with local banks to achieve competitive financing
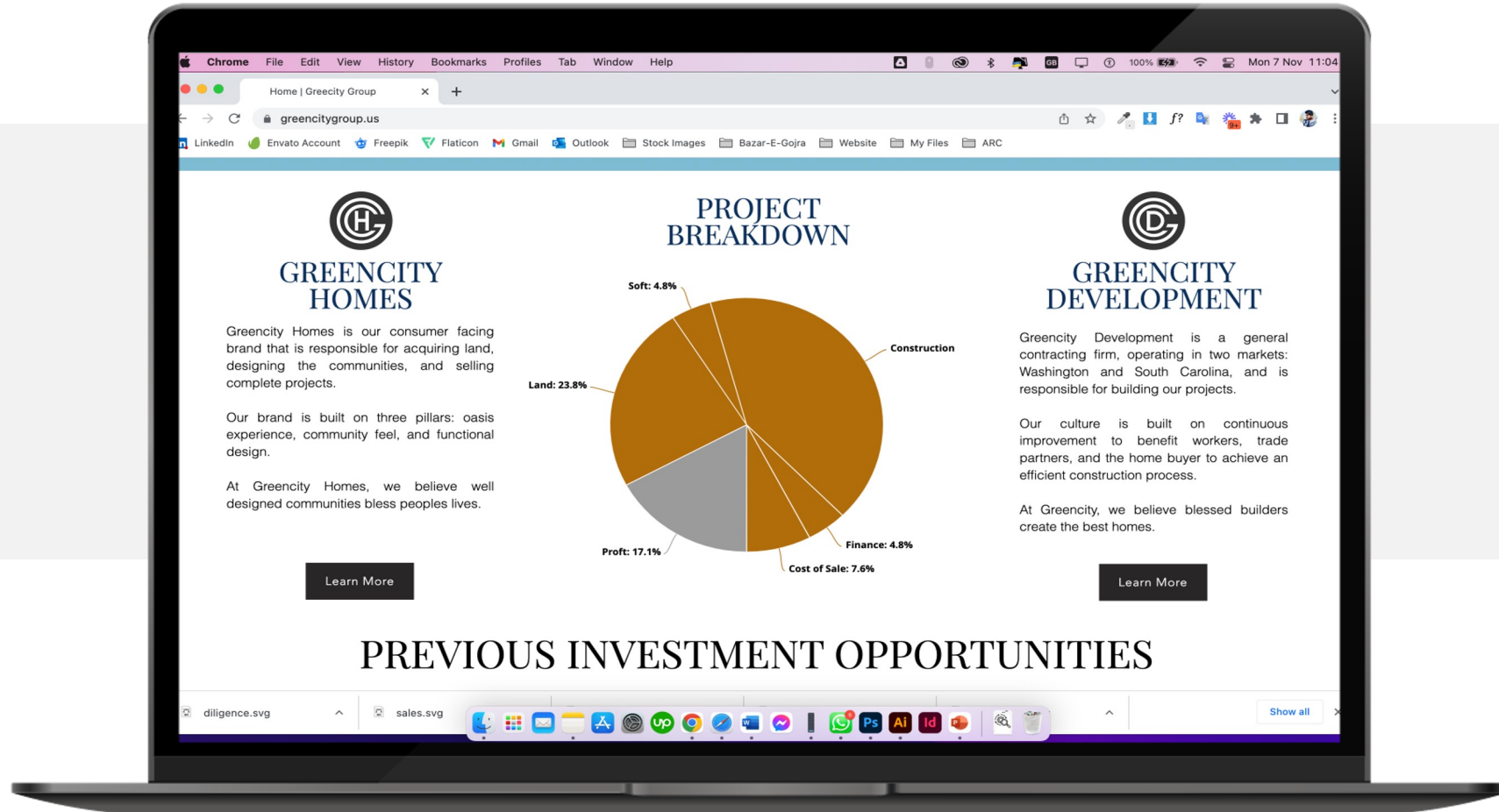
7%

