

ILYA SOROKA

BUSINESS PROFESSIONAL

Ilya's experience includes developing charter schools, residential and commercial properties.

Since founding his development company in 2019, Ilya has participated in \$100,000,000 worth of development around Florida and South Carolina.

CONTACT

 +1-904-881-6603

 ilyasorokajax@gmail.com

PROFESSIONAL EXPERIENCE

2025- Present Chairman and Chief Development Officer, Outreach Education LLC

2023-2025 Chief Executive Officer, Outreach Education LLC

2021-2023 Chief Executive Officer, Global Leadership Academy Inc,

2019- Present Managing Principal, EDU Development



REAL ESTATE EXPERIENCE

Residential Experience

TOWNHOMES & CHURCH • JACKSONVILLE, FL

- 69 Townhome lots developed and sold to David Weekly Corp. (Northside- Jacksonville, FL) (\$2,200,000)
- 142 Townhome lots sold to Lennar Corp. (Town Center, Jacksonville, FL) (\$7,000,000)
- 186 Townhome lots developed and sold to Lennar Corp. (Arlington- Jacksonville, FL) (\$4,200,000) Project Complete (Acquisition, Design, and Development) Living Stream Church

Commercial Experience

COMMERCIAL EXPERIENCE • APARTMENTS & SELF STORAGE • JACKSONVILLE, FL

- Arlington Road Commercial Plaza (Acquisition, Design, and Development) (\$2,500,000)
- Cube Smart Self-Storage Facility (Acquisition, Design and Development) Project Complete

Charter School Real Estate Projects

SCHOOL FACILITIES • FL, SC

- River City Science Academy Innovation (70,000 sq/ft) (Financing, Design, and Development) (Project Amount \$15,000,000)
- Green Charter School Low Country (Charleston, South Carolina 35,000 sq/ft) K-8 (Financing, Design, and Development) (\$8,000,000)
- Green Charter School (\$50,000,000) Bond Financing Real Estate Due
- Diligence for Greenville Renewable Energy Charter School) (Greenville Campus, Spartanburg Campus, Irmo Campus, Charleston Campus, and Mauldin Campus) Financing only
- Somerset/ Seaside Dunn Ave Campus (Due Diligence, Coordination)

COMMUNITY WORK

- GOCA Foundation Founder and Board Chair
- Living Stream Church Building Committee Member
- Slavic Missionary Bible School Advisor
- Rotary International Crisis Relief

ILYA SOROKA

RECENT PHILANTHROPIC ACTIVITIES

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Whatever it takes: Jacksonville men find meaning in war-torn Ukraine, plan to return

