



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](http://www.greencitygroup.us)





# GREENCITY GROUP



**GREENCITY  
DEVELOPMENT**



**GREENCITY  
HOMES**



**GREENCITY  
EXCAVATION**



# 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



Process



Role Clarity



Tools



Collaboration



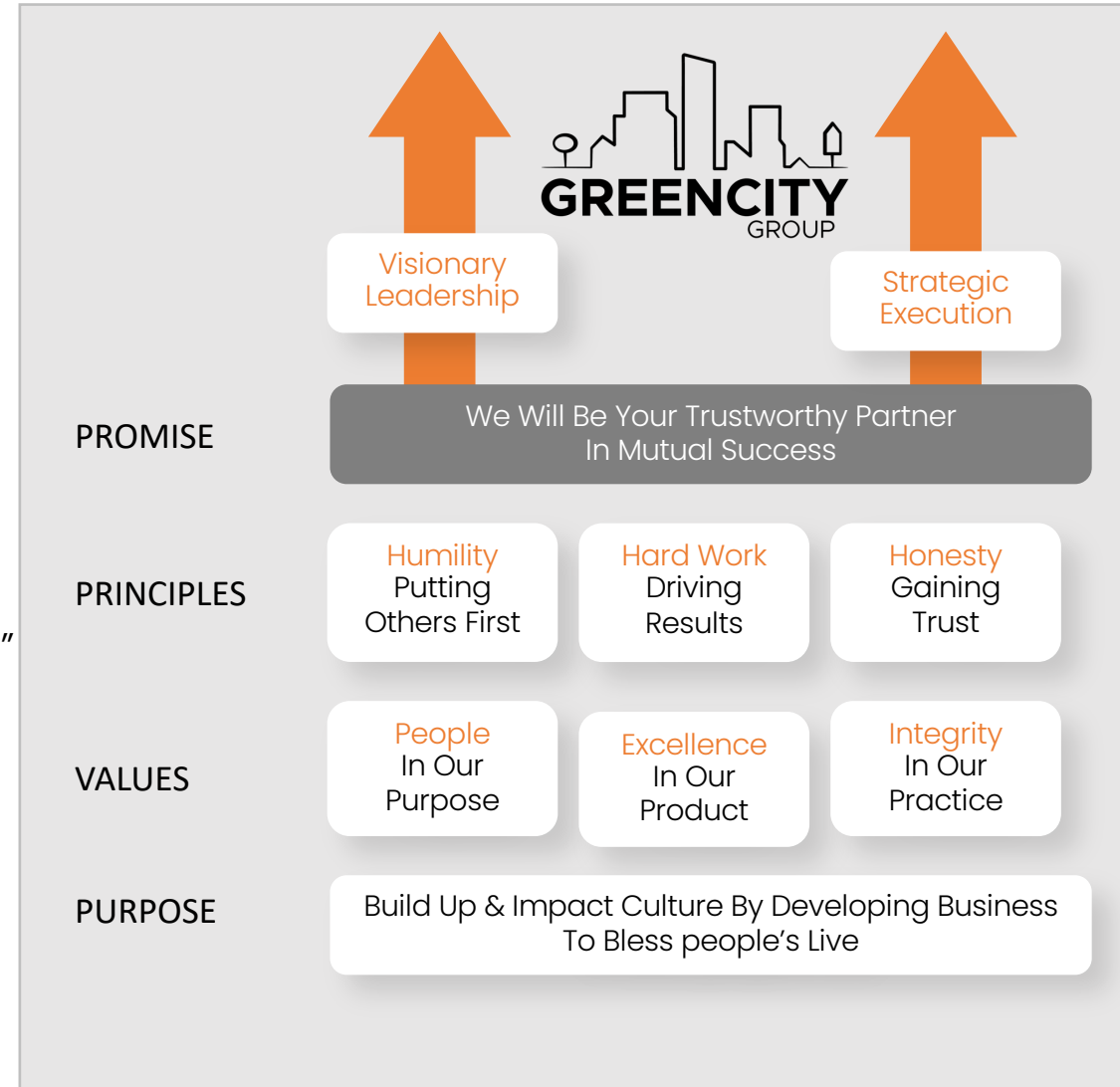
Removing "Middle Man"



