



SOSNOVKINO

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1. INTRODUCTION

Sosnovkino is a land development project that gives the opportunity for everyone to feel the abnormal profits of the industry. The company owns a land area of 194 hectares with an estimated value of \$3,000,000.

The main aim of the project is to create an infrastructure, which includes central sewage system, gas pipelines, electric system, water pipelines and roads, and to sell it at price 6 times more than initial value.

Sosnovkino Foundation owns 70% of the share capital of Sosnovkino LLC, registered in Russia, the owner of the land.

TIMELINE

30.9.2017  Sosnovkino Foundation provides a loan to the Russian company Sosnovkino LLC.

12.2017  After voting in December, 2017, Sosnovkino LLC chooses a real estate agency and enters into a contract for sale with an established price policy.

10.9.2017 

The collected funds with the aid of the ICO are put on the Sosnovkino Foundation account in the Cayman Islands.

1.10.2017-30.6.2018 

In October, 2017 Sosnovkino LLC under the contract transfers the funds for the construction of gas and water pipelines, electric and central sewage systems. The road works contractor starts construction in June, 2018.

 Project Finish

Funds from the sales are distributed among investors excluding current expenses and remuneration to the project developers. The investors receive income in the selected cryptocurrency.

ADVANTAGES OF THE PROJECT:

- Investments are secured by the land asset
- Infrastructure will be built in 1 year
- Sales will be finished in 4 years
- Selling price increasing with every land plot sold
- Profit will be made even after the sales period through infrastructure services that Sosnovkino Foundation is providing
- Opportunity to take part in company's management through Blockchain vote technology

Sosnovkino Foundation ICO is going to attract \$2,700,000 to implement the project. ICO is going to take 4 weeks starting from July 26, 2017.

As Russian Federation legislation does not allow cryptocurrency circulation on its territory, Sosnovkino Foundation is registered in the Cayman Islands. During the period of dividends distribution 70% of profit will be transferred to Sosnovkino Foundation and paid to the token holders.

2. eToken

 **Sosnovkino** is an eToken released by Sosnovkino Foundation. 270,000 tokens will be issued with the basic price of \$10.  **Sosnovkino** not only guarantee a share of Sosnovkino profits but also a share of the land asset. Tokens can be sold or exchanged on the market as security.

Investing in  will save your money despite cryptocurrency exchange rate fluctuations.

 **Sosnovkino** is a smart contract, built using Ethereum platform and Solidity programming language.

Smart contract terms and conditions:

- Investor' anonymousness
- Dividends distribution
- Investments secured by the land asset
- Blockchain vote for important managerial decisions

 **Sosnovkino** also implements EIP20 standard, also known as Standardized Contract API. EIP20 compatibility ensures that integration with exchanges and other services will be no harder than for any other Ethereum-based token.

3. Blockchain vote

Every year in December there will be a general meeting by the token holders with the aid of blockchain technology. Decisions are made by majority of votes participating in the voting. The vote is considered successful only with 50% quorum.

1 token is equal to 1 vote. The total amount of votes is 390,000: 270,000 belong to investors and 120,000 belong to the Sosnovkino team.

Date, time and questions for vote are published in advance (not later than 14 days before the date of vote) on the website of Sosnovkino and sent by the e-mail address if specified during the registration. There will be questions with only two answers "Yes" or "No".



During the year, a Sosnovkino manager receives letters from the token holders with their suggestions and on this basis makes questions for voting in December.

During the blockchain vote the questions are raised in order to improve the project but not to infringe the interests of investors. An extraordinary vote is appointed by the moderator or if the moderator receives a blockchain request from at least 25% of the total number of tokens.

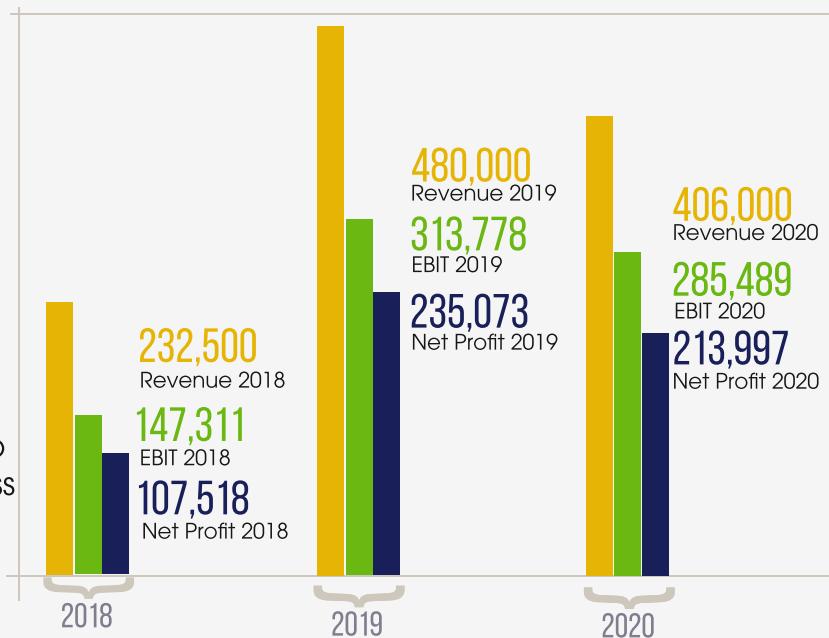
4. Financial model

Sosnovkino Foundation specialists have developed the financial model of the project.