Cost of Sale

17%
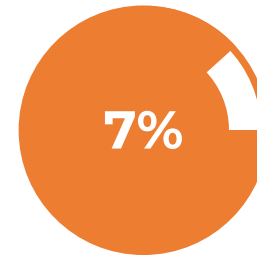
Profit

TRANSPARENCY CENTERED

Learn about all Greencity Group projects, IRR, and sales date on:
www.greencitygroup.us

THE GREENCITY TEAM

VITALIY GUTSALO
Chief Executive Officer

NIKOLYA SERDYUK
Director of Business Development

YURIY ANDREYEV
Chief Financial Officer

EUGENE TROFIMENKO
VP of Operations

EUGENE GUTSALO
Development Operations Manager

VLAD LITVINCHUCK
Project Manager

SERGEY GUTSALO
Chief Operating Officer

KATYA PODDUBNAYA
Lead Designer

SAHANA PASAPULA
Procurement Specialist
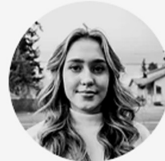
LUIS ORELLANA
Warranty / Project Coordinator

ANNA YEMETS
G.C. Office Manager

GREG BALLINGER
Controller

ANTONIA OLEFIR
Accountant

JULIE ILYUSHENKO
Accounting Clerk

MILKO TSENKOV
Project Manager

DEVIN GREENWAY
Project Manager

ANDREY BARANOV
Superintendent

ALEX ZAVALISHIN
Superintendent

RANDY ZELKIE
Superintendent

VLAD ZHUKOV
Superintendent
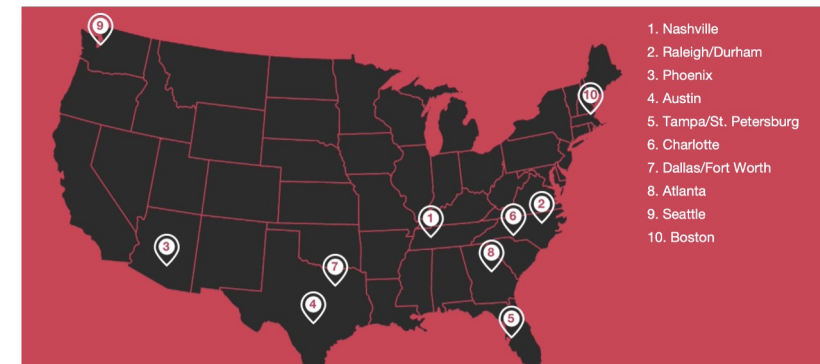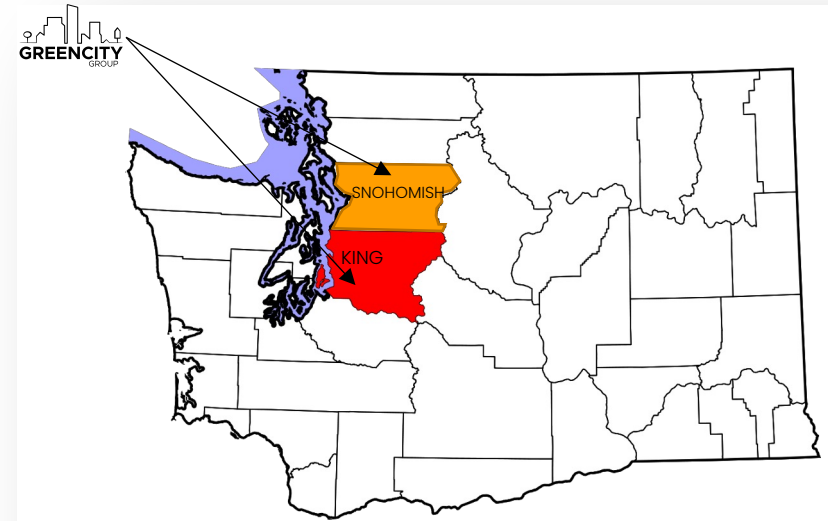
IGOR YEMETS
Superintendent

BEN KARPENKO
Assistant Super.

WHY SEATTLE MARKET

Seattle is famous for Starbucks, start of coffee culture, the Seahawks, the Space Needle, Pike Place Market, headquarters of a lot of the tech industry (including both Amazon and Microsoft), hiking, kayaking, and general outdoors lifestyle (think REI).