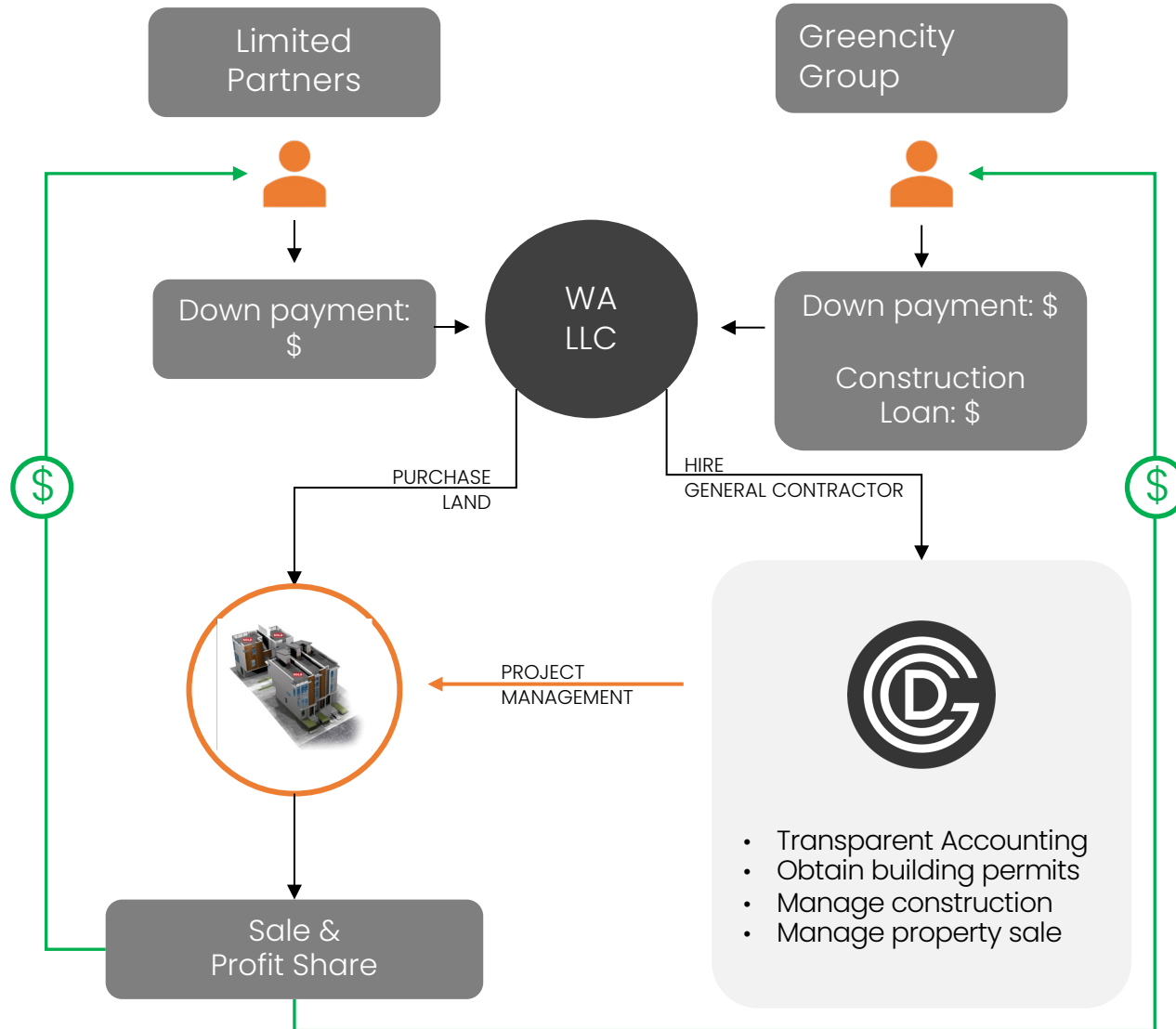
Lean Principles



Partnership

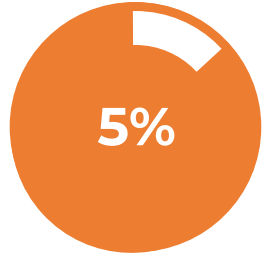


# INVESTMENT MODEL



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



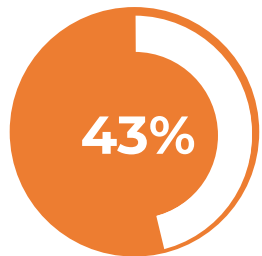
## Soft Costs

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



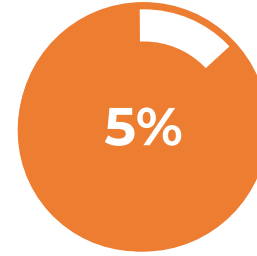
## Land Costs

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



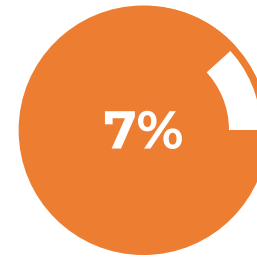
## Construction Costs

- 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

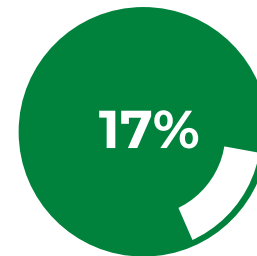


## Finance Costs

- We established long term relationship with local banks to achieve competitive financing



