

# LAND PROMOTION: ВЫСОКОДОХОДНЫЕ ИНВЕСТИЦИИ В НЕДВИЖИМОСТЬ ВЕЛИКОБРИТАНИИ

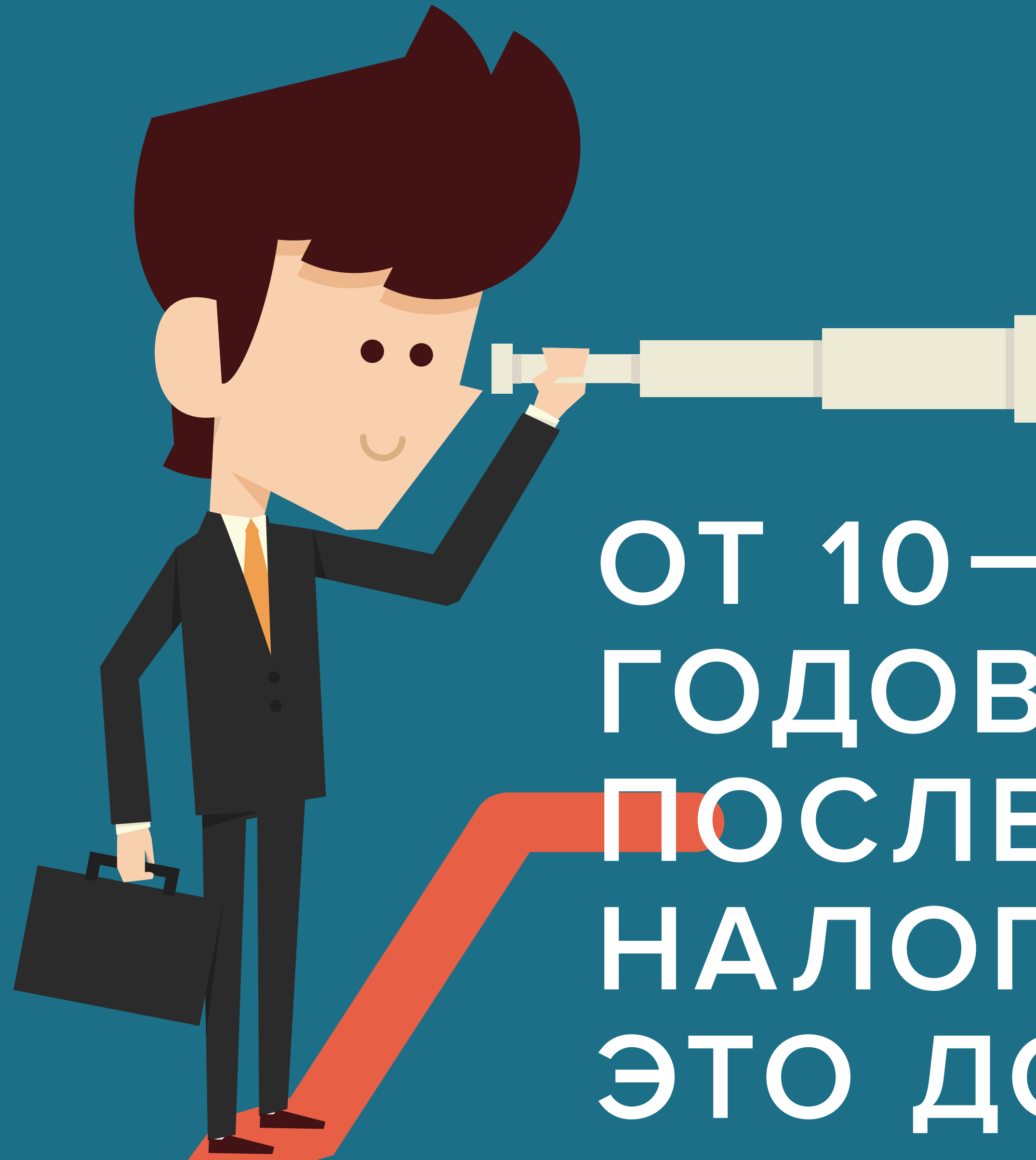


СЕРГЕЙ САНДЕР  
THE LEADING PROPERTIES OF THE WORLD  
+41 79 841 92 62



КАК ЗАРАБАТЫВАТЬ  
БОЛЬШЕ ДЕНЕГ  
ОТ ИНВЕСТИЦИЙ  
В ЗАРУБЕЖНУЮ  
НЕДВИЖИМОСТЬ?





