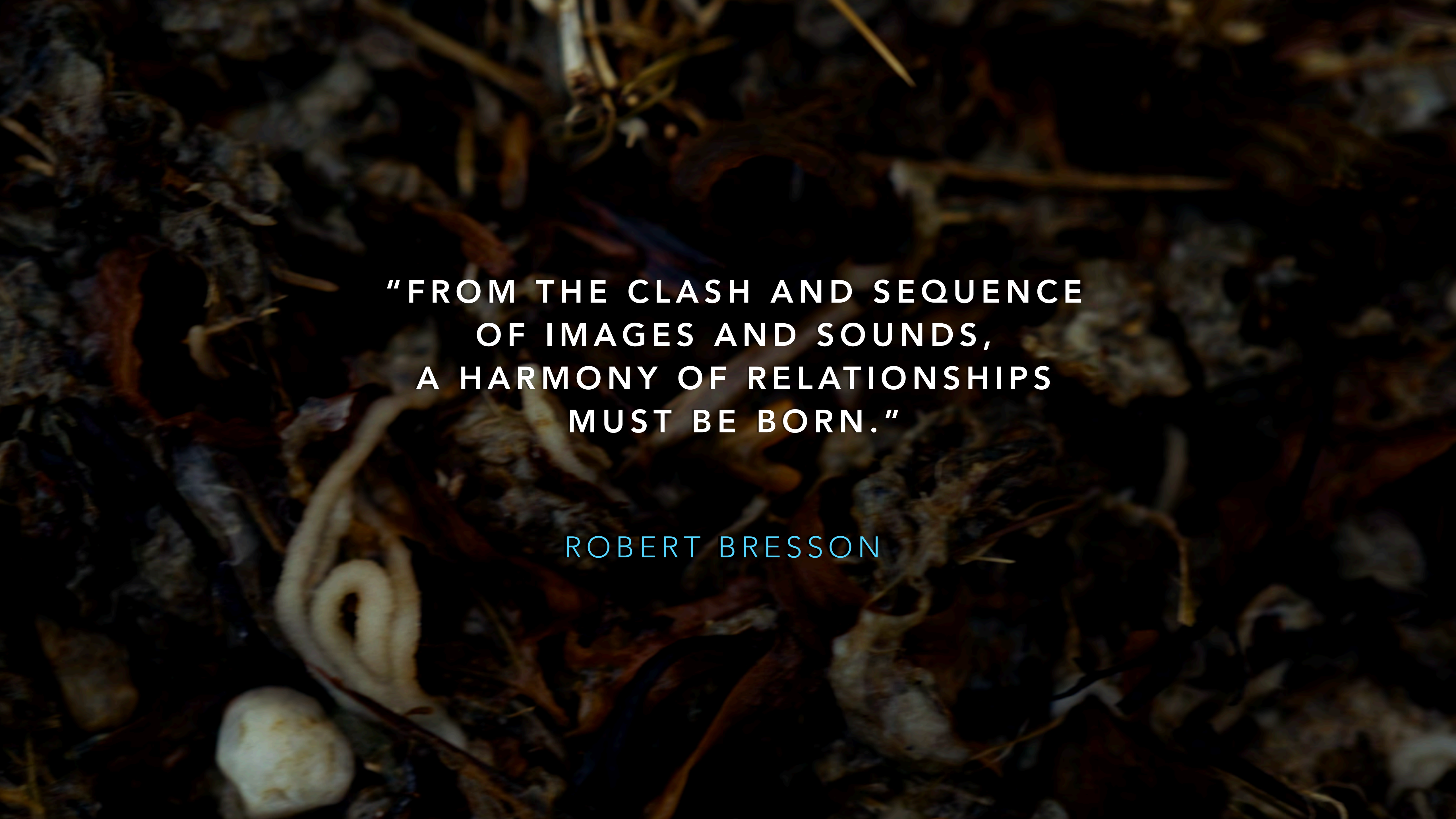




FEATURE FILM

BEACH TOWN MAIDENS

(WORKING TITLE)

