

BUSINESS PROPOSAL

Location: Russia, Voronezh Oblast, Podgorenski district, Belogorie village,
Communications: Asphalted road, gas, water, electricity and telephone landline;

Land lot category: populated land;

Allowed form of exploitation: individual habitat construction;

Legal status: private property;

Area: 80 000 m².

General information: This lot is territory of a now defunct agricultural machinery repair company. It is situated in Belogorie village on the right bank of Don river 7 km away from M4 Highway (Moscow – Rostov – Krasnodar – Sochi) Access is via asphalted road.

Westbound, there is the Kantemirovskaya highway which runs parallel to the Don highway and allows access to roads to Kursk, Belgorod and Ukraine

Belogorie is a old village with rich history, it is situated in a scenic place on the south of Voronezh oblast. This land lot possess following useful geographical properties:

1. It is situated around the middle of M4 (Don) Highway between Moscow and Krasnodar.

Land lot is accessible via the road that connects Don and Kantemirovskaya highways.

Travel time from Moscow to Belogorie and from Belogorie to Krasnodar is approx. 6-8 hours, in Podgorenski city nearby there is access to railroad Moscow – Adler (Sochi): all of which can make it a strategic transport hub;

2. There is bridge across Don river nearby, that connects all automotive traffic from left bank to the right bank of Don river. This is an only bridge in the region;

3. Village has artesian waters, gas, electricity and phone landlines.

Technical characteristics:

1. It is a perfect rectangle with dimensions of 220*380m. A quarter of land lot area was occupied by different buildings, most of them are being demolished at the moment;

2. Access to water, electricity, gas and telephone landlines. Easy access via road;

3. Access to artesian waters which allows for establishing of independent water supply;

4. Potential for agricultural or other activity;

5. Access to artesian water sources, which allows for independent water supply;

6. Don river in that area is open for navigation of small vessels and leads to Azov Sea with further access to Black Sea.

7. 3 additional lots are available for purchase in Southern part of the village.

Price of lot: 80 000 m² – 12 600 000,00 RUB.

Addendum:

1. Additional land lots – Estate and supporting farmland;

2. Transportation schematics;

3. Regional schematics;

4. Land lot schematics 80 000 m².

ESTATE AND SUPPORTING FARMLAND

Location: Russia, Voronezh Oblast, Podgorenski district, Belogorie village,

Land lot category: populated land:

Allowed form of exploitation: individual habitat construction;

Legal status: private property;

Information: landmass is situated on the Southern outskirts of Belogorie village, via gravel back road. Electrical lines are present on the lot. There is a possibility of establishing independent water supply via the use of artesian waters.

Land is located close to Don river, which allows for the navigation of motor boats and small vessels. Belogorski monastery, an active 18th century monastery, is situated near-by.

Technical characteristics:

1. Area: 1- 23 790m²; 2- 56 251m²; 3- 29 659m², all three lots are adjoining, which allows for combining them into one large lot ;

2. Location is separated from the rest of the village;

3. Lots occupy an elevated position which protects it from any form of flooding from Don river and allows for a panoramic view on Don river, forest and otherwise unique scenery.

4. The size of lots can sustain an adequate self-sustaining estate including main house, auxiliary structures, water pool, recreational facilities etc.

5. River access allows for winter and summer fishing and motorboat use.

Price of lot: **1. 23 790m²- 4 500 000,00 RUB;**

2. 56 251m²- 15 900 000,00 RUB;

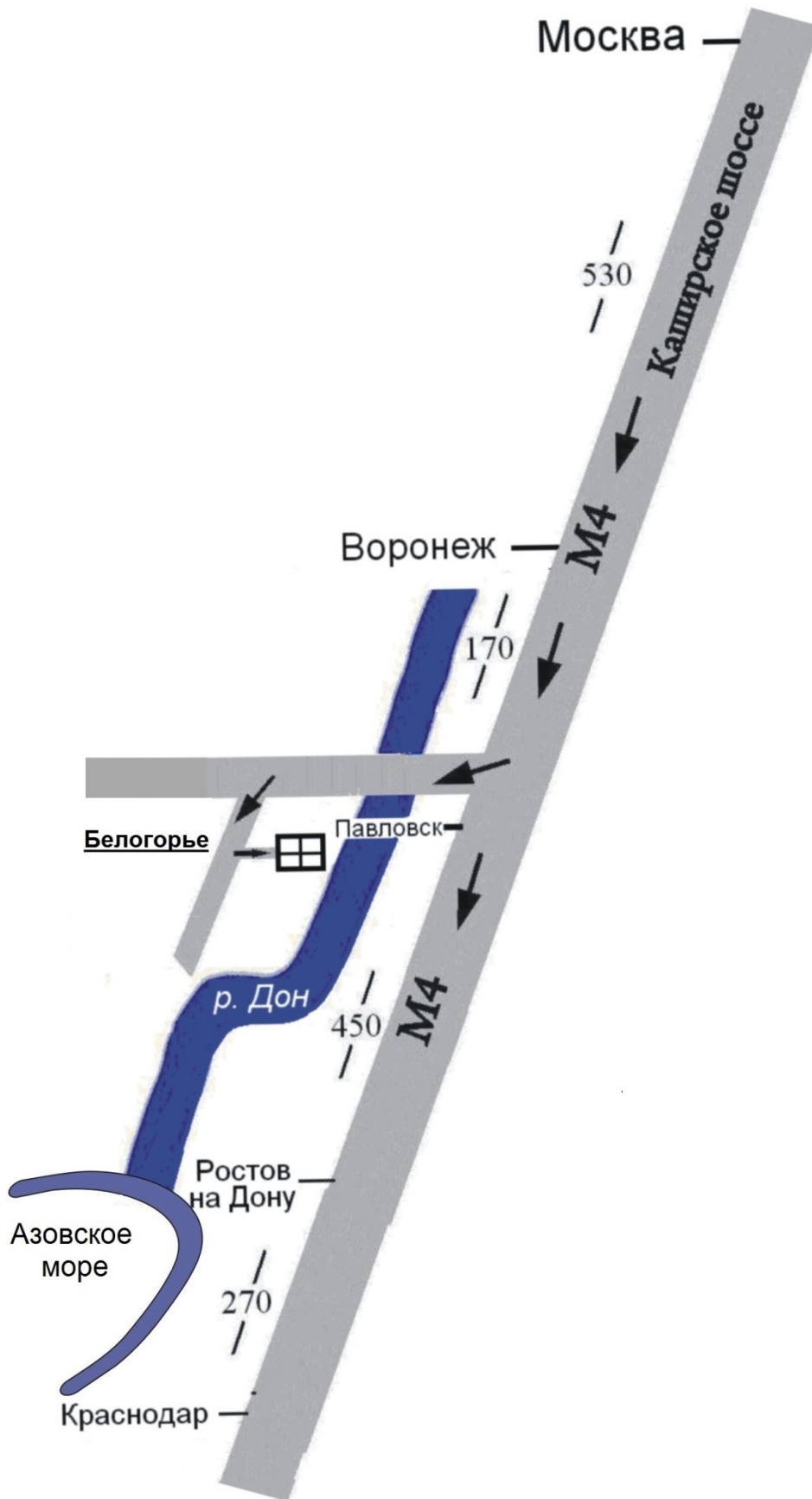
3. 29 659m²- 7 800 000,00 RUB.

Respectfully,

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Transport scheme.



Land lot scheme - 80 000 m²