ОТ 10–15%  
ГОДОВЫХ  
ПОСЛЕ УПЛАТЫ  
НАЛОГОВ —  
ЭТО ДОСТАТОЧНО  
ХОРОШО?

# 5 ОЧЕВИДНЫХ СТРАТЕГИЙ:

1

КОМИССИОННЫЕ

2

СПЕКУЛЯТИВНЫЙ  
РОСТ ЦЕН

3

СРОЧНАЯ  
ПРОДАЖА

4

ИНВЕСТИЦИИ  
В КОММЕРЧЕСКУЮ  
НЕДВИЖИМОСТЬ  
(2–5%)

5

ДОБАВЛЕНИЕ  
СТОИМОСТИ  
ЗА СЧЕТ  
РЕМОНТА ИЛИ  
СТРОИТЕЛЬСТВА



**ЛОНДОН #1**

**LAND PROMOTION**

“

LAND PROMOTION IS THE CATCH-ALL PHRASE USED TO DESCRIBE THE VARIOUS DIFFERENT WAYS IN WHICH PLANNING PERMISSION CAN BE SECURED. IT ALSO INCLUDES THE EVENTUAL SALE OF THE SITE TO A SUITABLE DEVELOPER.

3 ГОДА  
45%

BROADMEAD HOUSE

AURIOL RD, W14, WEST KENSINGTON



2 ГОДА  
25%



LEIGH COURT

AVONMORE RD, W14, WEST KENSINGTON



3 ГОДА  
32%

METRO TOWER

HIGH RD, IG1, ILFORD



