

PARTNER GROUP NETWORK PRESENTS:

Edition 2.

BUSINESS VOYAGE.

INVESTMENT OPPORTUNITIES CATALOGUE

Autumn Winter 2024-2025



PG NETWORK
PARTNER GROUP NETWORK



LINGVO 24
Multilingual Investment and
Business Assistance Centre



**LIBERLAND
RAILWAYS**
CONSULTING-CONSTRUCTION-DELIVERY



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OPPORTUNITIES HERE IN THE ISSUE:



MANUFACTURING



ENERGY



BUSINESS PROPERTY



TRADING



UK PROPERTY INVESTMENT OPPORTUNITIES



BUSINESS ASSISTANCE SERVICES

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WWW.DIRECTORYINVESTORS.COM
WWW.PARTNERGROUPS.EU

PARTNER GROUP NETWORK, LITHUANIA/LATVIA/UKRAINE

- INVESTMENT ACTIVITIES
- CONSULTING
- BROKERAGE ACTIVITIES
- PERFORMING AGENT FUNCTIONS



PGNETWORK
PARTNER GROUP NETWORK

PGN NETWORK

- ✓ INVESTMENT ACTIVITIES
- ✓ CONSULTING
- ✓ BROKERAGE ACTIVITIES
- ✓ PERFORMING AGENT FUNCTIONS



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[HTTPS://WWW.YOUTUBE.COM/WATCH?V=FI0MGWD8PCS](https://www.youtube.com/watch?v=FI0MGWD8PCS)



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YUZHAKOV@PARTNER-GROUP-NETWORK.COM

LITHUANIAN OFFICE

[HTTPS://DIRECTORYINVESTORS.COM](https://DIRECTORYINVESTORS.COM)
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OPPORTUNITIES FROM PARTNER GROUP NETWORK PARTNERSHIP:

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MANUFACTURING
MANUFACTURING
MANUFACTURING
MANUFACTURING
MANUFACTURING



WATCHES MANUFACTURING

Region: Liverpool, UK

Financials:



- ✓ Minimum investment **of £250,000**
- ✓ In the second year after funding we should achieve a turnover of £250,000 with a gross margin of 20% and steady growth thereafter. This is based on a minimum investment **of £250,000**
- ✓ Company has invested already **£300,000** within previous 4 years
- ✓ Turnover for 2023: **£34,000**

NEED DETAILED INFORMATION?

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ENVIRONMENTAL LABORATORY FOR MICROBIOLOGICAL AND CHEMICAL ANALYSIS

Region: Asia, Jordan

- **TESTING FACILITY**
perform testing services
- **MARKETPLACE**
To sell ready developed method and to be grow to a marketplace
- **VIRTUAL LAB**
AR supported service to help manage laboratory and provide training virtually



Financials:

We are raising 2.5M
USD as series A
equity round

SPENDING DETAILS

- ✓ 1.0 M to establish KSA Lab
- ✓ 700K to expand in Jordan
- ✓ 300K for Marketplace
- ✓ 300K for Virtual Lab/ AR training
- ✓ 200K for operation

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POST-PRODUCTION COMPANY, WEB3 GAME

VIDEO GAMING, BLOCKCHAIN

Region: Europe, Greece

Our partner, post-production company offering high quality Effects & 3D animation services. The main production house is located in Athens, Greece, with studio offices in London and Los Angeles. Our passion and hard work we have earned us several awards and accolades from our peers in the international CG community as well as International known events.

The proposed game is a Web3 innovative car racing game ecosystem developed by a visionary team with two decades of passion and professional experience in CGi Development, Car Racing and Gaming.

Financials:

- **500k USD** (super early seed round to in-house team members only / not outside investors) = **\$0,01 per RC / 5% Allocation**
- **1.1 mil USD** (Private sale to KOLs) = **\$0,015 per RC / 8% RC Allocation** (3-months vesting / 20% release / month)
- **1.3 mil USD** (Elysium Public Launchpad for \$PYR holders only) = **\$0,02 per RC** (no vesting) on Elysium DEX now trading at \$0,027

Total: 20% RC in circulation (now)

Total Raised: 2.9M

FDV Current (live): **\$25 - \$27 Mil**
(depending price)

...now arranging the public NFT CGi Marketplace to go live June 14th + exchange listings (KuCoin, BMEX, Gate.io) and after 6 months Binance, OKX, ByBit