## Cost of Sale

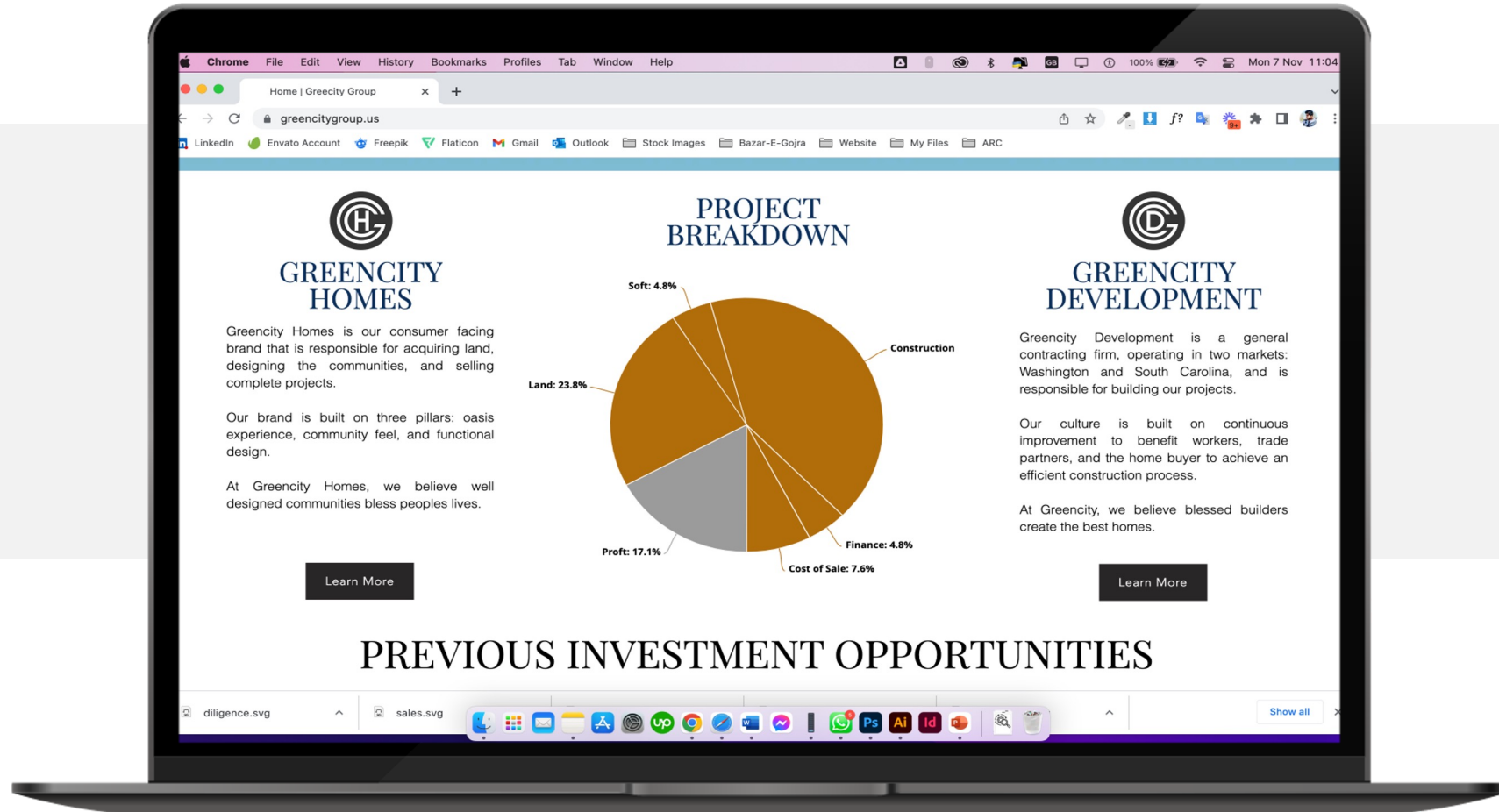


## Profit



# TRANSPARENCY CENTERED

Learn about all Greencity Group projects, IRR, and sales date on:  
[www.greencitygroup.us](http://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