According to the current situation on the land market and projections on its fluctuation, Sosnovkino is going to sell all the land plots in 3 years with sales starting in November, 2017.

The selling price of the plots is going to vary along with infrastructure readiness and plots left.

REVENUE and PROFITS (in '000 RUB)



The cash flow expected from the operations of Sosnovkino is 553 million rubles which is equal to \$9.4 million.

ACCUMULATED cash flow(in '000 RUB)



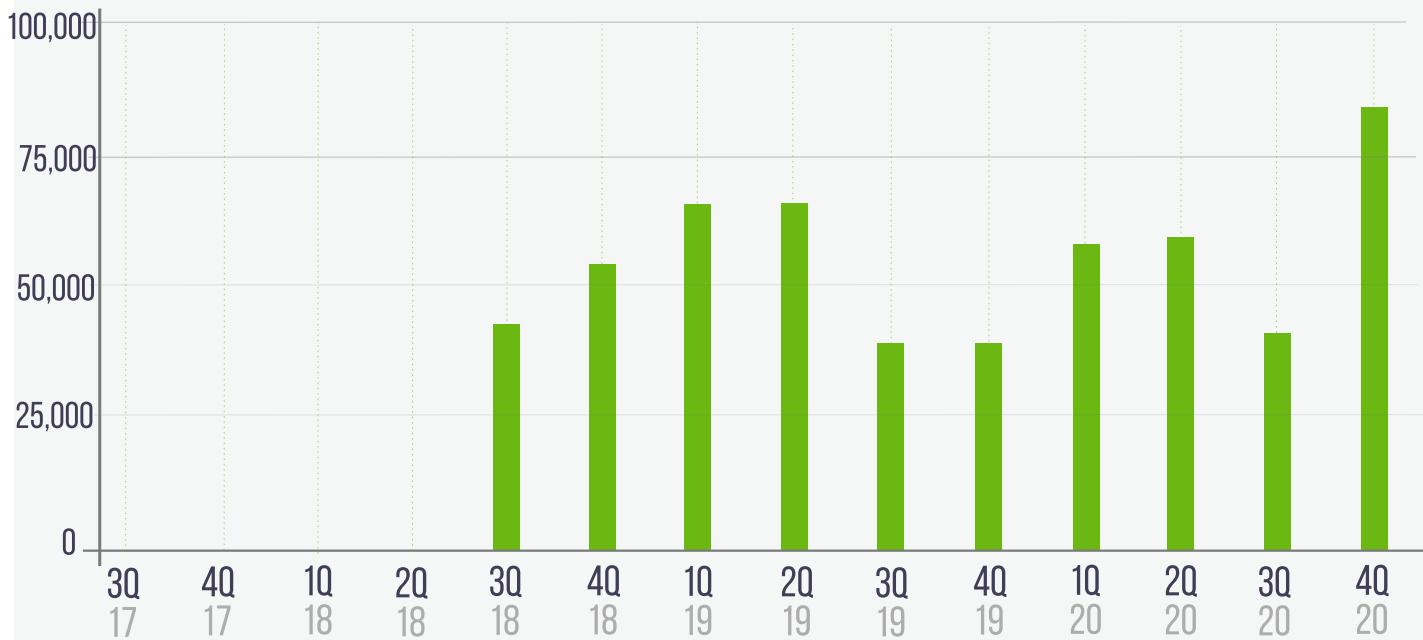
The profitability of Sosnovkino project for 3.5 years is projected at a level of 441%, which is 150 times more than risk-free rate. Sosnovkino is a great investment opportunity for every investor due to NPV of 645 million, discounted at rate required by Russian investors with higher inquiries than international ones.

As Sosnovkino Foundation distributes 70% of its share, investors' profitability is expected to be more than 300%.

5. Dividends distribution

Dividends distribution is a standard problem for any company using ICO. IT specialists in Sosnovkino Foundation developed a dividends distribution system on the basis of Ethereum that gives an opportunity for everyone to make a sufficient profit. Sosnovkino founders and management team leave 30% of the profit. Therefore, investors will share 70% of the company through tokens distribution. Dividends will be distributed ones in quarter starting from October, 2018.

Dividends distribution (in '000 RUB)



The mechanism of dividends distribution in Sosnovkino includes the following steps:

- 1st week after the quarter finished (in January, April, July and October). Profit accounting. Transfer of the profit to the Caiman Islands.
- 2nd week. Purchase and transfer of cryptocurrency to a special wallet allocated for dividends.
- During each period of dividend payment the register of token holders is checked. This can be done with a snapshot of the blockchain. Token holders will receive dividends at the current exchange rate on their personal wallets.

Dividends distribution will be announced on the website and via Ethereum system to token holders.



SOSNOVKINO

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Project location
54:07:047401:1444



Documentation