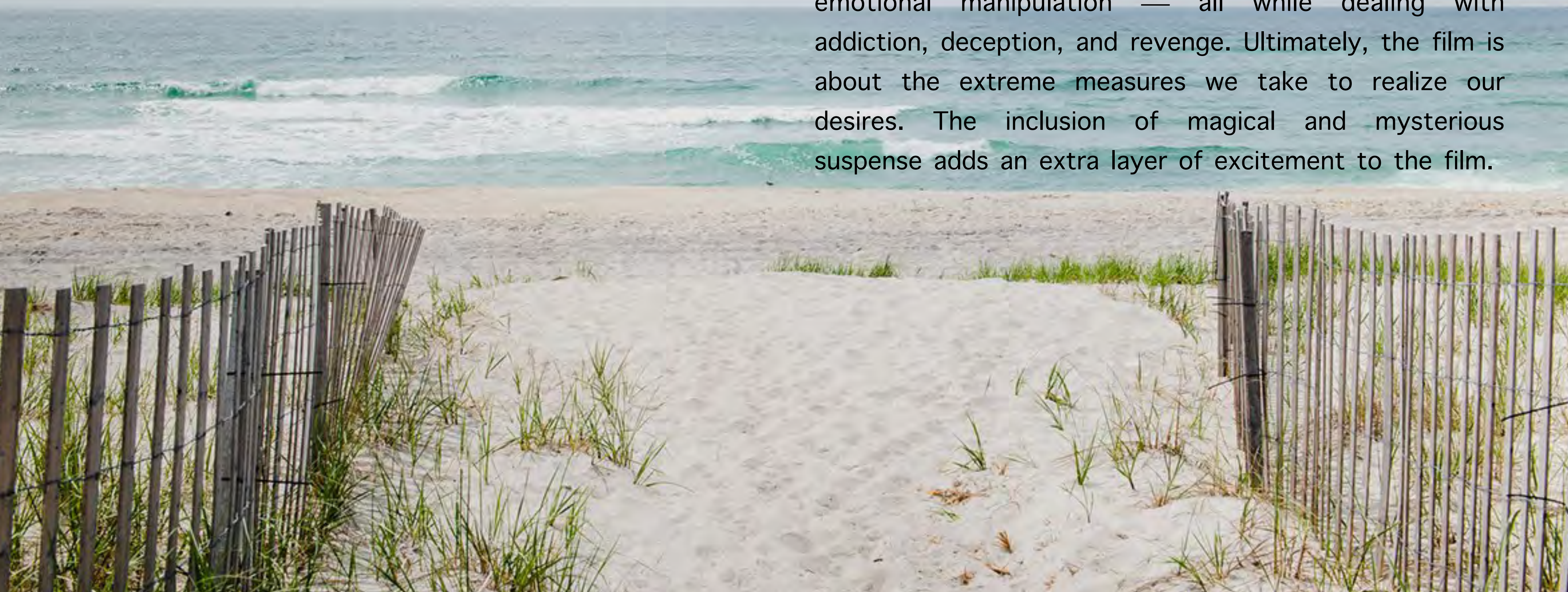
A dark, textured background of dried leaves and twigs, with a quote in white text.

"FROM THE CLASH AND SEQUENCE
OF IMAGES AND SOUNDS,
A HARMONY OF RELATIONSHIPS
MUST BE BORN."

ROBERT BRESSON

LOGLINE: During a summer spent in a glamorous Hamptons beach town, an unassuming European exchange student falls in love with an entitled local heir, despite warnings from a more experienced student, and finds herself caught up in a web of lies, deceit – and possibly murder.

Beach Town Maidens is a romantic thriller with elements of magic realism. It explores the limits of human obsession, the need for control, and the perils of emotional manipulation — all while dealing with addiction, deception, and revenge. Ultimately, the film is about the extreme measures we take to realize our desires. The inclusion of magical and mysterious suspense adds an extra layer of excitement to the film.