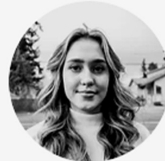
ANNA YEMETS  
G.C. Office Manager



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

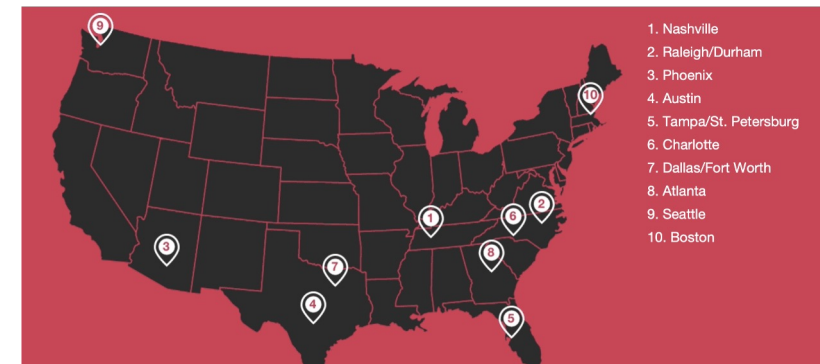
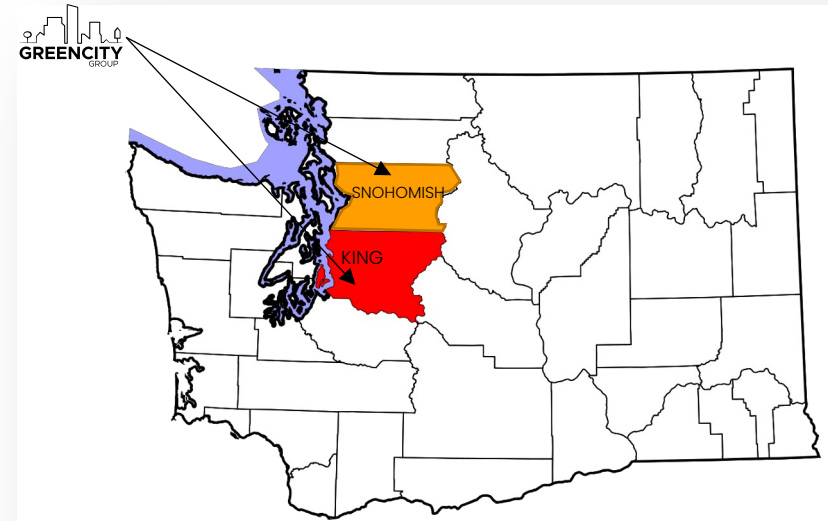


BEN KARPENKO  
Assistant Super.

# 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](http://www.geekwire.com))



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.)