THE EXHIBITION CENTRE THAT SHOWCASES ADVANCED TECHNOLOGICAL PRODUCTS

Region: Europe, Bulgaria

PRODUCT RANGE:

- ✓ Smart Home Solutions
- ✓ Digital Signage
- ✓ Smart Health Devices
- ✓ Robotics
- ✓ Interactive Systems
- ✓ Green technologies
- ✓ Solar panels
- ✓ Drones and Smart vehicles
- ✓ Holograms section
- ✓ Virtual Reality

Financials:

2023 TURNOVER:
200,000 EUR

REQUIRED:
1,500,000 EURO

Owner expects an annual sales of 500,000 euro for the first year and an annual sales of 750,000 euro on second year

EQUITY INVESTMENT:

We invite investors to acquire 10% of the company's shares in exchange for €1,500,000, allowing them to participate in the company's growth and profits.

LOAN:

In the absence of equity investment, we seek a loan of €1,500,000 at a competitive interest rate of 5%, providing a solid repayment plan.

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PET FOOD PLAYER NEEDED!

Partner Group Network is looking for the Pet Production company/ Reseller as a Partner 1 for ready made JV in Latvia with finances injection

READY-MADE DEAL FOR PET FOOD PRODUCTION IN LATVIA

FUNDING HAS BEEN ALREADY AGREED
FROM **€800,000 TO €1,000,000**

This project provides partners with the opportunity to share resources and knowledge to create a successful business with low start-up costs and the prospect of entering international markets.

PARTNER 1

- Gains the opportunity to participate in the creation of modern production with minimal investment, forming a production base for the development of their international business. Ensures reduced production costs, reduced risks and a significant increase in the capitalisation of their business.

PARTNER 2

- Ensures the loading of existing production assets and the transition to a new stage of business development.
- Funding has been already agreed from €800,000 to €1,000,000



**PGN NETWORK.
PET FOOD JV WITH FUNDS
LOOKING FOR THE PARTNER**

DEVELOPMENT OF THE FIRST GREEN HYDROGEN PROJECT IN LITHUANIA



PGN Network:

FIRST GREEN HYDROGEN PROJECT. Lithuania

- Development of the first green hydrogen project in Lithuania
- Initial electrical capacity of the hydrogen electrolyser - 100MW
- Cheap renewable electricity due to high renewable penetration levels in Lithuania (currently >40% with 2030 target 93%)
- Proximity to EU-backed hydrogen pipeline will enable export to Germany and Poland

Preferred Equity Raise €1.5m

Pref. Equity Liquidation preference
2x + participation stake (carry)

15%

Project sale price (base-case)

€5-20m

Pref. Equity multiple (base-case)

2.2x-4.2x

Investment Horizon

2 years

Pref. Equity return (base-case)

€3.3m-6.3m

TUNNEL CAR WASHES IN THE BALTICS

The successful business model that was started in 1998 under the name of “Švaros Broliai” has been expanding rapidly since. The year 2021 marked a significant expansion of the company’s activities, they now offer the three most important services of car cleaning, premises cleaning, supply and production of equipment and materials, and finally, franchise sales and service.



PGN Network.

Tunnel car washes investment opportunity



<https://www.youtube.com/watch?v=HmnGHUHps8k>

Issue and distribution of
new ZEROSUM RE FUND I
fund’s units for the
Acquisition of tunnel car
washes in the Baltics

- ✓ Manager of the fund – ZeroSum Asset Management, UAB
- ✓ Issue size – up to 10 M EUR
- ✓ Estimated size of the the first tranche – 2 – 4 M EUR
- ✓ Investment period of the fund – 2023-2025
- ✓ Planned exit – 2027
- ✓ Expected return (IRR) – 20% (after success fee)
- ✓ Use of the proceeds – financing the acquisitions of „build-to-suit“ real estate properties for automated tunnel car washes, operated by leader in the market (PRO BRO / Švaros Broliai)

SKY WAVE GIN



COMPANY VALUATION
£1.75M

BASED ON SEEDRS RAISE IN
Q4 2022

EQUITY OFFERED
15%

EXIT
STRATEGIC PARTNERSHIP
- OR TRADE ACQUISITION
3-5 YEARS

POTENTIAL MULTIPLE
10.5X

Sky Wave Gin is currently available across the UK and in outlets in France, Spain, Belgium, Luxembourg, Germany and Malta.