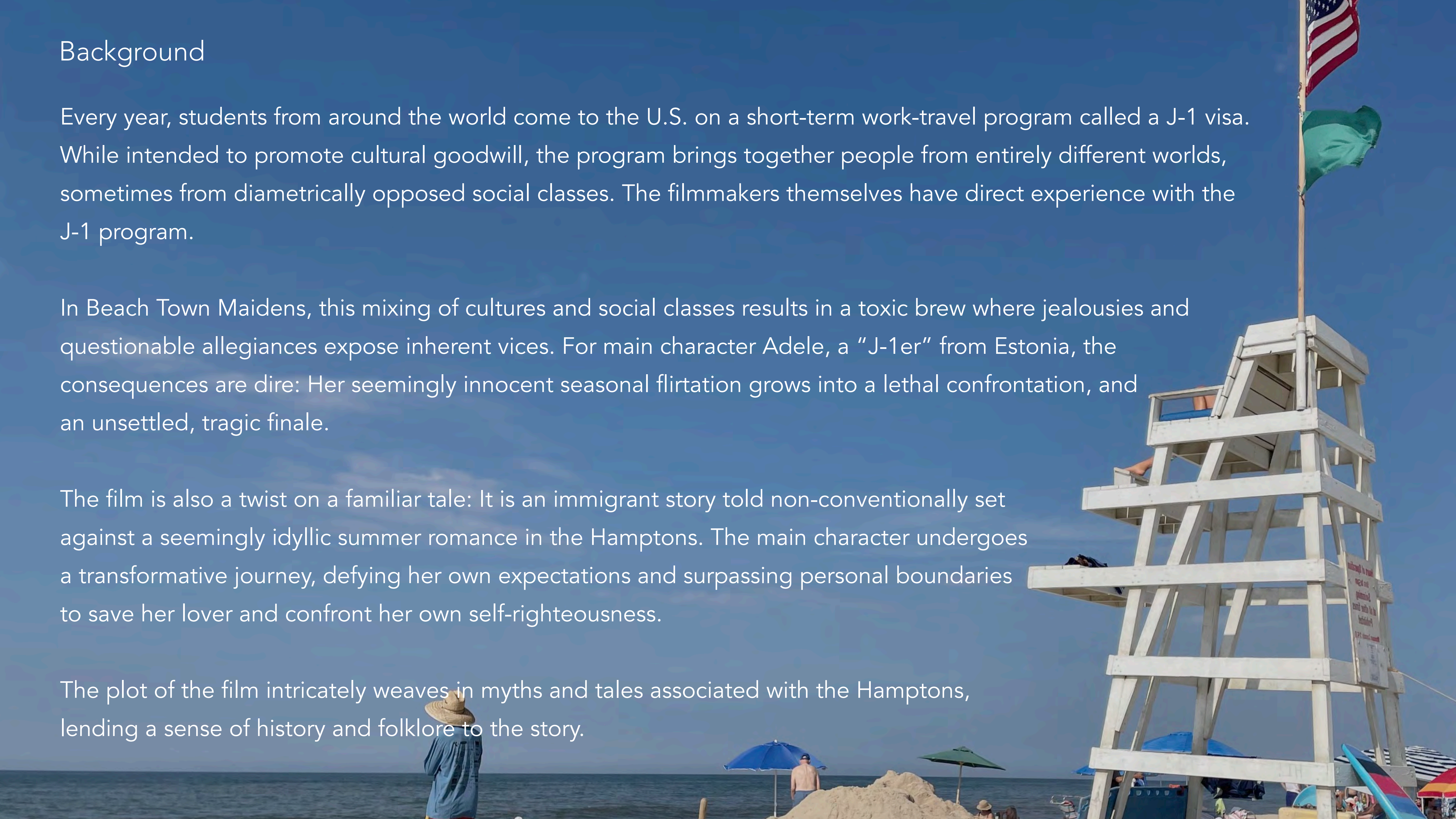
Background

Every year, students from around the world come to the U.S. on a short-term work-travel program called a J-1 visa. While intended to promote cultural goodwill, the program brings together people from entirely different worlds, sometimes from diametrically opposed social classes. The filmmakers themselves have direct experience with the J-1 program.

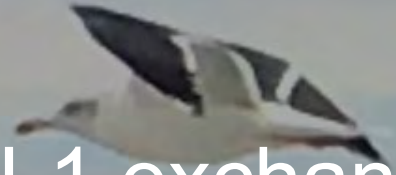
In *Beach Town Maidens*, this mixing of cultures and social classes results in a toxic brew where jealousies and questionable allegiances expose inherent vices. For main character Adele, a “J-1er” from Estonia, the consequences are dire: Her seemingly innocent seasonal flirtation grows into a lethal confrontation, and an unsettled, tragic finale.

The film is also a twist on a familiar tale: It is an immigrant story told non-conventionally set against a seemingly idyllic summer romance in the Hamptons. The main character undergoes a transformative journey, defying her own expectations and surpassing personal boundaries to save her lover and confront her own self-righteousness.

The plot of the film intricately weaves in myths and tales associated with the Hamptons, lending a sense of history and folklore to the story.




The Story



Adele, a J-1 exchange student from Estonia, arrives in the Hamptons for a summer of work and travel. She falls in love with Kyle, the entitled son of a local billionaire, and befriends fellow J-1er Teresa, who cautions her against the relationship. However, Teresa is also on a mission to investigate the mysterious disappearances of other J-1 girls who worked with her in previous summers. As the story unfolds, Teresa's rage intensifies, causing her to develop strange green flickers on her skin.

Despite Teresa's warnings, Adele moves in with Kyle and forgets about her fiancé back home. Kyle later breaks up with her, sending himself on a drug binge where he is haunted by ghosts. Adele saves him from overdosing, but Teresa seeks revenge on Kyle for past wrongs that she blames on him. She goes on a killing spree, covering up her actions by claiming the victims drowned in riptide currents. Teresa's supernatural qualities become increasingly prominent and evident.



In a final confrontation between Adele and Teresa, Teresa is fatally injured by accident. However, her body cannot be located by the police, leaving Adele to fear her possible return for revenge. Despite this, Adele chooses to stay with Kyle and help him reassess his life, much to the relief of his parents. The story is infused with mystical elements, with myths of the Hamptons woven into the plot.



NO EXIT (2022)

Excellent thriller told within a confined space and a tight time frame. A simple production loaded with value using only a handful of main players and a main action location.

BEAST (2017).

A psychological thriller set on a seashore, praised for its stunning visuals, nuanced performances, and deft handling of complex themes.



ALL GOOD THINGS (2010).

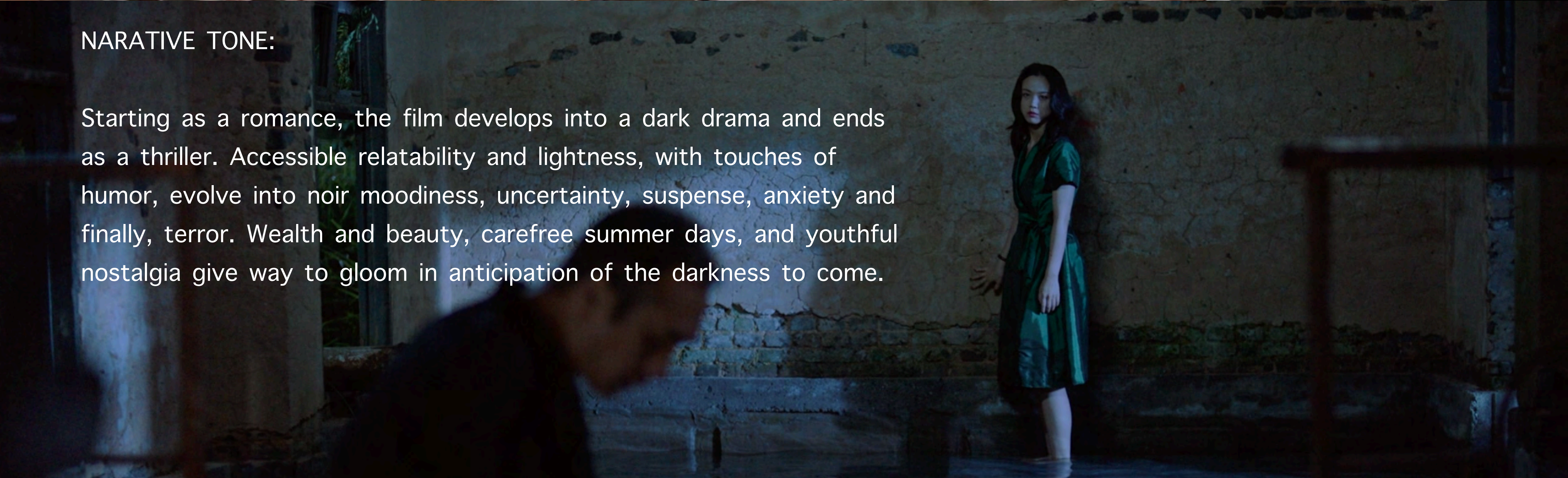
A stylish romance that goes not just wrong, but totally mad.