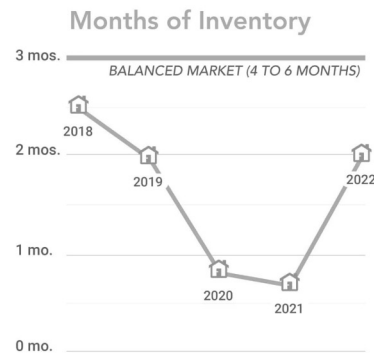


## LOW SINGLE FAMILY HOME INVENTORY LEVEL

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



## 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.







# LOWELL HEIGHTS



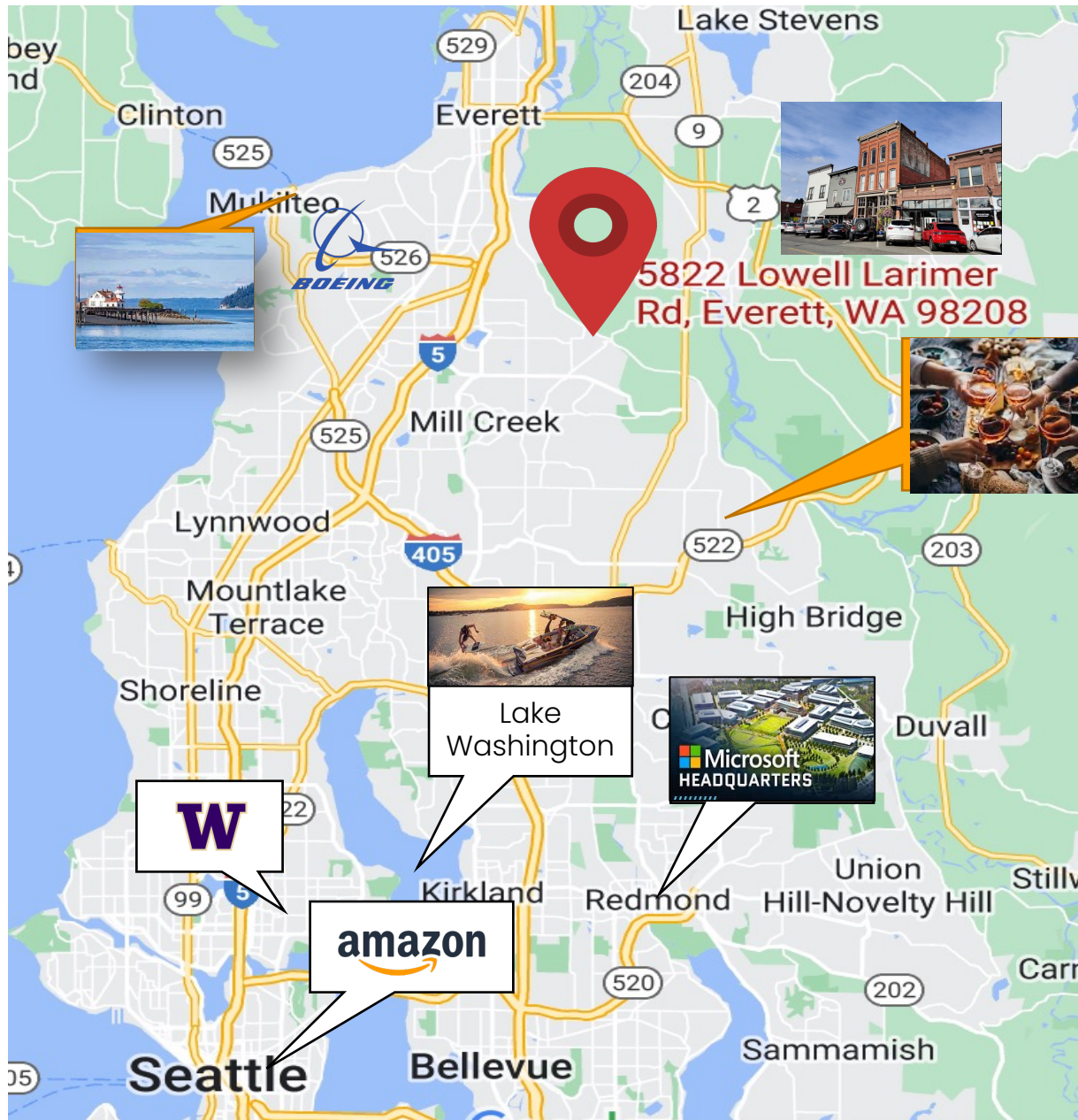
# LOWELL HEIGHTS



**1,800 – 2,500 sq ft**

**50 Townhomes**





# PROJECT LOCATION

## Snohomish Washington

Snohomish WA, is located north of Seattle and Bellevue:

- 26 miles northeast of Seattle, home to Amazon HQ
- 19 miles north of Kirkland home to Google campus
- 18 miles north of Redmond home to Microsoft HQ
- 24 miles north of Bellevue home to Amazon expansion
- 23 miles to University of Washington

Everett is the largest city in Snohomish County, Washington, Everett serves a diverse community of more than 110,000 residents. Located 25 miles north of Seattle, the city is nestled between Port Gardner Bay and the Snohomish River. North Everett's quaint historic downtown is home to a vibrant arts, culture and music scene, delicious dining, pubs and breweries, Angel of the Winds Arena, and family-oriented festivals year-round. The downtown also hosts unique shopping experiences including toy maker Funko's headquarters. Famous Bothell wineries are just few minutes away.