We have just signed an importation and distribution deal in Benelux and are in discussions with an importer in Germany, Poland and Scandinavia.

The new packaging is highly attractive to high-end retailers and will leverage new and high-volume routes to market.

NEED DETAILED INFORMATION?

Please drop us a line to
yuzhakov@partner-group-network.com





WE ARE SEEKING £0.5M

Percuro.earth

Sustainable insect protein based pet food specially formulated for the health and well-being of dogs and cats.

Just like you, we deeply love our pets. But, finding a truly holistic healthy food, we found impossible. On top of that, pets leave a huge carbon pawprint on our earth. We share our planet with 500 million companion cats and dogs, who consume an Earth-shattering 20% of the world's meat and fish! But what if we could change that? We all want the best for our pets that also does not cost the Earth. So, we set ourselves a challenge: to create the next-generation pet food for conscious pet parents, starring an innovative and sustainable protein source insects.

NEED DETAILED INFORMATION?

Please drop us a line to
yuzhakov@partner-group-network.com

Gentle food made
for sensitive dogs.



2024

486 947,00 £

2025

885 982,00 £

2026

1 180 987,00 £

2027

1 348 920,00 £

2028

1 558 295,00 £

2029

1 820 013,75 £

INSECT PROTEIN SOLUTIONS FOR THE FOOD INDUSTRY

Region: **Europe, Lithuania**

We represent a company developing a fully automated vertically integrated insect protein business. Started in 2019, our company is committed to creating high-quality insect-derived ingredients for the food industry that excel in nutritional and functional qualities

Problem & Our Solution and Sustainability

We are addressing the need for nutrient-efficient, protein-rich, and sustainably sourced food and feed



Financials

Investment opportunity for
equity investors:

Funding round: **€67M**

Minimum investment: **from €1M** (pool investors)

Expected ROI: **6-7x**

Investment horizon: **5-6 years**

Exit options: **Strategic or financial buyout**

Preliminary Equity Stake: **To be considered**

Our project needs a total of €67 M (€33 M equity & €34M debt) to fund our capital expenditure and working capital needs

- We are in the process of negotiating a debt facility for €34 M
- Currently, we have already secured €8 M for our equity round, and have received a soft commitment of additional €10 M
- At this point, we are looking for a lead equity investor who can contribute between €10 M and €15 M



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BEVERAGE AND BABY FOOD MANUFACTURER

Region: **Europe, Lithuania**

The Company is one of the largest and most advanced producers of natural birch sap in Europe.

We have revived the traditions of birch sap, with a new taste and demand for consumption – the volume of sap production is growing every year, occupying the majority of the factory's activity.

The annual capacity for collecting and processing birch sap is 3,000,000 L.

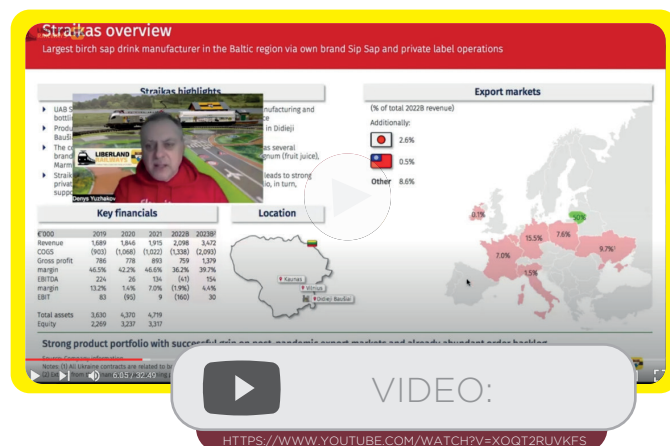
Our Company currently exports to more than 20 markets: Latvia, Estonia, Poland, Sweden, Germany, France, Denmark, Italy, United Kingdom, United Arab Emirates, Finland, Ukraine, South Korea, Oman, China, Israel, Slovenia, Georgia, Japan, Cyprus.



Financials:

The actively operating shareholders are looking for a buyout partner to acquire **45% of the company for at least EUR 1.2m**

Company is also open to consider growth capital as there are plenty opportunities for efficient capital use



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SAFE PRODUCTION. METAL MANUFACTURING COMPANY

Region: **Europe, Lithuania**

Reason of Share Sale:

Need funds for comprehensive marketing and advertising work. Introduction of new product variants (development, certification, etc.)