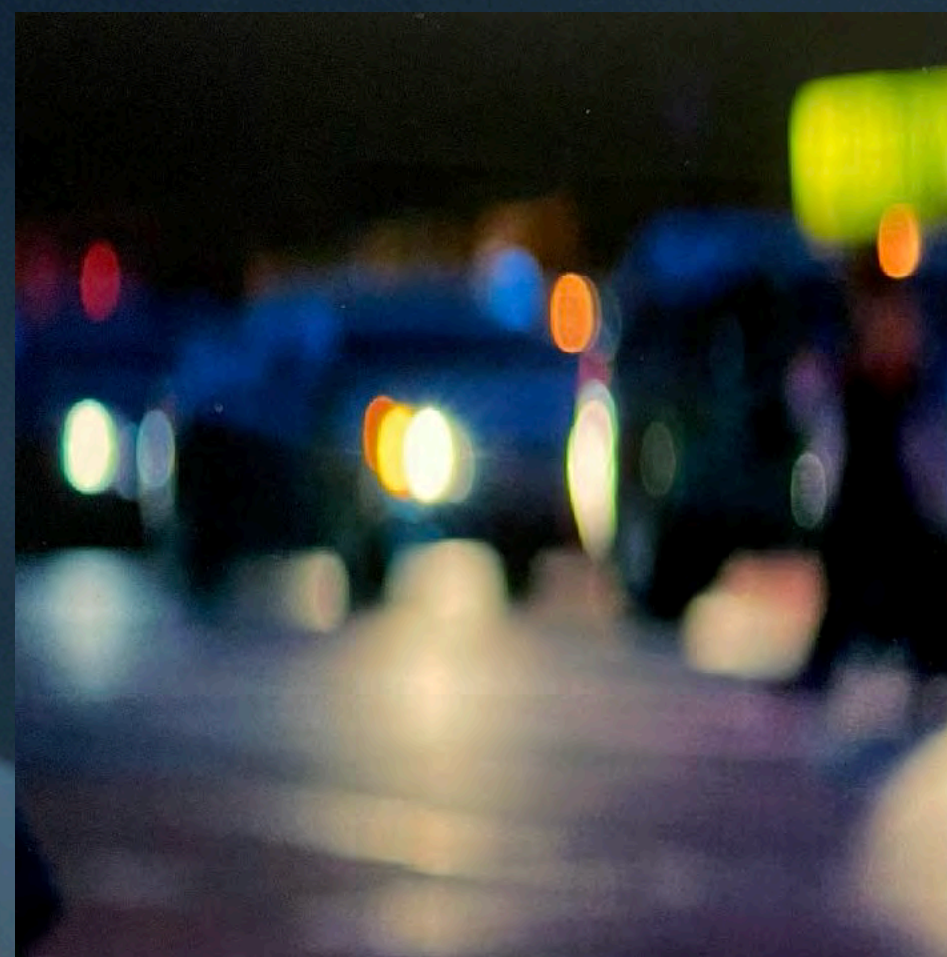


NARRATIVE TONE:

Starting as a romance, the film develops into a dark drama and ends as a thriller. Accessible relatability and lightness, with touches of humor, evolve into noir moodiness, uncertainty, suspense, anxiety and finally, terror. Wealth and beauty, carefree summer days, and youthful nostalgia give way to gloom in anticipation of the darkness to come.



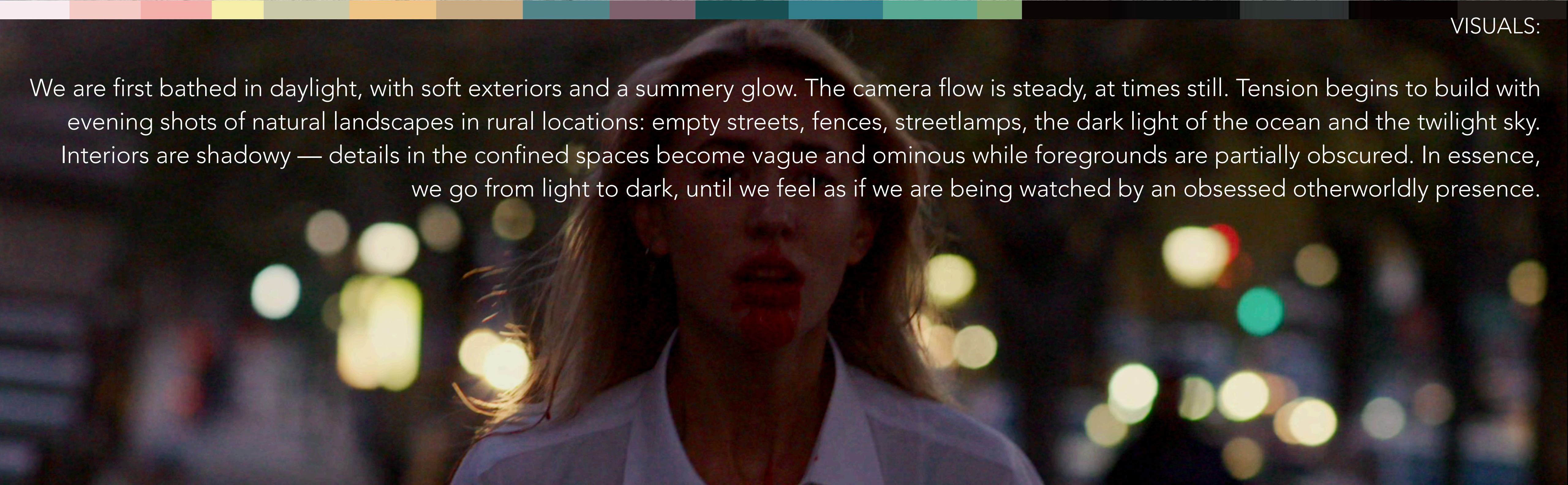
OTHER REFERENCES:





VISUALS:

We are first bathed in daylight, with soft exteriors and a summery glow. The camera flow is steady, at times still. Tension begins to build with evening shots of natural landscapes in rural locations: empty streets, fences, streetlamps, the dark light of the ocean and the twilight sky. Interiors are shadowy — details in the confined spaces become vague and ominous while foregrounds are partially obscured. In essence, we go from light to dark, until we feel as if we are being watched by an obsessed otherworldly presence.



ADELE: Eastern-European exchange student, 23.
Arrives in the Hamptons hoping to save money for her wedding.
Questions her dreams when she discovers that freedom
and real passion appeal more in her new setting.

- Cast: Sif Saga

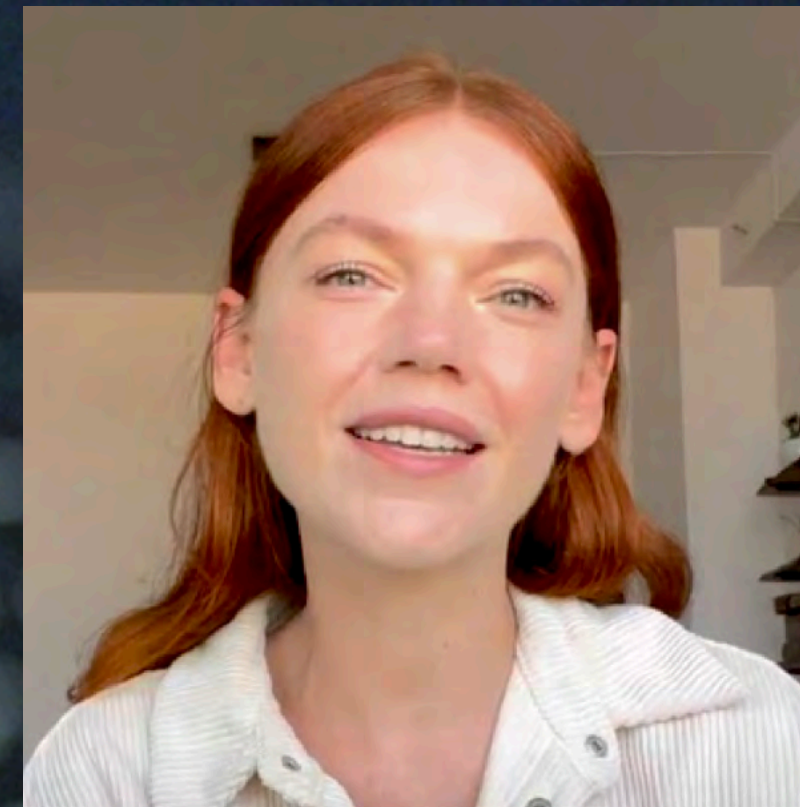


KYLE: Son of a local billionaire, 36
Entitled. Seeks a passion to call his own and please
his demanding parents. But the hedonism of the Hamptons
lifestyle is an escape from all his problems.

- Cast: Griffin Blazi

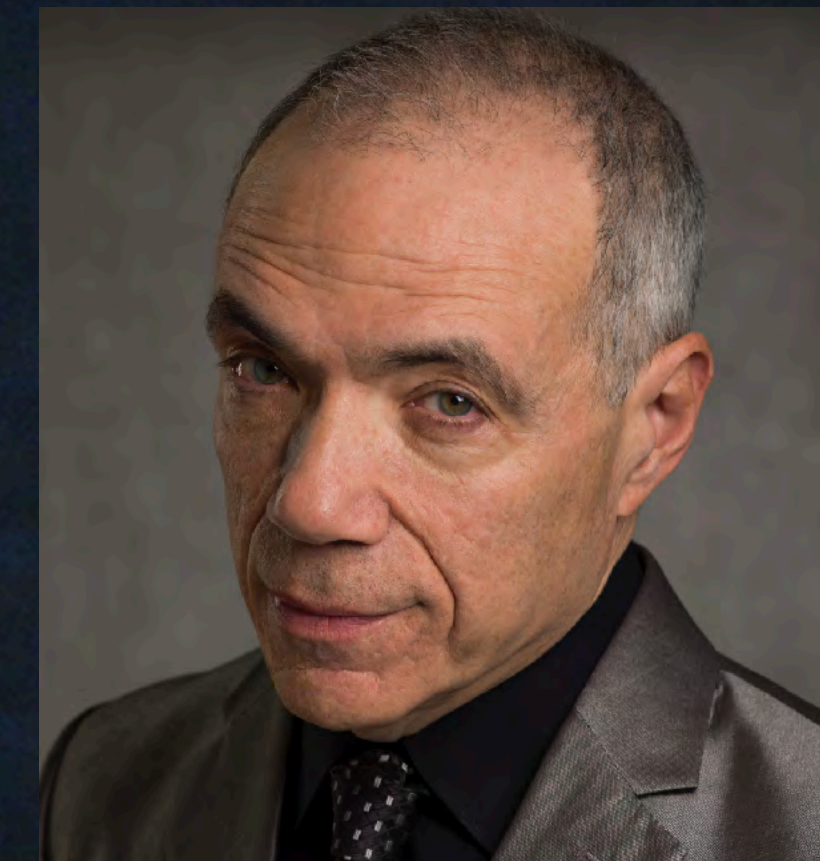
TERESA: Eastern-European exchange student, 25
Has worked in the Hamptons the past few summers but feels she has been wronged and eventually seeks revenge — with Adele as her pawn.