The regional economy — encompassing Tacoma, Everett, Seattle, Redmond and Bellevue — boasts a gross domestic product of $383 billion. The Seattle metropolitan area is in the top 10 largest regional economies in the U.S. (www.geekwire.com)

1. Nashville
2. Raleigh/Durham
3. Phoenix
4. Austin
5. Tampa/St. Petersburg
6. Charlotte
7. Dallas/Fort Worth
8. Atlanta
9. Seattle
10. Boston

Two-thirds of the economy is centered in King and Snohomish County which is the home to the project.

WHY SEATTLE IN THIS MARKET

STRONG ECONOMY

Cloud giants (Amazon, Microsoft, Google, Facebook, Salesforce, Expedia, etc.) are strong and are magnets for high paying jobs. Starting salary for a computer engineer is over $125,000. In addition, region is home to many other publicly traded company HQs: Costco, REI, Boeing, Starbucks, Paccar, Vigor, etc.)

LOW SINGLE FAMILY HOME INVENTORY LEVEL

Seattle is a land locked market with constant inflow of young people with high paying jobs demanding housing.

There were
15,008
active listings in the database in September 2022

+93.5%
increase from September 2021

Months of Inventory

BALANCED MARKET (4 TO 6 MONTHS)

3 mos.

2 mos. — 2018, 2019, 2022

1 mo.

2020, 2021

0 mo.

GOOD PROFIT MARGIN TO CUSHION IMPACT OF INTEREST RATE

Seattle enjoyed fast price escalation. Cooling of market allows to reduce input costs (material & labor) while slowly decrease all time high sale prices.

PNW LIFESTYLE

Attracts young professionals and families to enjoy the quality of life: strong economy, urban life, and access to world renown National Parks.

BURKE 38

38 Units
Townhome Community
7620 NE Bothell Way, Kenmore WA

GREENCITY VALUE PROPOSITION:

- Research driven knowledge of local real estate market

- Pre-market land sourcing.

- Internally owned general contracting business. *(cost and schedule is under our control)*

- Strong relationships with local bankers to source low-cost construction loans

- Proven track record

GREENCITY GROUP

BURKE38

*The site is surrounded by Commercial and Tree scape
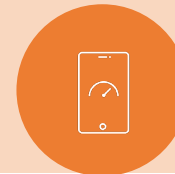
Burke 38
Executive **Summary**