# COMMERCIAL ROAD

543 COMMERCIAL RD, SHADWELL, LONDON E1 0HQ



# REGAN WAY

REGAN WAY, HACKNEY, LONDON



8 ЛЕТ

20+ ПРОЕКТОВ

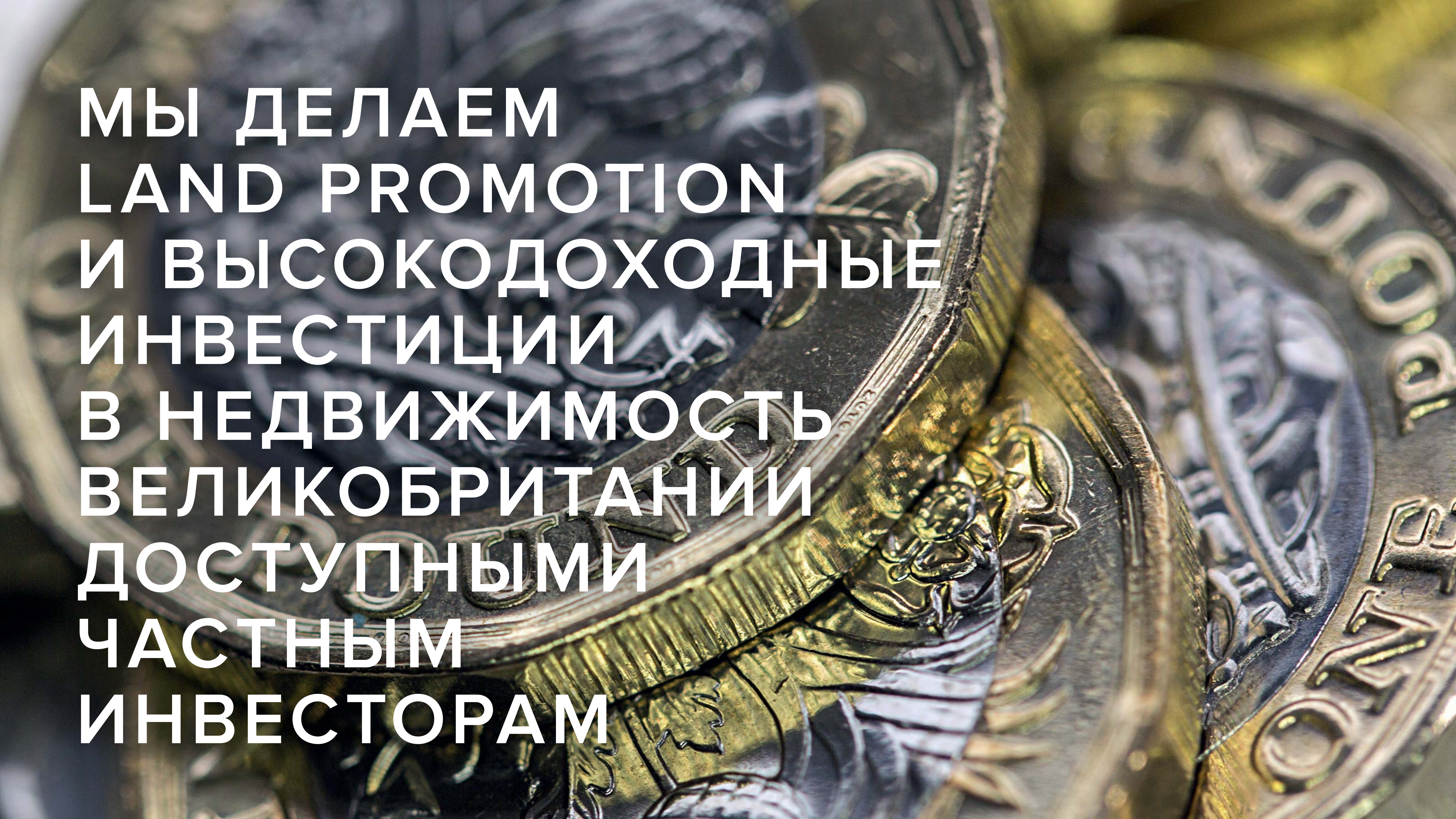
£200+ МЛН

ЧЕМ ХУЖЕ,  
ТЕМ ЛУЧШЕ



# БОЛЬШАЯ ИГРА





МЫ ДЕЛАЕМ  
LAND PROMOTION  
И ВЫСОКОДОХОДНЫЕ  
ИНВЕСТИЦИИ  
В НЕДВИЖИМОСТЬ  
ВЕЛИКОБРИТАНИИ  
ДОСТУПНЫМИ  
ЧАСТНЫМ  
ИНВЕСТОРАМ

# СПРОС ПРЕВЫШАЕТ ПРЕДЛОЖЕНИЕ






УНИКАЛЬНАЯ РЫНОЧНАЯ НИША:  
ВХОДНОЙ ПОРОГ —  
£3–5 МЛН ИЛИ ОТ £1 МЛН.  
ДЛЯ СОИНВЕСТИРОВАНИЯ



**ПРЯМОЕ  
ВЛАДЕНИЕ  
НЕДВИЖИМОСТЬЮ**






СРЕДНИЙ СРОК  
РЕАЛИЗАЦИИ ПРОЕКТОВ —  
**2 ГОДА**

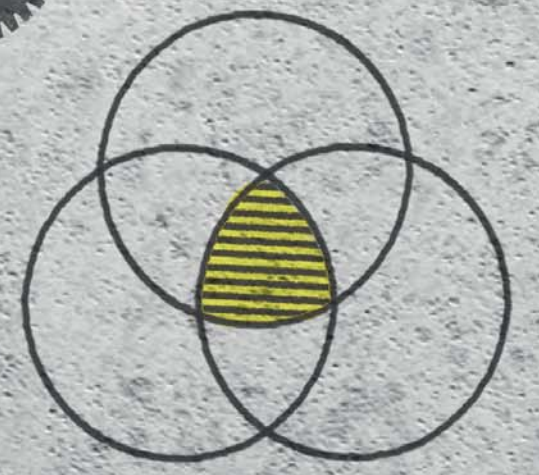
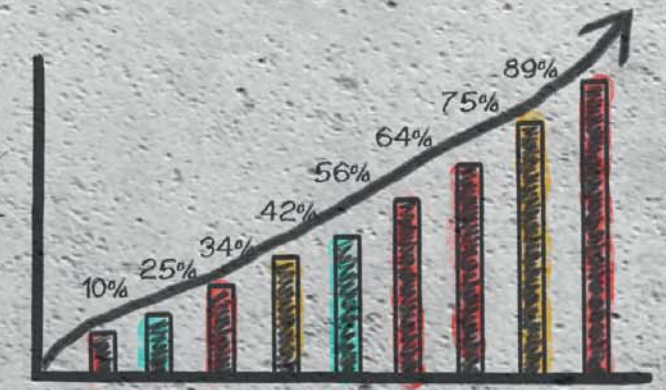
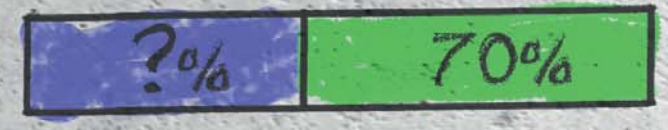
# СПЕЦИАЛЬНЫЕ УСЛОВИЯ ДЛЯ ПОСРЕДНИКОВ И ПАРТНЕРОВ