Cast: Agnes Artych



WILLIAM, Kyle's Father, 72.
Local billionaire who owns practically the entire town, he wants get Kyle to straighten up.

Cast: Michael Takiff



DEREK: American, Kyle's friend, 36.
Secretly in love with Kyle and the main source of Kyle's lack of ambition and constant partying. Derek is an entrepreneur and a son of the police chief.

Cast: Leonys Delossantos



KIM: American, Kyle's friend, 36.
Rich heiress, ex-fitness instructor,
who spends her life socializing and
drinking. She still fantasizes about
Kyle when he was her high school
sweetheart.

Cast: Jessica Kaye



LISA: American, 23.
Summer coffee shop worker, she is not
as popular with the rich heirs as other
young women in her group. The thought
of not being attractive makes her angry.

Cast: Su Yilmaz



BRANDON: American, 42
Coffee shop manager. Very proud of having
a responsible position and thinks that
makes him attractive to the opposite sex.
His jokes are corny.

Cast: Nick Weber



CHAD and MOMOKO.

Party couple, always around at Kyle's parties,
Always in search of vicious adventures and
getting in trouble.

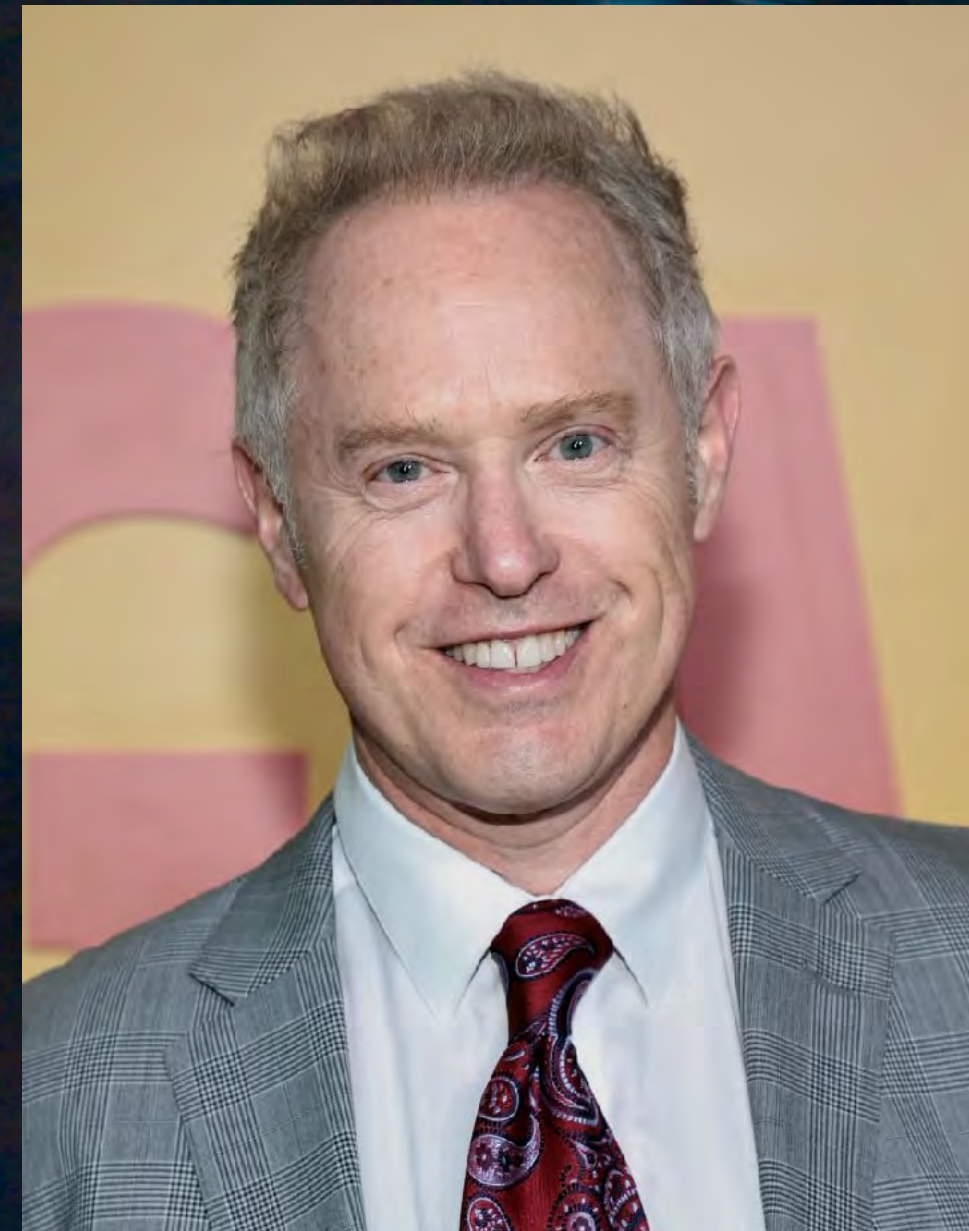
Cast: June Asai, Cormac Lawler



DETECTIVE/CHIEF OF POLICE.