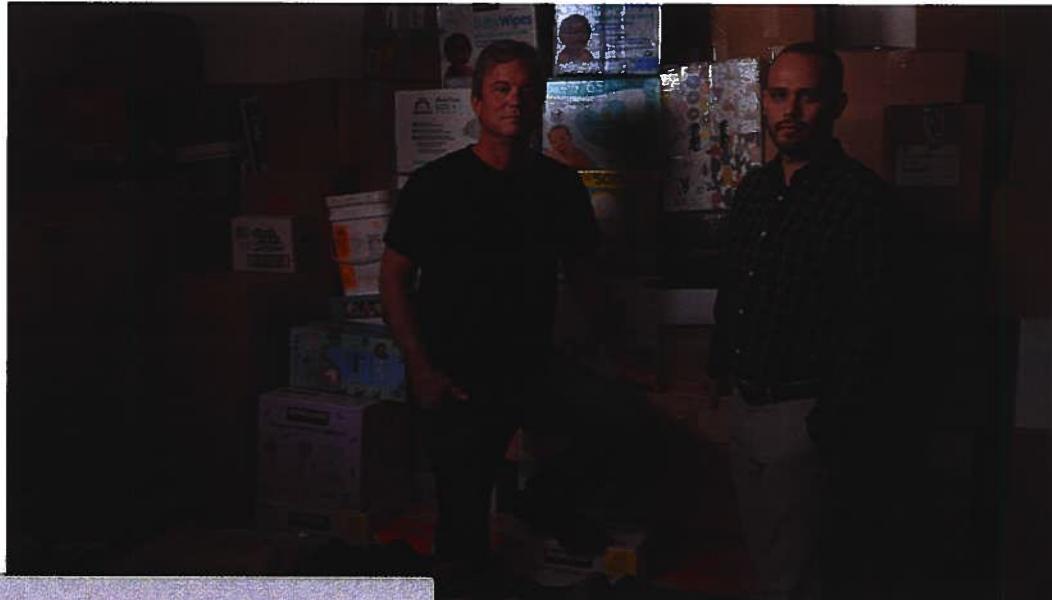


Matt Soergel

Florida Times-Union

Published 10:47 p.m. ET April 18, 2022

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REFERENCES

ILYA SOROKA



OFFICE OF THE CITY COUNCIL

KEVIN CARRICO
COUNCIL MEMBER, DISTRICT 4
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E-MAIL: KCARRICO@COJ.NET

117 WEST DUVAL STREET, SUITE 425
4TH FLOOR, CITY HALL
JACKSONVILLE, FLORIDA 32202

To Whom It May Concern,

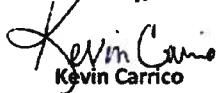
Ilya Soroka was introduced to me in 2020 during my election campaign as a charter school advocate and developer. In the years since then I have worked closely with Ilya to bring School Choice to District 4, Develop and Redevelop real estate properties in my District and support local philanthropic efforts.

Ilya and I were able to work together to bring GOCA Arts to part of my District that needed more school choice and relief from overcrowded schools. His efforts through that process resulted in a successful rezoning and peaceful neighbors.

Ilya has also worked in my District to set up a warehouse for taking in and distributing donations to Ukrainian Refugees. His team quickly mobilized and has since partnered with Baptist Health, Rotary Clubs, Mayo Clinic, Lutheran Social Services and more to deliver help to refugees locally and aboard.

For the reasons listed above and many more I would like to recommend Ilya Soroka for any future in devours and work that may come across his path. His team and him are a pleasure to work with and a blessing for the City of Jacksonville.

Sincerely,


Kevin Carrico

REFERENCES

ILYA SOROKA



LIVING STREAM
CHURCH

To Whom It May Concern,

For the past two years, Ilya Soroka has been serving on the Living Stream Building Committee. Ilya has been the pioneer of getting this project on its feet and moving forward with fast momentum. He is a very dedicated, responsible, and active member of the committee. He is more than capable of assimilating and performing new tasks, and so it is with great enthusiasm that I can personally recommend him for any future positions.

In preparing the contract for this building project, due to Ilyas' concern for his local community and his unwavering research methods, our project has turned a corner in its history and overcome the planning phase which was bogging down development plans. Ilya puts in long hours in making sure the deadlines are met. In addition to being excellent in anything he does, he is also a great team leader and a pleasure to work with.

Over the years, I have dealt with many contractors and I can attest that Mr. Soroka displayed a level of professionalism that is seldom matched. With his strong desire to do good for the community, Mr. Soroka will make an invaluable asset to any team and he merits my highest recommendation.