- 38 Townhome Community in Kenmore WA
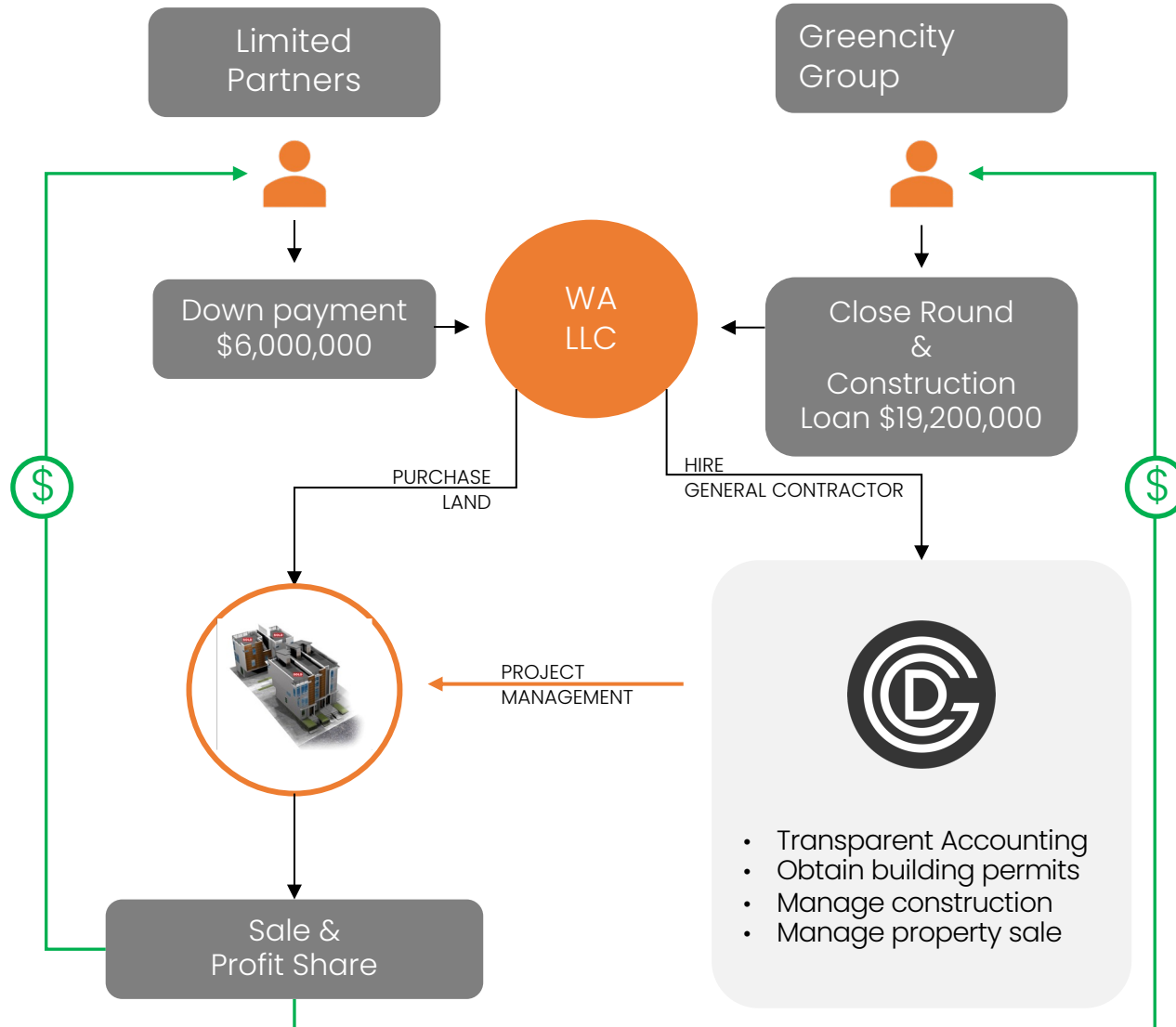- $6.3M Equity
- Unit selling prices $780,000 – $990,000
- Project total sale $36.6M
- Profit $7.9M