A very tired law servant, mostly following
William's orders, but strongly willing to do good
for the community.

Cast: Raphael Sbarge



Team



Director Of Photography FEDOR LYASS

Fedor Lyass is one of Russia's top award-winning cinematographers. A Moscow's famous VGIK graduate, Lyass has worked with many of the top Russian mainstream and independent directors and gained widespread recognition for his work. With technically innovative and modern visual style being his trademark, he shot some of the most high-grossing films in the local box-office, like soccer drama *The Coach*, and *Soulless*, an atoned trader story based on a best-selling novel. Lyass has worked in different genres, be it a small-budget art film (*I'll Be Around*) or a period TV show (sixties-set *The Thaw* is considered one of the best shows in the Russian language to this day). Lyass has received many awards for his work. Following the box office hit *Hardcore Henry* (2015), a POV action film directed by renowned director Ilya Naishuller, Lyass started working in the US. He has shot a crime thriller *Awake*, starring Jonathan Rhys Meyers, an arthouse romance *Middleground*, and a sci-fi thriller *AntiSocial.App*. His most recent works include the cyberpunk series *Darknet* and a sci-fi film *Free Fall* about an astronaut lost in space, filmed using virtual production technology.



Writer/Director DMITRIY ROZIN

Dmitriy's family immigrated to New York in 1992 as ex-USSR Jewish refugees. He has a BA in Film Production from Brooklyn College, an MFA in Computer Graphics and Interactive Media from Pratt Institute, and an MFA in Film Directing from Feirstein Graduate School Of Cinema.

His editing and camera work track record include both narrative and documentary films presented in most major festivals, as well as commercial spots for TV and web, industrial promotional videos, and music videos. Dmitriy has also worked internationally in Western Europe, Russia, Japan as a cameraman and an editor. He often works in languages he does not speak. To this day Dmitriy wrote and directed about a dozen short films and documentaries.

Team



Idea/Producer/Production Designer MAXIM REPIN

Maxim's distinctive visual style is raw and clean, influenced by his education in painting and set design. In Moscow, He quickly became established as the hot photographer of the emerging Russian fashion scene, shooting for Numéro, L'Officiel, Harper's Bazaar, PF magazine, ELLE, GQ, InStyle etc.

In 2007, he moved to New York City. Four years later, his works have graced many international publications from his adopted hometown. Later, he also fell in love with color grading and completed a TV pilot for Brick City called Ocean Warriors. He also filmed and graded music videos for Schur, Converge, Julia Bhansali.



Producer KATERYNA KULYZHKA

Kateryna is a fashion and film producer, who worked with Zev Starr-Tambor on multiple projects for the past 3 years. She specializes in PR, locations and partnerships, based on her experience in fashion world.

Originally from Ukraine, she worked in fashion as a model for the last 15 years in New York, Paris, London, Milan, Tokyo, with top fashion brands, such as LV, DG, MAC, KENZO and RL.

Kateryna also directed short art films and worked on documentaries.



Line Producer/Cinematographer NANA NABI

A London Film Academy graduate, Nana Nabi is a skilled filmmaker, marketer, and fashion model with a wide range of experience. She has worked as a director of photography and produced commercials in England and the US. As a producer, she has managed creative plans and oversaw German and French campaigns from initial scope through execution and refinement since 2015. In addition, Nana has experience in script revision, casting, directing actors, and post-production work.



Still Photographer/Behind The Scenes ILYA POPENKO

Throughout the 15 years of his career, Ilya has collaborated with a diverse range of clients and photographers, showcasing his adaptability and creativity. His client list includes prestigious names such as TBWA advertising agency, Toyota, NY, Mega Media record label (for a Junior M.A.F.I.A. album cover), Rolling Stone Magazine (Russia), Snob Magazine (Russia), Ego Miami Magazine, and the Consul General of Finland in NY, among others. He has also worked with governmental organizations such as the Permanent Mission of Finland to the UN and the City of Newark, NJ, Mayor Cory Booker's Office.

Ilya's work has been featured in renowned publications such as Rolling Stone, Vibe Magazine, XXL Magazine, Don Diva Magazine, Time Out New York, Village Voice, and New York Times, among others. In addition, Ilya has honed his skills in video and film production, delivering exceptional work for clients, as well as producing critically acclaimed personal projects.



Costume Design STEFANIA CHEKALINA

Stefania has been in the fashion industry for over ten years, with a range of achievements to her name. As an Independent Fashion Stylist, she's led campaigns for big brands like Samsung, Nuface, Redken, and Matrix. Her work has been featured in top publications such as Vogue Italia and Vogue Mexico. Aside from her solo work, Stefania has supported well-known stylists like Alex White and Anya Ziourova as a freelance assistant. She helped with tasks like managing samples and communicating with clients. Stefania also started Velvetgrip Space, an online store showcasing exclusive fashion items. Stefania's recent venture into costume design for film adds depth to her career. With certificates in Fashion Management and PR and Management, she's committed to growing professionally, making her a respected name in the fashion world.