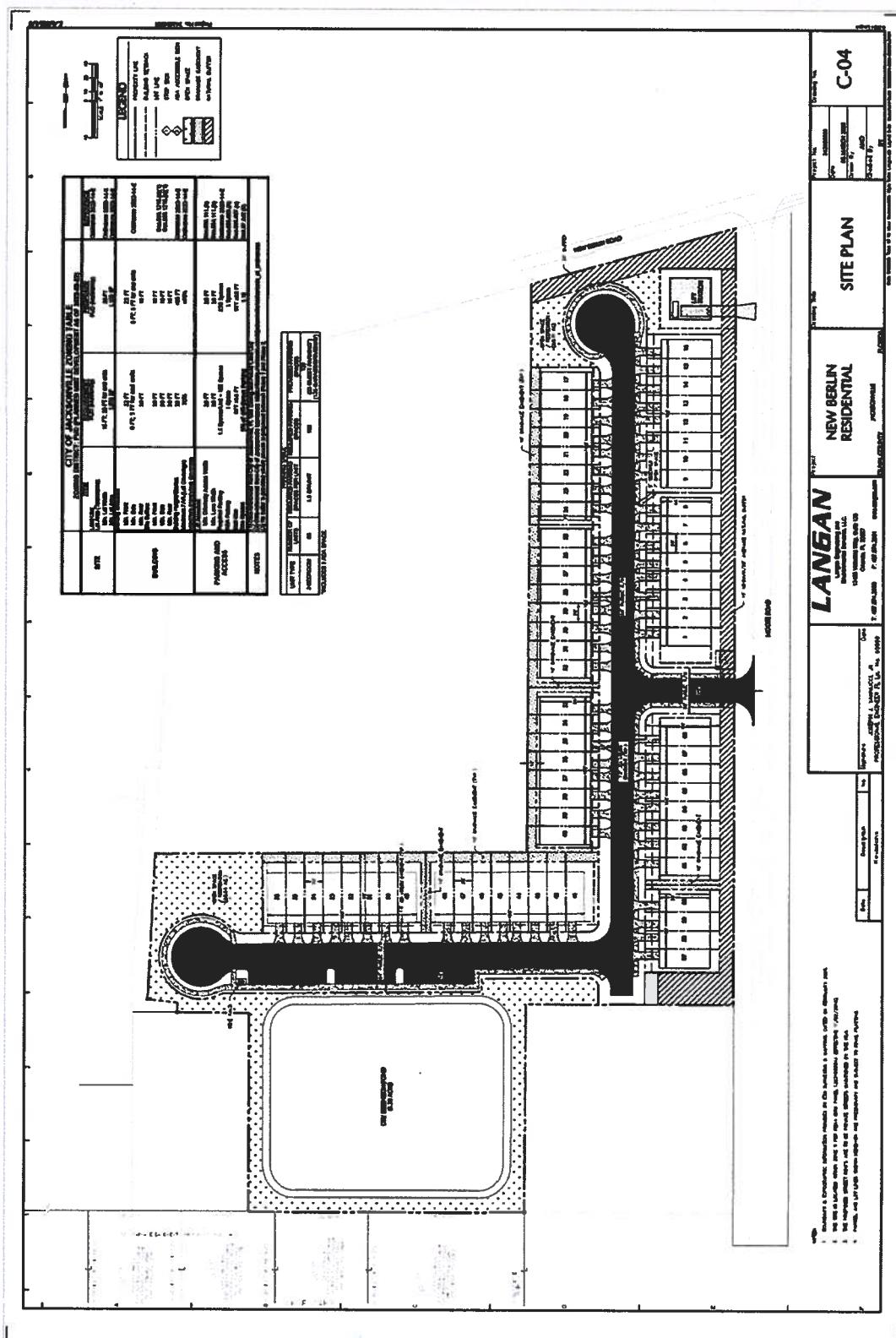
Please let me know if you have any other questions (I can be reached by email at office@lscjax.org).