Investment **Model**

Limited Partners → Down payment $6,000,000 → WA LLC

Greencity Group → Close Round & Construction Loan $19,200,000 → WA LLC

PURCHASE LAND

HIRE GENERAL CONTRACTOR

PROJECT MANAGEMENT

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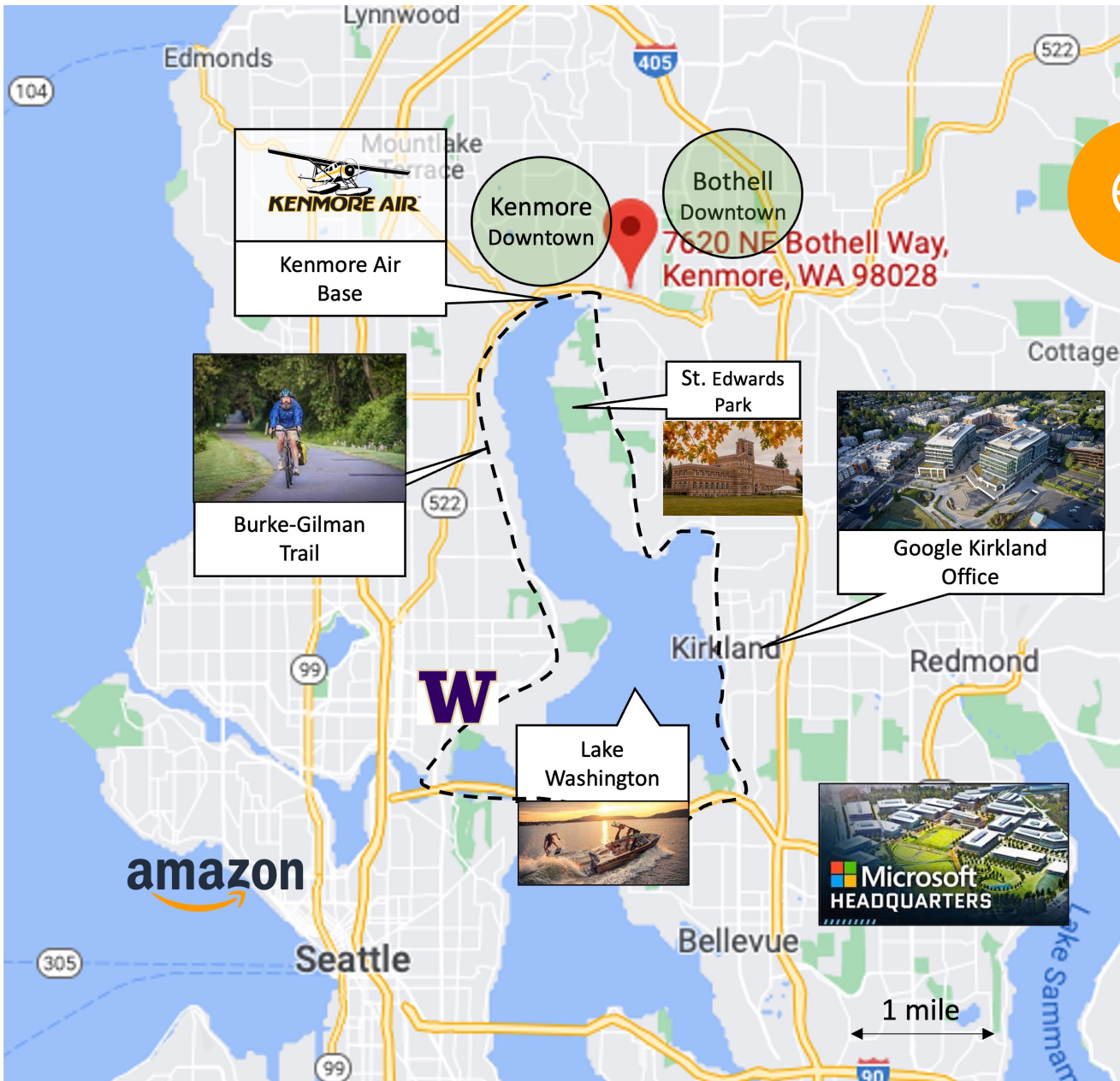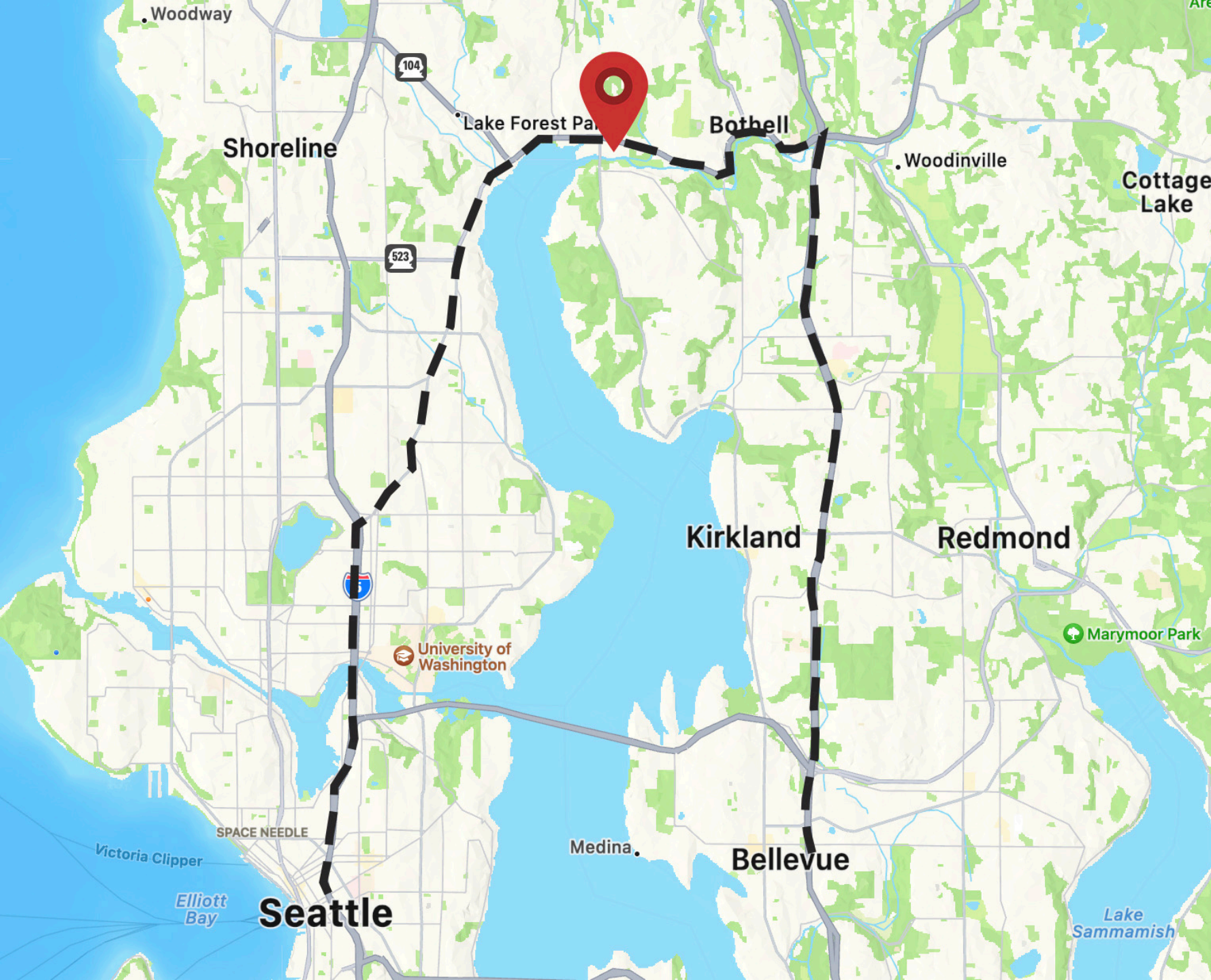
PROJECT LOCATION