Financials

Turnover in 2023 is
3.200.000 euros

Cost:
650.000 euros.

Share for sale:
51% of corporate rights of
the enterprise

WHAT IS INCLUDED IN 51% SHARES PROPOSAL:

- ✓ Assets
- ✓ Premises 2500 m2, all listed and additional equipment, technology, patents and trademarks.
- ✓ Website and social networks.
- ✓ Customer base, equipment
- ✓ Organized system of work, which brings constant income. Conducted an inventory of assets.



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MINERAL WATER AND SOFT DRINKS PRODUCTION PLANT

The company specializes in the production of soft drinks and mineral water. The company operates a mineral water well 120 meters deep on its territory. Water studies have shown that the mineral water extracted by the company is of extremely high quality. The company has created its own brand line, which consists of orange and lemon and mineral water drinks bottled in unique design bottles.

Region: **Europe, Lithuania**



Financials:

- Value of assets **791.200 EUR**
- Total estimated investment **10 million EUR.**
- The investment would be absorbed in **3 phases.**



The uptake of **first-stage** investments would take up to 6 months, the uptake of the **second phase** would take up to additional 18 months, and the **third phase** would take 6-8 months after implementing 2-and phase.

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ENERGY
ENERGY
ENERGY
ENERGY
ENERGY

7 MW SOLAR POWER PLANT PROJECT

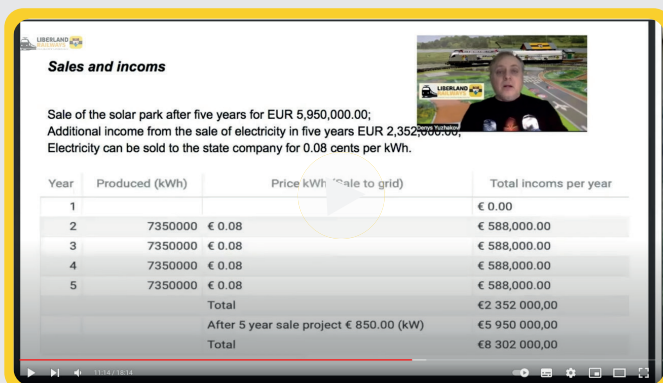
We are a technologically advanced company with a modern approach. We provide services from planning to the implementation of solutions, the development of various energy projects

Region: **Europe, Lithuania**

Financials:

Debt
investor
needed

- ✓ 7 MW solar park has been designed on a 17 Ha plot of land which worth **950,000.00 EUR**
- ✓ The budget of the whole project is **EUR 5,550,000**
- ✓ Our invested part is **EUR 1,110,000**
- ✓ We want to borrow **EUR 4,440.000**
- ✓ Our profit in five years from electricity sales **EUR 2.876.000**
- ✓ Additional income from the sale of electricity in five years **EUR 2.352.000**



Sales and income

Sale of the solar park after five years for EUR 5,950,000.00;
Additional income from the sale of electricity in five years EUR 2,352,000.00;
Electricity can be sold to the state company for 0.08 cents per kWh.

| Year | Produced (kWh) | Price kWh (sale to grid) | Total income per year |
|---|----------------|--------------------------|-----------------------|
| 1 | | | € 0.00 |
| 2 | 7350000 | € 0.08 | € 588,000.00 |
| 3 | 7350000 | € 0.08 | € 588,000.00 |
| 4 | 7350000 | € 0.08 | € 588,000.00 |
| 5 | 7350000 | € 0.08 | € 588,000.00 |
| Total | | | €2 352 000.00 |
| After 5 year sale project € 850.00 (kW) | | | €5 950 000.00 |
| Total | | | €8 302 000.00 |



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PROPERTY
PROPERTY
PROPERTY
PROPERTY
PROPERTY

APARTMENTS AND COMMERCIAL PREMISES

Region: Europe, Vilnius, Lithuania

COMMERCIAL PROMISES

- 516 m2
- **PLOT:**
- 1367 m2

APARTMENTS

- 52 apartments
- total area 1840 m2
- areas from 22 to 66 m2

BUILDING:

- 4150 m2 apartments with commercial floors

Developer:

Company activity – development and sale of real estate, development of individual home urban districts, hotels, apartments and offices in Lithuania.