Regards,

Bogdan Bondarenko

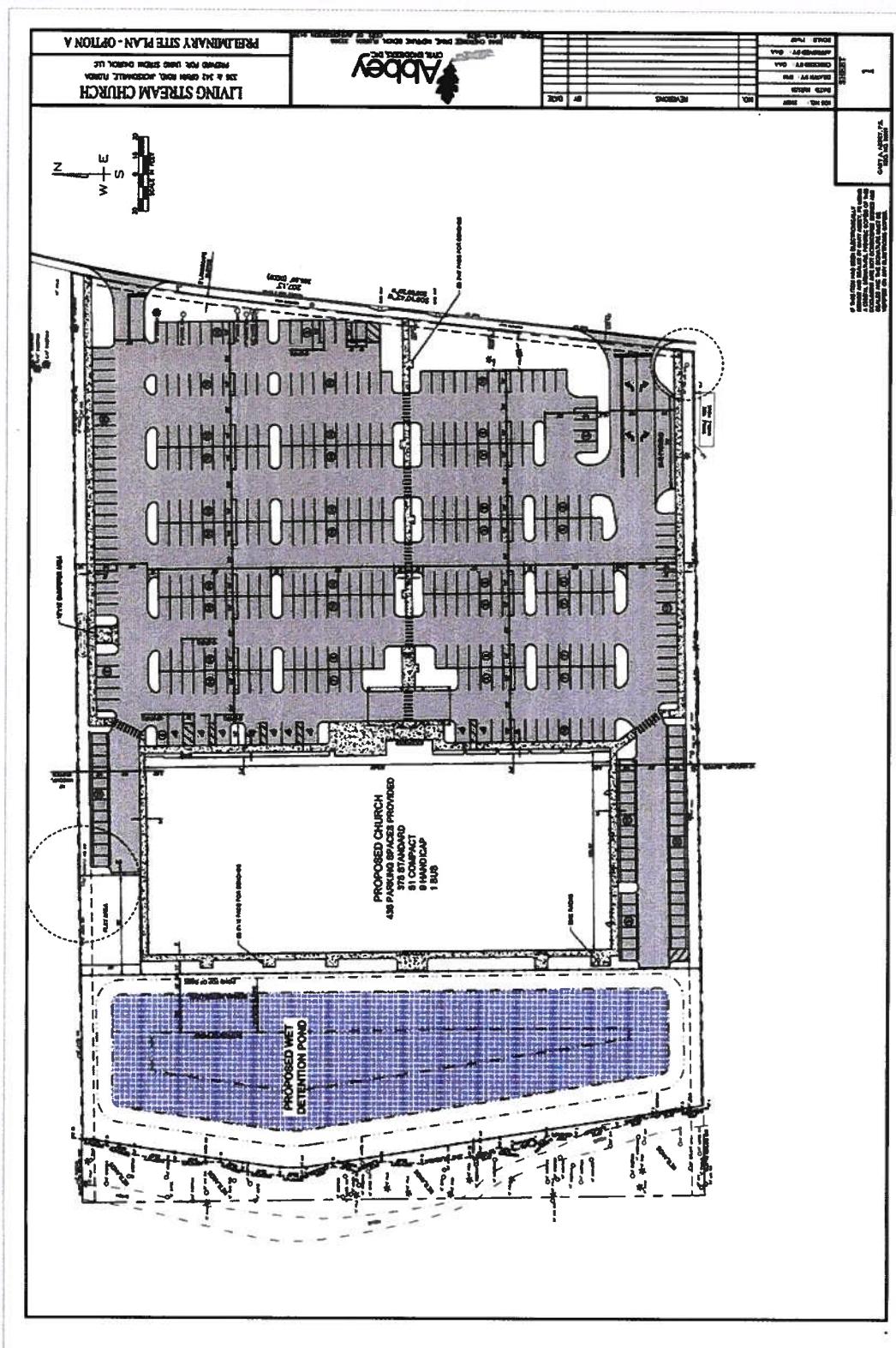
PROJECTS PORTFOLIO

David Weekly Sale, 69 Townhomes, \$2,200,000



PROJECTS PORTFOLIO

Living Stream Church \$30,000,000 (Board Member)