Kenmore Washington

Located on the north shores of Lake Washington:

- 25 mins northeast of Seattle, home to Amazon HQ
- 15 min north of Kirkland home to Google campus
- 25 min north of Redmon home to Microsoft HQ
- 15 min north of Bellevue home to Amazon expansion
- 25 min to University of Washington

It is home to the famous Kenmore Air Water Harbor, beautiful Saint Edward State Park with a historic seminary beautifully restored as a hotel now named The Lodge at St. Edward, and the world-class natural sciences Bastyr University.

It also boasts lovely neighborhoods, an award-winning school district, new modern apartment/retail complexes, the Burke-Gilman biking and walking trail, and tasty craft breweries. Discover Kenmore – you will love visiting, living, working, learning and playing in Kenmore!
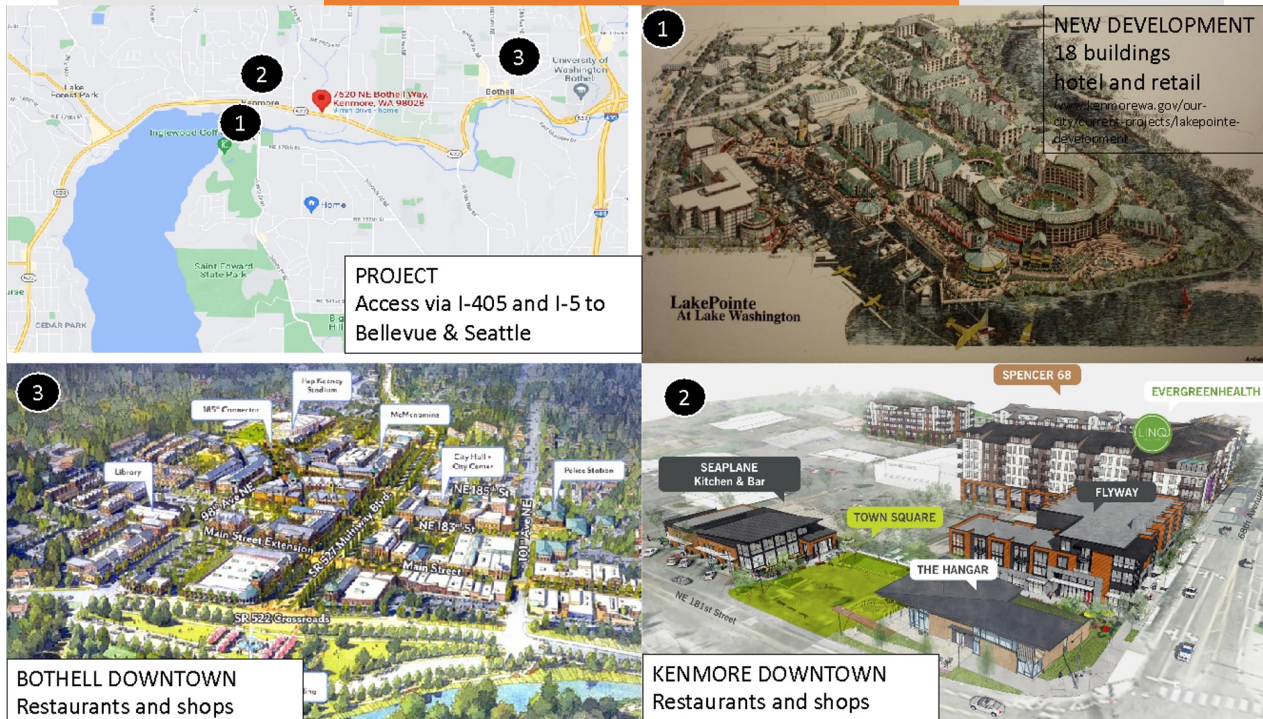
DOWNTOWN SEATTLE