# LOWELL HEIGHTS EXECUTIVE SUMMARY



50 Townhome Community in  
Snohomish WA



\$3.2M Equity



Unit selling prices  
\$780,000 - \$940,000

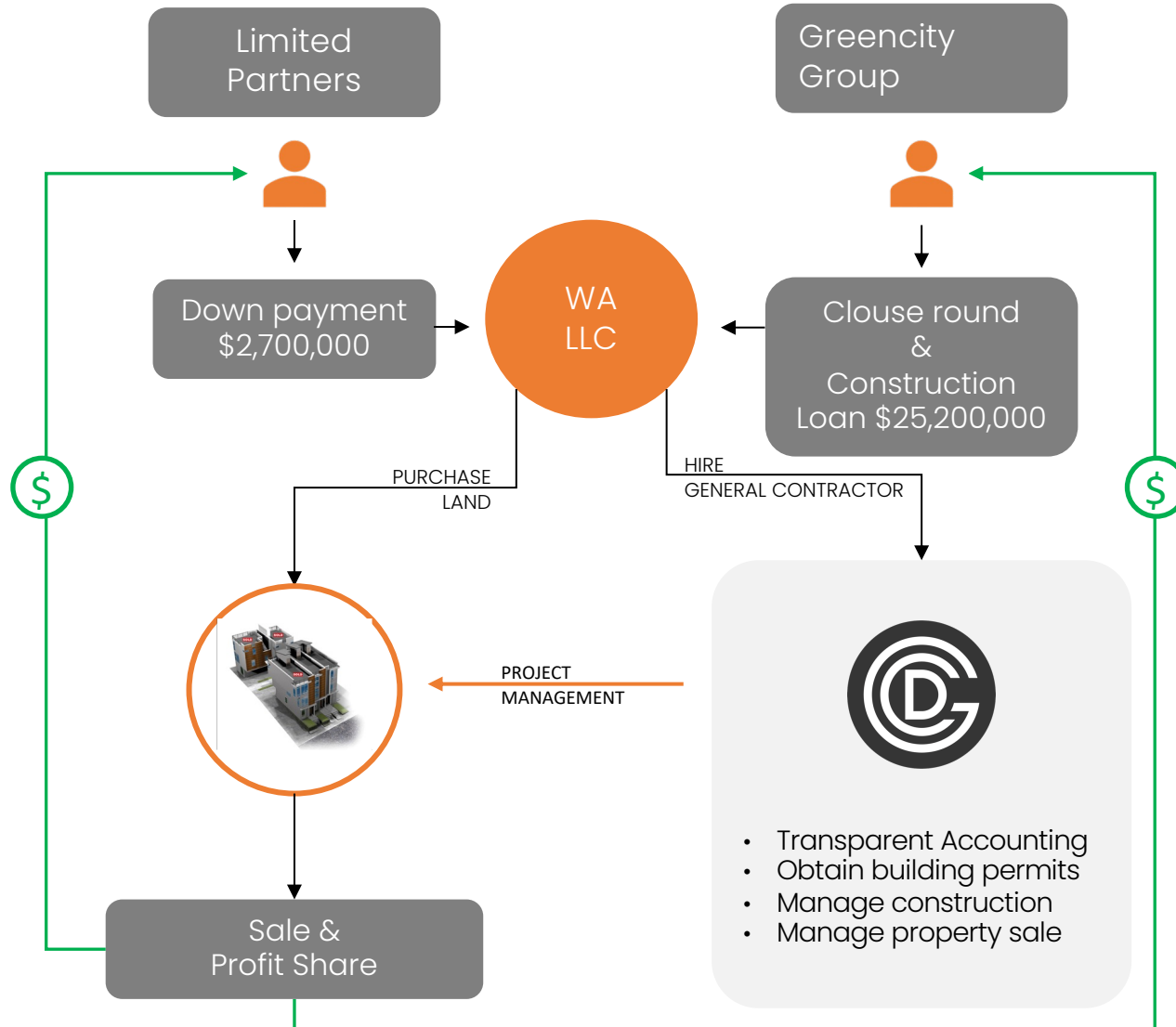


Project total sale \$41.8M



Profit \$10.6M

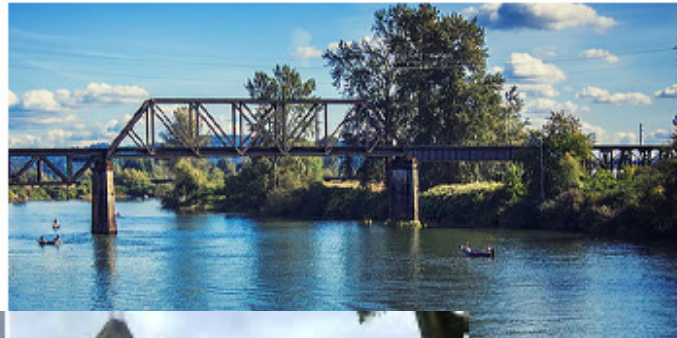
# Investment Model



1. You (Limited Partner) and Greencity (General Partner) will open a WA LLC.
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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 38 Townhomes will be sold.
7. Sale proceeds will be shared after construction and financing costs are paid for.



