

Register for auction 17th September 2024
Bidding commencing 18th September 2024

The opportunity of a lifetime..

HOTEL UKRAINE

Redefining the hotel business

Using **new age ai models** and **blockchain technology** to revolutionize the hotel business starting with the **most iconic commercial property in Ukraine**

The New York Times

Every Dollar Counts. To Pay for the War, Ukraine Embraces Privatization

The government hopes to sell off a range of companies to fund the military and stabilize the economy as the grueling conflict with Russia drains its coffers.



NEW UKRAINE NEW HOTEL

The Government of Ukraine is in the process of [privatising government assets](#). The “Готель Україна” is the **flagship property** currently up for sale and holds historic and symbolic importance to the nation.

The aim of this project is to build a **world-first automated sustainable hotel**, powered with **AI and crypto technologies**, whilst providing an important cultural hub and tourist attraction.

By investing in this project, investors will be directly contributing to Ukraine's war effort, whilst simultaneously providing opportunity and investment by creating the **worlds first smart autonomous hotel**.

sources

<https://www.nytimes.com/2024/06/12/world/europe/ukraine-privatization-war.html>

BUYING CREAM OF THE CROP AT ROCK BOTTOM PRICES

The hotel is a **historic, important part of Ukraine's history** and subsequently earns a place in the history books. It was one of the most important commercial structures built in the Soviet Union, having being built on what was **previously the first sky scraper building of Ukraine**.

On the site of the previous building, one of the **most important pieces of cinema** was filmed, Man With A Movie Camera (1929). This earns the property interest from those in an active art form, presenting an opportunity to nurture undiscovered business potential for the property.

For Ukrainians, the story of an iconic former soviet building falling into western investors will be a story worth celebrating and will **elevate the status** of the business to new heights. Coupled with a competent management team and sufficient investment we have the potential to **create a world renown commercial development**.

sources

<https://www.atlanticcouncil.org/blogs/ukrainealert/how-modern-ukraine-was-made-on-maidan>

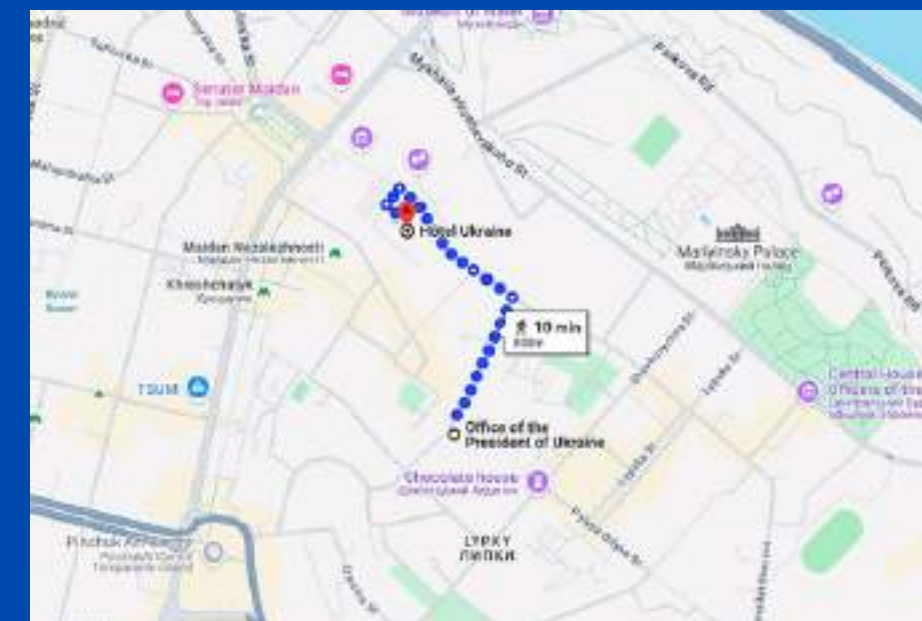




OPPORTUNITY FOR INCOME

Renovating the hotel to five star status would see potential for huge income growth. Currently the hotels rates start at **\$30 per night**, whereas five star hotels typically start their pricing at **\$300 per night**.

The Hotel Ukraine has the **prime location** in the center of the countries capital, less than 800m from the Office of the President of Ukraine.