22 Minute Drive

DOWNTOWN BELLEVUE

16 Minute Drive

SUBMARKET OVERVIEW

PROJECT
Access via I-405 and I-5 to Bellevue & Seattle

NEW DEVELOPMENT
18 buildings
hotel and retail
www.kenmorewa.gov/our-city/current-projects/lakepointe-development

LakePointe
At Lake Washington

BOTHELL DOWNTOWN
Restaurants and shops

SPENCER 68
EVERGREENHEALTH
SEAPLANE
Kitchen & Bar
TOWN SQUARE
FLYWAY
THE HANGAR

KENMORE DOWNTOWN
Restaurants and shops

Strong economic growth and the presence of high-paying jobs make Bothell/Kenmore an attractive place for developers and owners. The biotech and telecommunications industries have contributed a population with a high education attainment and average incomes at approximately $100,000, exceeding the King County Metro average by more than 20%.

The submarket is also home to the University of Washington, Bothell, which has nearly 6,000 students and is the second largest of the three UW campuses. The university is largely a commuter school and has fewer than 300 student-housing units on campus, creating steady apartment demand near the University, especially in Downtown Bothell and North Creek.

Artistic Con

SPENCER 68

EVERGREENHEALTH

LINQ
LOFTS + FLATS

SEAPLANE
Kitchen & Bar

FLYWAY

TOWN SQUARE

KENMORE CAMERA

THE HANGAR

68th Avenue NE

NE 181st Street

KENMORE DOWNTOWN
Restaurants and shops

Labels on the illustration:
- 185th Connector
- Pop Keeney Stadium
- McMenamins
- City Hall + City Center
- Library
- Police Station
- 98th Ave NE
- NE 185th St
- Main Street Extension
- SR 527-Multiway Blvd.
- NE 183rd St
- 101st Ave NE
- Main Street
- SR 522 Crossroads
- Park at Bothell Landing

BOTHELL DOWNTOWN
Restaurants and shops

ASK & PROFIT SHARE

AERIAL - LOOKING FROM SW

AERIAL - LOOKING FROM NW

AERIAL - LOOKING FROM SE

AERIAL - LOOKING FROM NE

We seek $6M in LP equity

EBM will contribute $0.3M in GP equity

Total estimated profit $ 7.9M

Profit share:

Limited equity partners 35% of profit or 18% IRR what ever is higher

General partner Greencity the rest

Limited equity partners:

Invest $6M

Earn $2.8M over ~2 years

Annual IRR 20% -25%

BURKE38

*The site is surrounded by Commercial and Tree scape

WE WELCOME YOUR PARTNERSHSIP

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