PROJECTS PORTFOLIO

GOCA Arts: Rezoning, Development and Financing
Project Size: \$18,000,000

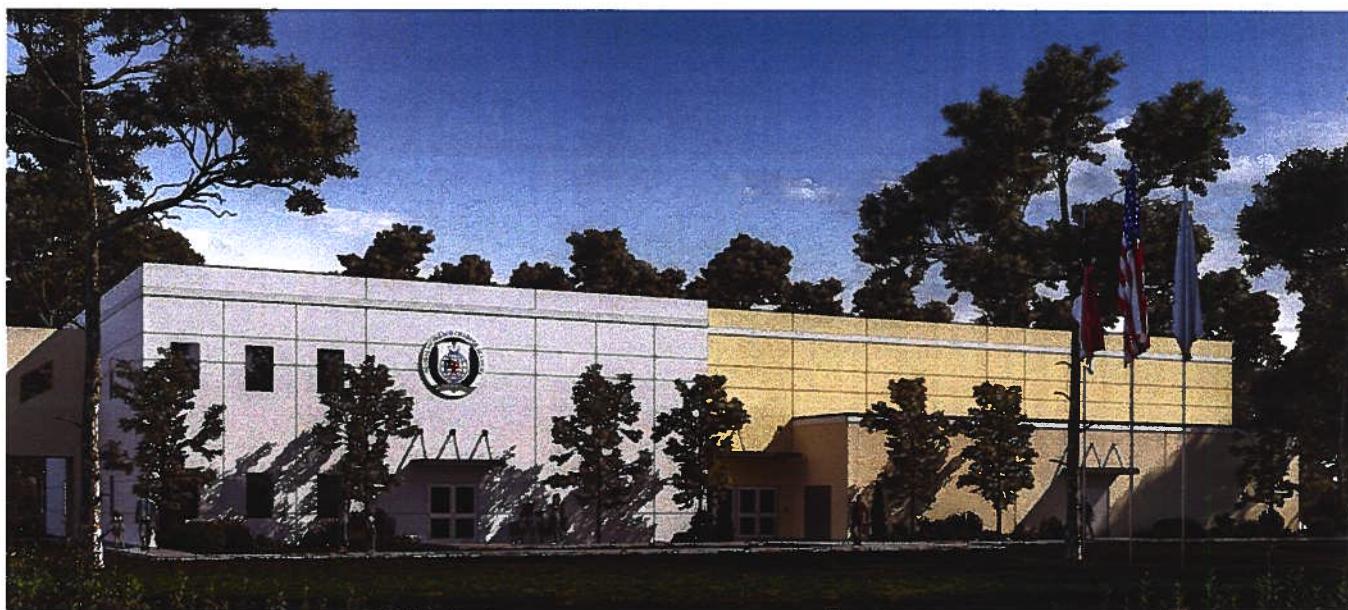


PROJECTS PORTFOLIO

Project Name: GOCA Grizzly, Cub and High School Campus

Project Involvement: Design, Development, and Financing

Project Size: \$25,000,000



PROJECTS PORTFOLIO

Project name: River City Innovation Campus

Project Involvement: Design, Development, and Financing

Project Size: \$14,000,000



PROJECTS PORTFOLIO

Project Name: Green Charter School Loe Country

Project involvement: Design, Development, and Financing

Project Size: \$8,000,000



This project involved refinancing 3 properties around the state of South Carolina totaling around \$50,000,000.

PROJECTS PORTFOLIO

Project Name: Lennar Towncenter Townhomes

Project involvement: Development, and Financing

Project size: 142 Townhomes entitled lots was sold to the Lennar Corp.