371 current hotel rooms
\$100 per night average
year round

$$371 \times 100 \times 365 =$$

\$13,541,500 Potential Revenue

if the rooms were full year round at an average of \$100 per night

THE RISK

Demand for hotels in Kyiv are currently at an all time low. In the current climate the hotel will have to rely on the domestic market, and also discover how to provide better amenities for business travelers, journalists and politicians.

The **educated assumption** is that once the war ends, the value of the property will be valued **at least** equal to its capitalization in 2012 of **\$40,000,000**. With considerable American investment into the country, and **EU status looking likely** within the next 15 years, the calculated risk is that **this investment is a no brainer**.

The investor will retain 90% real estate ownership of a flagship hotel which is situated in the square mile of the presidents offices and residencies. Opportunities to buy flagship historic pieces of a **nations commercial property** come perhaps **once in a lifetime**.

Most importantly; the environment will enable the opportunity to create outstanding tech which poses the potential to revolutionize the worldwide hotel business

Ukraine is at war. That is enough to scare off most investors, but **the truth** is that where there is war, there is **huge opportunity**.



DOING
THINGS
DIFFERENT

rewards tokenization

AI PRICING MODEL

blockchain backend

THE TEAM



Orest Mayski
Creative Director



Daniel Verrico
Tech Lead



Nico Leny
Operations Manager

A NEW VISION





THE TECH

- Daniel Verrico heads Metavate LLC with over 20 years experience as a developer. Metavate already have AI powered blockchain tools they develop for existing businesses, and will apply their industry expertise to develop a bespoke system for the hotel.
- Creative Director Orest, has a background as a front end developer and involvement in the crypto space, speaking as a leader of the NFT space at the nft.nyc conference for the past 4 years running.
- Metavate will analyze the hotels needs and begin to implement solutions needed to produce efficiencies and reduce waste
- Rewards will be tokenized and a micro-economy will be created within the hotel to experiment with utility and adoption.
- AI powered pricing for the hotel to optimize booking, aswell as AI HR services and AI smart marketing implementation
- The hotel will aim to become energy-sustainable and has an advantage of sitting on a hill with ample sunlight during summer months to generate solar energy





NETFLIX

Channel 4

Kodak



THE FILM

Filming the project will be part of the marketing strategy of the hotel. Orest Mayski is an up and coming film maker from London, with his production company "ZEROREST" serving content for the likes of Disney, Lego, Walmart, Marks & Spencers and others.

ZEROREST will deliver social media marketing alongside developing an in-depth documentary, currently pitched to the likes of Netflix and the UK's Channel 4, which should succeed in raising the profile of the hotel.

We believe we have a unique premise for a show which has a potential of millions of viewers, our aim is to create a world famous iconic business right in the centre of Kyiv.





OPERATION

We have a highly skilled head of operations who manages one of London's most current successful venues. Currently responsible for operating revenues of over \$10,000,000, Nico is often in charge of 100 employees on site. A trusted charismatic individual is key to success in this project, and Nico exceeds all requirements.



RENOVATION

15 million dollars will be spent on renovations to bring the hotel up to scratch to a five star standard. Introduction of facilities such as a spa/sauna, art gallery, co-working space, pizza bistro, nightclub, bar, shooting range and more will integrate Hotel Ukraine further into the city and provide much needed employment opportunities. Hotel Ukraine will become the first flagship smart mega-hotel in the world.