The projects under development are carried out in the full scope of equipping not only the property for sale, but also arranging the infrastructure with long-term service. The developer concentrates only on ENERGY efficient and sustainable and environmentally friendly buildings.



VIDEO:

[HTTPS://WWW.YOUTUBE.COM/WATCH?V=YG6YZ-C4QZ8](https://www.youtube.com/watch?v=YG6YZ-C4QZ8)

Financials:

PROJECT COST:

9.663.500 EUR

RENT PER 4 YEAR:

2.040.000 EUR

SALES MARGIN:

3.691.500 EUR

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INVESTMENTS IN DEVELOPMENT

Region: Asia, Turkey, Europe, Northern Cyprus

TRUSTED PARTNER:

Development company is an experienced company with a successful portfolio of realized projects.

✓ INVESTMENTS IN DEVELOPMENT

Accumulation of investors' capital for realization of development projects

✓ DEVELOPMENT

We realize custom development projects, bringing your ideas to reality

✓ LAND SEARCH AND SELECTION

Market feasibility analysis, packaging of projects to attract investments

✓ REPRESENTATION IN ASSET PURCHASE AND SALE TRANSACTIONS

Comprehensive support of real estate transactions: from preparation of marketing materials to successful closing

CONSTRUCTION OF RESIDENTIAL COMPLEX IN TURKEY, ALANYA, MAHMUTLAR

TOTAL INVESTMENT VOLUME:

1 120 000 €

MINIMUM SHARE IN THE PROJECT:

25% = 280 000 €

YIELD:

FROM 32%

TOTAL INVESTMENT VOLUME:

3 500 000 €

MINIMUM SHARE IN THE PROJECT:

10% = 350 000 €

YIELD:

FROM 41%

CONSTRUCTION OF RESIDENTIAL COMPLEX IN TURKEY, ALANYA, DEMIRTAŞ

TOTAL INVESTMENT VOLUME:

11 000 000 €

MINIMUM SHARE IN THE PROJECT:

10% = 1 100 000 €

YIELD:

FROM 59%

CONSTRUCTION OF A RESIDENTIAL COMPLEX IN TURKEY, ANTALYA, ALTINTAŞ

TOTAL INVESTMENT VOLUME:

11 502 200 £

MINIMUM SHARE IN THE PROJECT:

10% = 1 150 000 £

YIELD:

FROM 31,2% TO 67,8%

CONSTRUCTION OF A RESIDENTIAL COMPLEX IN NORTH CYPRUS, LEFKE



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POWERING LIBERLAND RAILWAYS

- ✓ INVESTMENT AND FUNDRAISING
- ✓ MARKET RESEARCH
- ✓ BUSINESS CONSULTING
- ✓ FINANCIAL CONSULTING
- ✓ LEGAL CONSULTING
- ✓ HR CONSULTING
- ✓ PRESENTATIONS AND PITCH DECK CREATION
- ✓ BUSINESS PLANS CREATION
- ✓ COMPLEX PROJECTS MANAGEMENT
- ✓ YOUR BUSINESS CRISIS MANAGEMENT
- ✓ YOUR BUSINESS ASSISTANCE IN SELLING, MERGING, PURCHASING
- ✓ CORPORATE TRANSACTIONS
- ✓ TRANSLATIONS 40+ LANGUAGES

EVERY COMPANY NEEDS US!



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WHAT WE CAN OFFER?

Equity % based on current FDV value, or % with SAFE agreement based on the 12-months RC company valuation

\$RC Token % based on current \$RC trading with a fixed value at \$0,025 (that is only possible prior of ex-change listings) with a SAFT agreement of 3-months vesting period / 20% release / month

OPEN TO OTHER BUSINESS COLLABORATION AND SYNERGIES. WE ARE LOOKING FOR LONG TERMS PARTNERS AND SHORTER TERMS STRATEGIC SYNERGIES TO TAKE VIDEO GAMES TO THE NEXT LEVEL !

