



Investment Packages

Direct to the opportunity. Shaped to you.

Buying property through Phasis Invest is free. Our Essential package covers everything you need to choose and buy the right property, at no cost to you. Signature and Private are optional: they add services some investors want on top, such as a fully remote purchase, a residence permit, interior design or rental setup.

HOW OUR PRICING WORKS

Essential is free and is all you need to buy.

Signature and Private bundle additional services into one fixed fee. Their prices reflect the average market cost of those services, so you pay only for the extras you choose.

Essential

Free no fee

Everything you need to buy, at no cost.

Best for: every investor. Essential takes you from your goals to the right property, checked and negotiated, ready to buy.

What's included

- **Strategy session:** a 60-minute deep dive into your goals, budget, timeline and risk appetite.
- **Investor profile:** a written summary of your objectives and the strategy that fits them: capital growth, rental income, residency, or a combination.
- **Market briefing:** current prices, rental yields and the districts that match your goals.
- **Curated shortlist:** 3 to 5 vetted opportunities from our partner network, selected for you rather than pulled from a catalogue.
- **Return projections:** expected appreciation, rental income and ROI for each shortlisted option.
- **Full financial model:** cash flow, payment plan, holding costs and exit scenarios for each shortlisted property.
- **Developer and legal due diligence:** the developer's track record, delivery history and financial standing, plus title and contract checks through our partners.
- **Negotiation with the developer:** price, payment terms and extras, negotiated on your behalf.
- **Residency and tax overview:** how Georgia's residency and tax rules apply to your situation.
- **Follow-up access:** 30 days of WhatsApp support for questions as you decide.

Deliverables: a personal investment brief (PDF) with your profile, shortlist and projections, the financial model, due diligence findings and the negotiated offer.

Timeline: brief delivered within 5 business days of the strategy session.

Fee: free of charge. Everything needed to buy a property is included.

Signature

\$3,900 one-time fee

Optional: the purchase handled for you, remotely.

Best for: investors who want the paperwork and logistics of the purchase handled for them, remotely, plus access to off-market and pre-launch deals.

Everything in Essential, plus these additional services:

Dedicated service

- A senior advisor as your single point of contact throughout the purchase

Access

- Off-market and pre-launch access: opportunities from our developer partners before they reach the open market

Acquisition

- Video viewing of the property, or a guided site visit in Tbilisi
- Remote purchase handling: power of attorney, notary, certified translation and apostille
- Georgian bank account opening
- Coordination of payments and registration until title is in your name

Completion

- Handover inspection with a written defects list at completion

Deliverables: registered title in your name and a written handover report.

Timeline: typically 3 to 6 weeks from engagement to signed contract. Handover follows the developer's completion schedule.

Payment: 50% on engagement, 50% at contract signing.

Private

\$8,900 one-time fee

Optional: done for you, from first call to rental income.

Best for: investors buying significant property, relocating, or wanting a fully managed experience with a single point of contact.

Everything in Signature, plus these additional services:

Dedicated service

- A senior advisor as your single point of contact, with a direct line and priority response
- First priority on off-market and pre-launch allocations, ahead of other clients
- Portfolio strategy across multiple properties

Residency and structure

- Residence permit through real estate investment (\$150,000+), handled end to end: a renewable temporary residence permit granted on the basis of your property
- Individual entrepreneur or company setup for holding property, where it benefits you
- Tax residency and structuring consultation with our partner tax advisor (up to 2 hours)

Ready to earn

- Interior design for up to 100 sq.m and furnishing through our partners, ready for tenants. Additional area at \$25 per sq.m + VAT
- Rental launch: property manager onboarding, professional photography, and short-term or long-term tenant placement

Visit and aftercare

- Complimentary accommodation in Tbilisi for up to 5 nights
- Private visit: airport transfer, chauffeur for viewing days, private viewings and partner meetings
- Quarterly performance reports for the first year, covering rental income and valuation
- Exit planning: resale strategy and timing whenever you choose to sell

Deliverables: everything in Signature, plus your residence permit, a rental-ready property and quarterly reports.

Timeline: purchase as in Signature. The residence permit is typically issued within 2 to 4 weeks of title registration, subject to approval by the Georgian authorities.

Payment: 50% on engagement, 50% at contract signing.

Side by side

	Essential	Signature	Private
Price	Free	\$3,900	\$8,900
Strategy session and investor profile	✓	✓	✓
Curated shortlist and projections	✓	✓	✓
Full financial model	✓	✓	✓
Developer and legal due diligence	✓	✓	✓
Negotiation with developer	✓	✓	✓
Remote purchase, bank account, registration		✓	✓
Handover inspection		✓	✓
Dedicated senior advisor		✓	✓
Off-market and pre-launch access		✓	✓
Residence permit through real estate (\$150,000+)			✓
Company or IE setup, tax consultation			✓
Interior design (up to 100 sq.m), furnishing and rental launch			✓
5 nights' accommodation and private visit			✓
Quarterly reports and exit planning			✓

Add-ons

Add-on	Price
Off-market Old Town sourcing	\$1,500
Source of funds and transfer documentation support	\$390
Financing support with Georgian banks for non-residents	\$490
Interior design by our international partners and furnishing Private clients: first 100 sq.m included, then \$25 per sq.m + VAT	\$35 per sq.m + VAT, plus furniture
Residence permit annual renewal	\$290 per year
Annual rental income tax filing	\$450 per year
Portfolio monitoring after year one	\$1,200 per year
Resale service	1.5% of sale price, min. \$2,500

Terms

- **Prices:** all prices include VAT, except interior design, which is charged + VAT.
- **Scope:** Essential is free. Signature and Private are optional one-time fees for additional services, covering one investor and one property purchase. Additional properties are quoted separately.
- **Not included, paid by the client:** property taxes, the purchase price, travel to Georgia, and the cost of furniture itself.
- **Payment:** Essential is free of charge. Signature and Private are paid 50% on engagement and 50% at contract signing.
- **Residence permit:** the decision to grant a residence permit rests solely with the Georgian authorities. Phasis Invest prepares and submits the application but cannot guarantee approval or processing times.
- **Transparency:** Phasis Invest may also receive compensation from developers. We disclose this to every client.