Exhibit A



1 SITE DEVELOPMENT PLAN

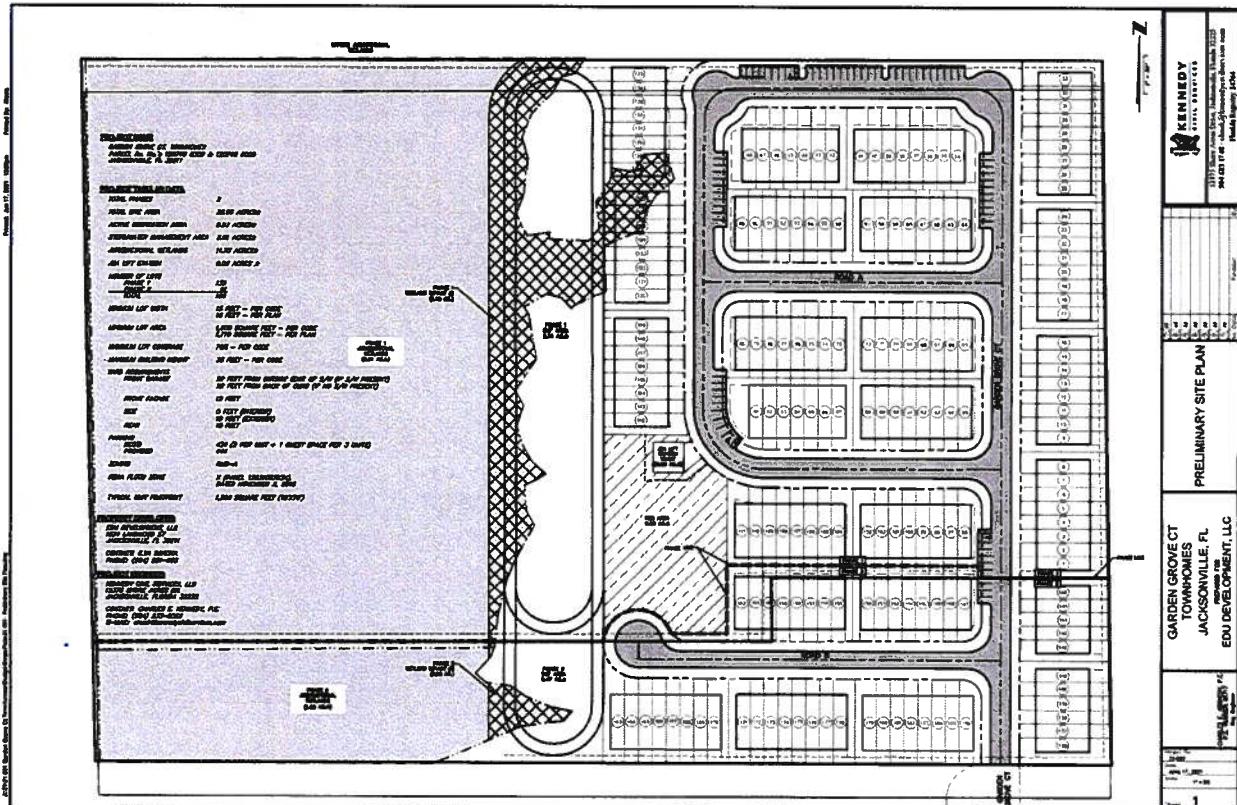


PROJECTS PORTFOLIO

Project Name: Bartley Townhomes

Project involvement: Design, Development, and Owner

Project size: 186 TownHomes under contract to sell to Lennar Corp.

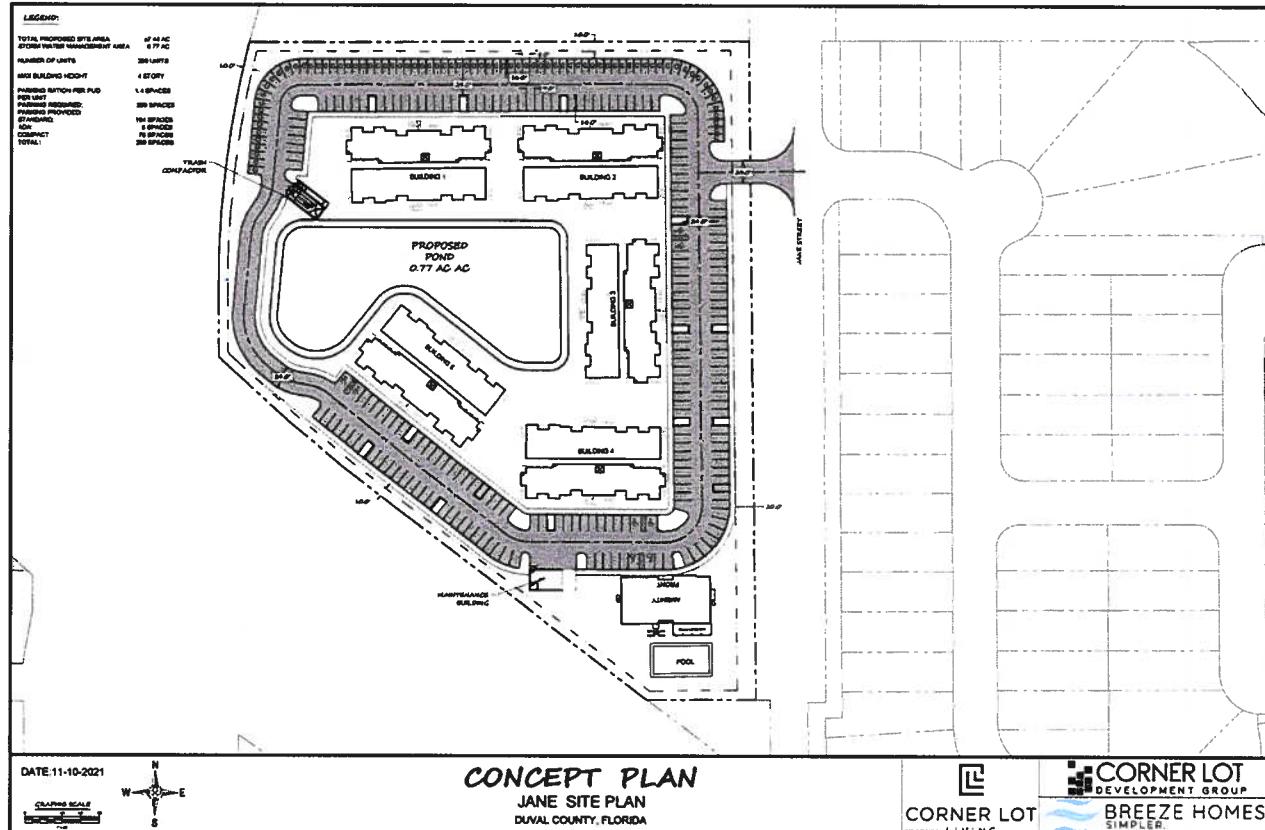


PROJECTS PORTFOLIO

Project name: Jane Street Apartment Development

Project involvement: Design, Development, Owner

Project size: 200 Multi-Family Development



The project is currently in the process of an Eminent Domain taking