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AGREEMENT

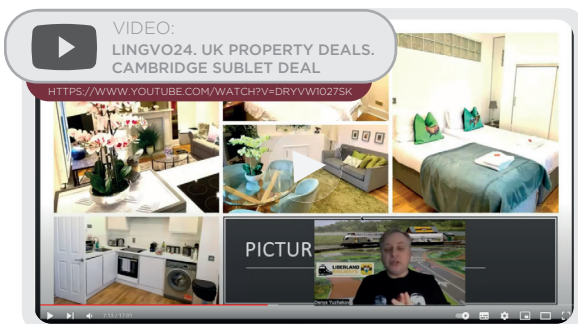
CAMBRIDGE SUBLET DEAL

Cambridge, UK

This is an apartment block in the heart of central Cambridge which contains 4 flats (mix of studio and 1 bed)

Corporate tenant for 36 months, secured from November 2022, very popular block so renewal or new corporate tenant would not be an issue

This means that the incoming investor be operating in funds from day 1



FINANCIALS

NET PROFIT FOR EACH FLAT

INVESTMENT PER UNIT: £10.000

- ✓ Rent from Tenant = £2,100
- ✓ Fixed Management Fees = £150
- ✓ LESS Running Expenses = £1,100
- ✓ Net Profit = £850/month
- ✓ £30,600 is your total Net Profit over 36 months (3 years)

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Switzerland

ARVUT AI ACCOUNTING SERVICE

MAIN PRODUCT OF ARVUT

LANGUAGES

DE

FR

IT

EN

RU

UA

Arvut takes pride in its unique SaaS accounting program, the heart of our project. This tool not only liberates accountants from the routine of working with paper documents and making accounting entries but also provides the ability to work remotely from any device via the Chrome browser, maintaining accounting simultaneously in six.

Arvut's software has been developed and continues to be enhanced by our team of developers. Utilising client- server cluster technology, we provide service to virtually an unlimited number of clients, integrate with existing AI tools, and ensure easy integration with any accounting software on the market.

Required Investment - CHF 1'000'000

THE INVESTMENT OPPORTUNITIES:

ROUND II CHF 20'000

ROUND III CHF 200'000

ROUND IV CHF 250'000

**DIVIDEND PAYMENTS MONTHLY, STARTING FROM THE 25TH MONTH RETURN ON
INVESTMENT CHF 1'250'000**

(9 PAYMENTS OF CHF 200'000 EACH)



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PROJECT
MANAGEMENT

PROJECTS MANAGEMENT

- ✓ Project charter
- ✓ Project Management Plan
- ✓ Project Time Management (WBS, Network Diagrams, Critical Paths, etc.)
- ✓ Setting up Deliverables, Milestones, and Objectives
- ✓ Project Schedule Management
- ✓ Project Cost Management
- ✓ Project Risk Management
- ✓ Development Plan
- ✓ Quality Plan
- ✓ Project Integration Management
- ✓ Project Resource Management
- ✓ Project Communication Management
- ✓ Project Quality Management
- ✓ HR Management

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MARKET RESEARCH

The market research analysis that you will be receiving has satisfied the expectations of hundreds of entrepreneurs, businesses, and investors.

- Complete in-depth analysis of the market, the industry, the competition, and the target customer.
- Do it once and for all.
- An analysis ready to be included in your Business Plan and your Pitch Deck
- An analysis that is ready to defend your business in front of investors
- Unlimited Revisions and Personal Consultations on demand



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LINGVO24 BUSINESS ASSISTANCE SERVICES

- ✓ Market size and basic segmentation
- ✓ Market trends, dynamics, and opportunities
- ✓ Key market players
- ✓ Detailed and segmented market sizing /TAM, SAM, SOM/
- ✓ In-depth market trends, growth rates, innovations, and opportunities
- ✓ Market leaders and market challengers
- ✓ Customer insights
- ✓ Data Visualizations



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TRANSLATIONS 40+ LANGUAGES

24/7/365

Being highly experienced (more than 15 years in the industry) we offer full range of business - marketing and translation services.

- ✓ **translation** - 40+ languages
- ✓ **content creation** (video production, copyrighting, rewriting) - 40+ languages
- ✓ **creation, localisation and management of websites** - 40+ languages
- ✓ **creation, localisation and management of mobile apps** - 40+ languages



LINGVO24 BUSINESS ASSISTANCE SERVICES



ANY QUESTIONS?

WE WILL BE HAPPY TO ANSWER:

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LITHUANIAN OFFICE



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- A COMMON ROAD TO SUCCESS



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