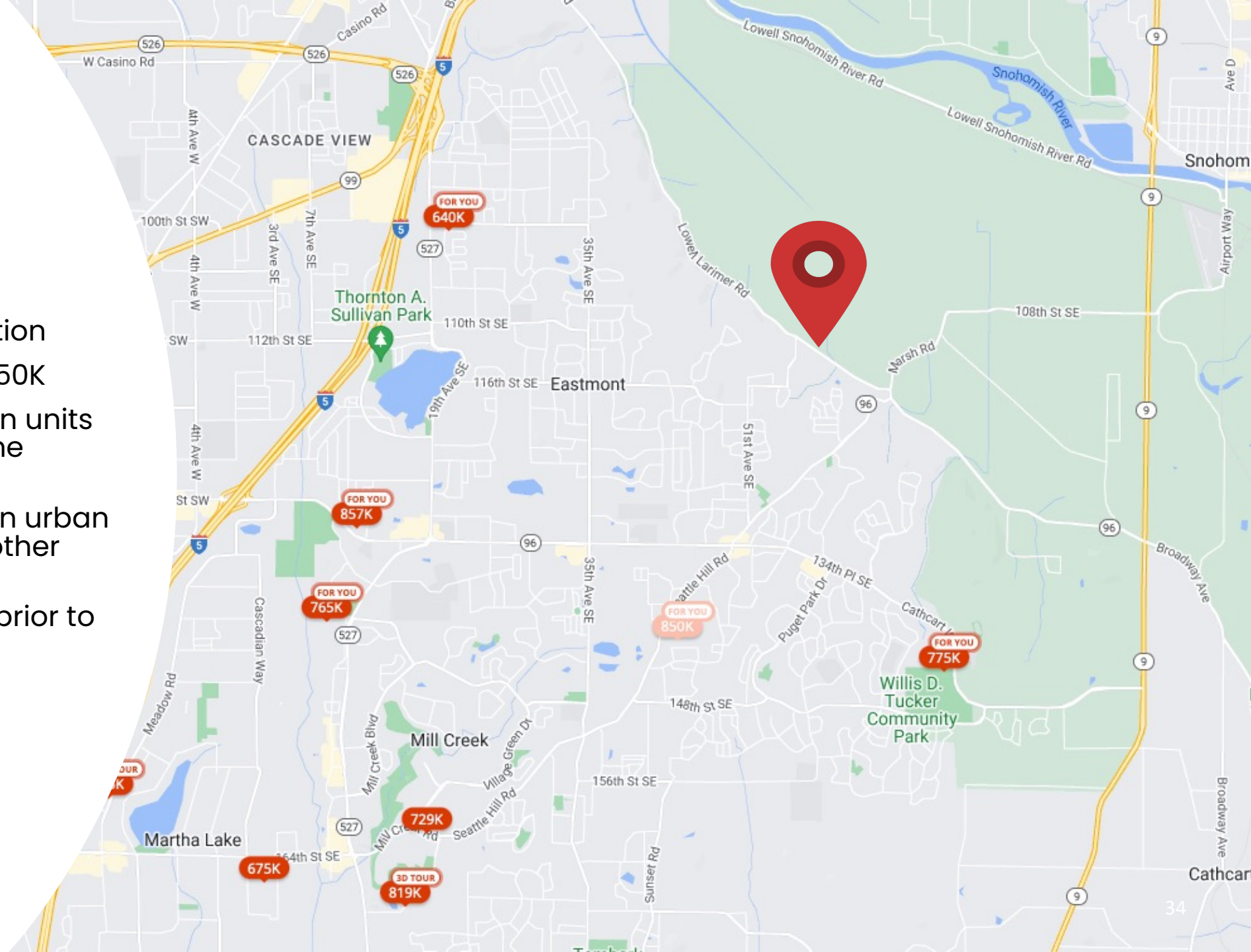
# SUBMARKET OVERVIEW



- Minutes away from Mukilteo beach and town: place of shops and food, and calm sunsets.
- Mukilteo is actively investing into its downtown development.
- Minutes away from Paine Field Airport with routes to many national destinations.
- Snohomish river, walking distance, offers fishing and recreation.
- Snohomish downtown is minutes away and has historic streets and well manicured small-town feel.
- Bothell wineries are a close drive and have world class selection of wine and entertainment. Some of them are a destination travel.