THE \$50,000,000 DEAL

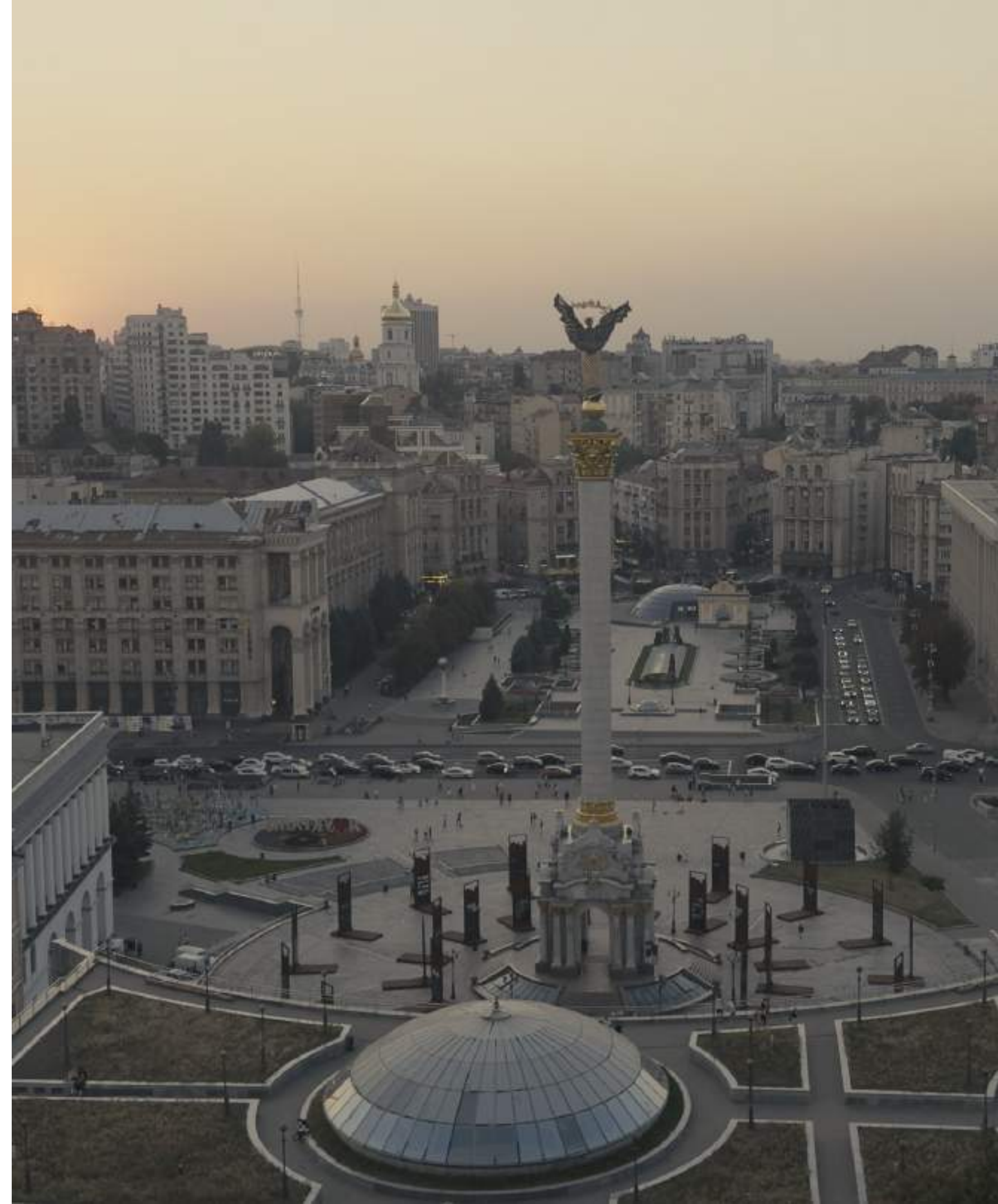
90%

The investor pledges **\$30,000,000** for the bid and for associated fees, including hotel debts and wages required to finance the hotel for the first 6 months. A further **£20,000,000** is to be funded within a 5 year period for renovations to the hotel and other costs such as wages.

Until the war is complete the hotel will be expected to **return break even** with a **500% increase in revenue** within a period of 5 years. After then or in the event of peace, the Hotel will be required to become **profitable within three fiscal years**. Should these terms not be met the investor will be permitted to list the hotel on the open market to **recoup their investment** should they so choose to.

10%

The **team retain 10%** of the real estate. Ownership in the project will motivate the team. For every **\$50,000,000 in profit** returned to the investor, the team will earn back 10% of the real estate. Once the **investor has received \$450,000,000 (900% profit)** from initial investment, the team will possess full ownership of the real estate and other associated properties.




RETURN TO INVESTOR

\$450,000,000

900% PROFIT

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Thank you for considering investing in Ukraine. Not only is this an opportunity to actively participate in fundraising for Ukraine's war effort, it is also a huge opportunity to innovate and experiment in an environment which would greatly benefit from it's success.

THANK
YOU