A large, three-dimensional sign spelling out the word "BORIS" in white, block letters. The letters are mounted on a dark, reflective surface, possibly a building facade. The letters have a metallic sheen and are illuminated from below, casting a glow. The background shows a blurred view of a building with windows.

**LAND BANK ИЛИ «ЗЕМЕЛЬНЫЙ  
БАНК» — АЛЬТЕРНАТИВА  
КЛАССИЧЕСКИМ ИНВЕСТИЦИЯМ  
И БАНКОВСКИМ ПРОДУКТАМ**

# WHAT IS YOUR NEXT STEP?



# DEVELOPMENT MANAGING COMPANY LPW DEVELOPMENT (UK) LTD

LPW DEVELOPMENT (UK) LTD  
HAS BEEN INVOLVED IN MANAGING DE-  
VELOPMENT PROJECTS  
**SINCE 2011**

DURING THIS TIME THE COMPANY  
SUCCESSFULLY COMPLETED  
**20+ PROJECTS** WITH THE TOTAL  
VALUE OF **£200+ MLN**

ALL LPW DEVELOPMENT PROJECTS  
HAVE BEEN **PROFITABLE**

## COMPANY PARTNERS



**Sergey Sander**

Co-founder of the Swiss company The Leading Properties of the World. 14 years of experience in investment and marketing of European real estate in the UK, Switzerland, Germany, France, Monaco and other countries.

Phone: +41 79 841 92 62  
sergey.sander@leadingproperties.com



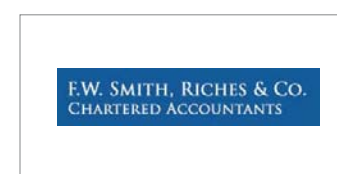
**Oleg Chulkov**

Co-founder of LPW Development (UK) Ltd. 15 years of experience in property development in England and France. Has profound knowledge of local property market and extensive experience in obtaining planning permissions.

Phone: +44 7800 966 295  
oleg.chulkov@leadingproperties.com



mills-reeve.com



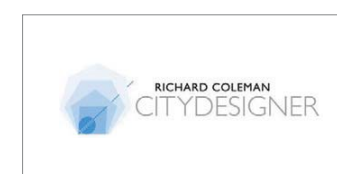
fwsr.com



landmarkchambers.co.uk



matthewlloyd.co.uk



citydesigner.com



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dp9.co.uk



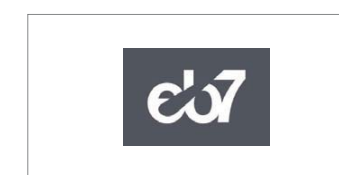
burkehunteradams.com



thorncliffe.com



wtpartnership.com



eb7.co.uk



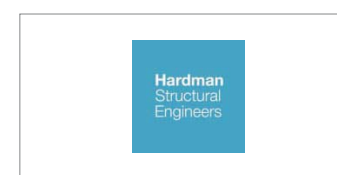
tgace.co.uk



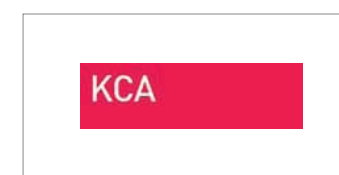
pricemyers.com



blueengineering.co.uk



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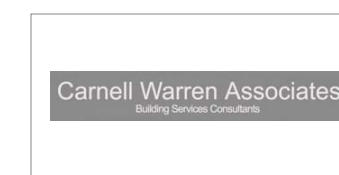
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turley.co.uk



point2surveyors.com



carnellwarren.co.uk



johndavieslandscape.co.uk