# TOWNHOME MARKET

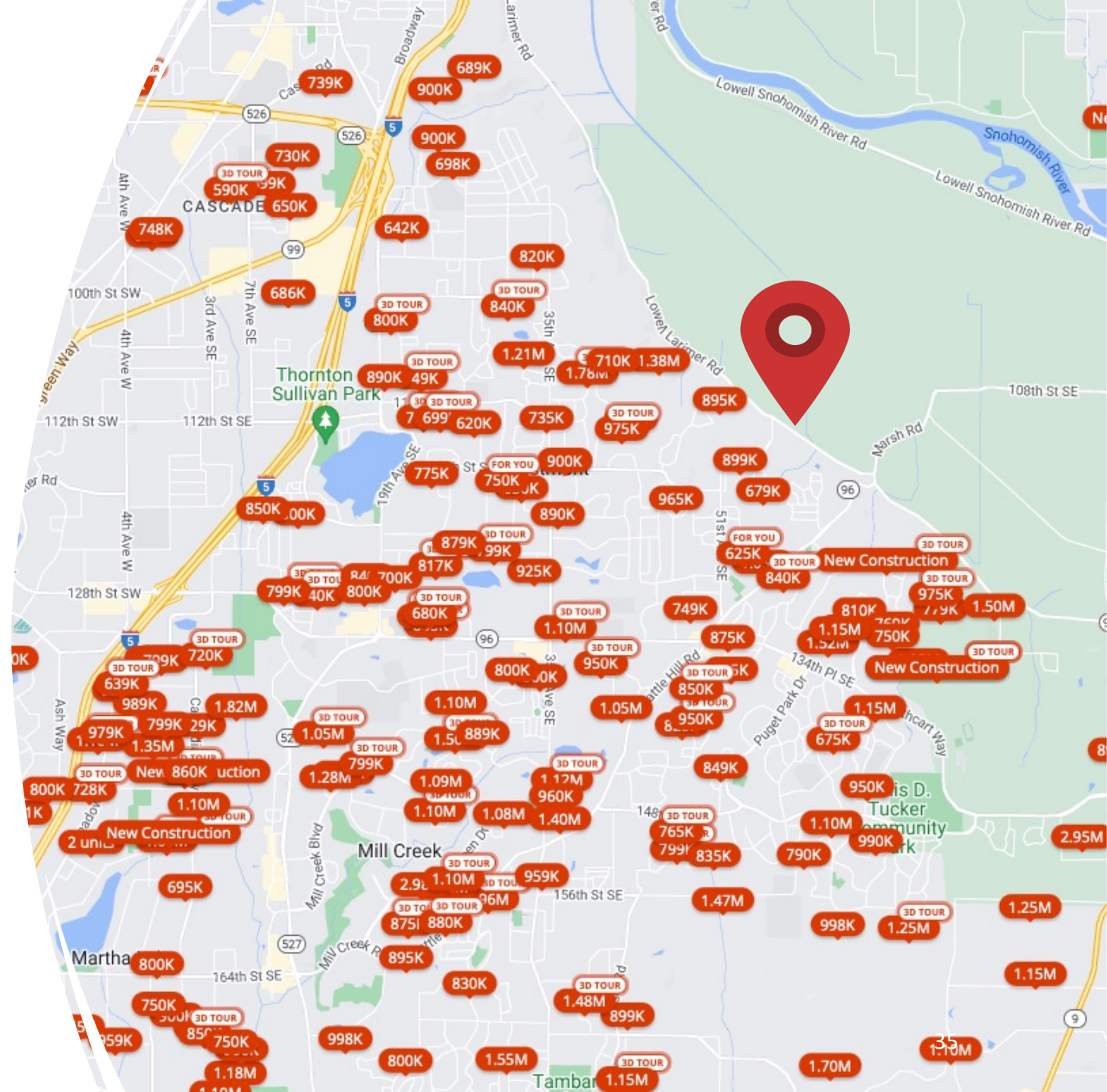
- Mostly newer construction
- Price range \$700k - \$850K
- None of the competition units have views similar to the proposed project.
- Competition is mostly in urban area and adjacent to other subdivisions.
- Competition was built prior to 2020





# SINGLE FAMILY HOMES

- Single Family 1,800 +
- Price range all homes \$700K – \$2M
- New construction homes price range: \$800K – \$2M
- Few new homes





An architectural rendering of a modern townhome complex. The buildings are multi-story with light-colored horizontal siding and dark window frames. Each unit features a gabled roofline and a balcony with a metal railing. The townhomes are arranged around a central courtyard area with a paved ground and a small lawn. The sky is overcast with soft clouds. The text 'LOWELL HEIGHTS' is overlaid in the center of the image.

# LOWELL HEIGHTS



# WE WELCOME YOUR PARTNERSHIP



VITALIY GUTSALO

Chief Executive  
Officer



NIKOLYA SERDYUK

Director of Business  
Development



YURIY ANDREYEV

Chief Financial  
Officer



EUGENE GUTSALO

Development Operations  
Manager



VLAD LITVINCHUCK

Project  
Manager