1st Assistant Director ANNA STAR

Throughout her career, Anna has held various roles, including Assistant Director, Production Manager, Props Manager, and Producer. She gained a solid foundation in the development and production process while coordinating the Opening and Closing shows of the Winter Olympic Games of 2014. After relocating to New York, Anna studied creative writing and began working as an Assistant Producer. She traveled globally with the Bolshoi Ballet, managing and coordinating educational programs. As an Assistant Producer at Hype Film, she wrote and edited production materials, worked on sets, and selected films for international distribution. There she was involved in projects with acclaimed directors Kirill Serebrennikov, Vadim Perelman, and Mona Fastvold. Inspired by the diverse culture of New York City, Anna recently launched her first fashion clothing brand, Not A Word, specializing in inclusive outerwear. Currently, Anna works on film sets as a 1st Assistant Director while also developing her own projects.

Team

Music: GREGOR MACKINTOSH



Gregor Mackintosh is a British guitar player. He is the founding member and main composer and lead guitarist in the iconic metal band **Paradise Lost**, which he founded in 1988 together with singer Nick Holmes, rhythm guitarist Aaron Aedy, and bassist Steve Edmondson. He also plays keyboards (on several **Paradise Lost** albums), and a founder of side project metal band Vallenfyre and Strigoi.

Paradise Lost are an English gothic metal band that formed in 1988 in Halifax, considered to be among the pioneers of the death-doom genre, and regarded as the main influence for the later gothic metal movement.

Despite the fact, that most of the heavy-metal fans knows Gregor Mackintosh as a guitarist of **Paradise Lost** – he's an all-rounded musician and composer.



Comparable titles



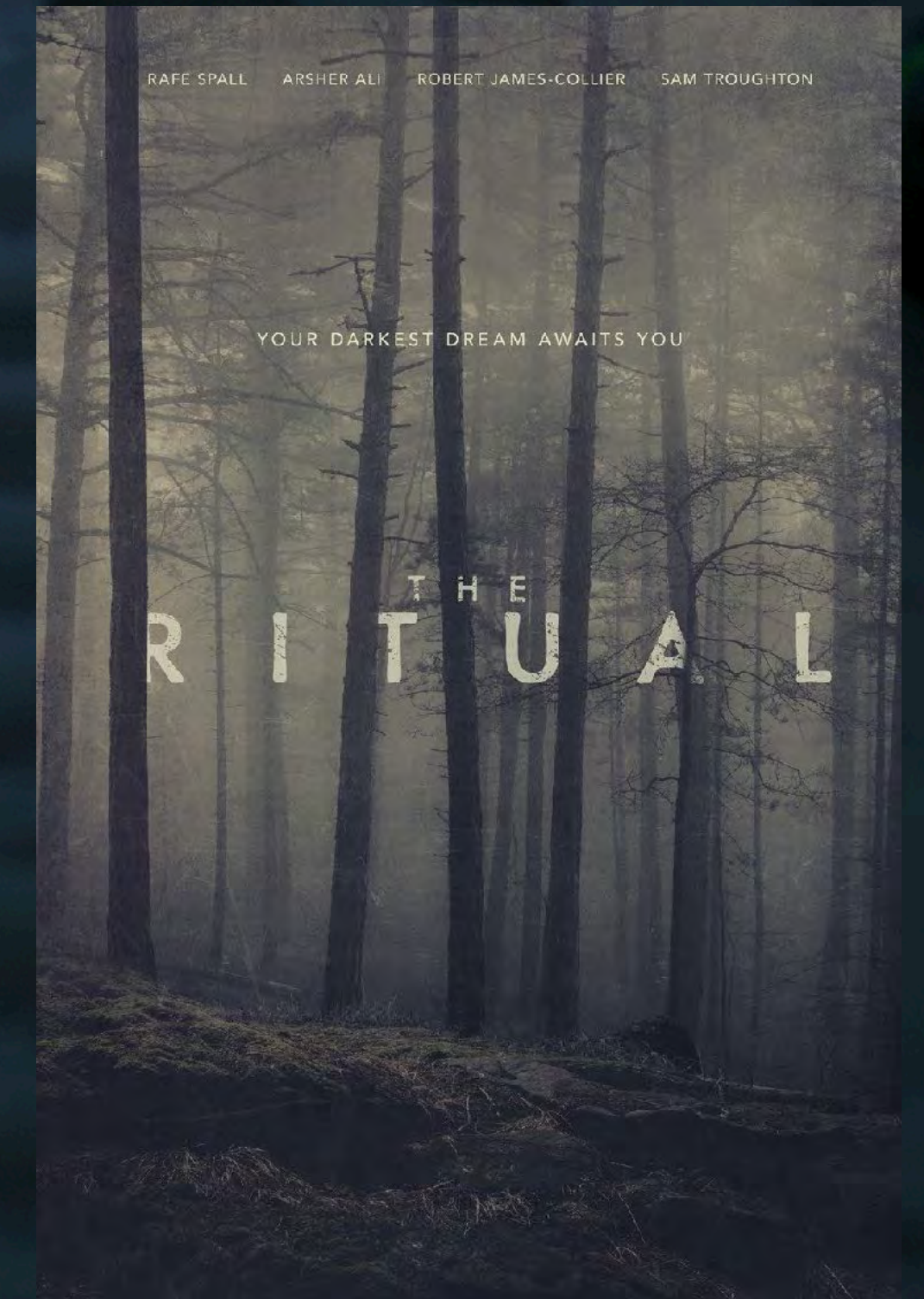
Budget 880 K
Gross 75 M



Budget 66 K
Gross 4.5 M



Budget 270 K
Gross 920 K



Budget 950 K
Gross 6 M

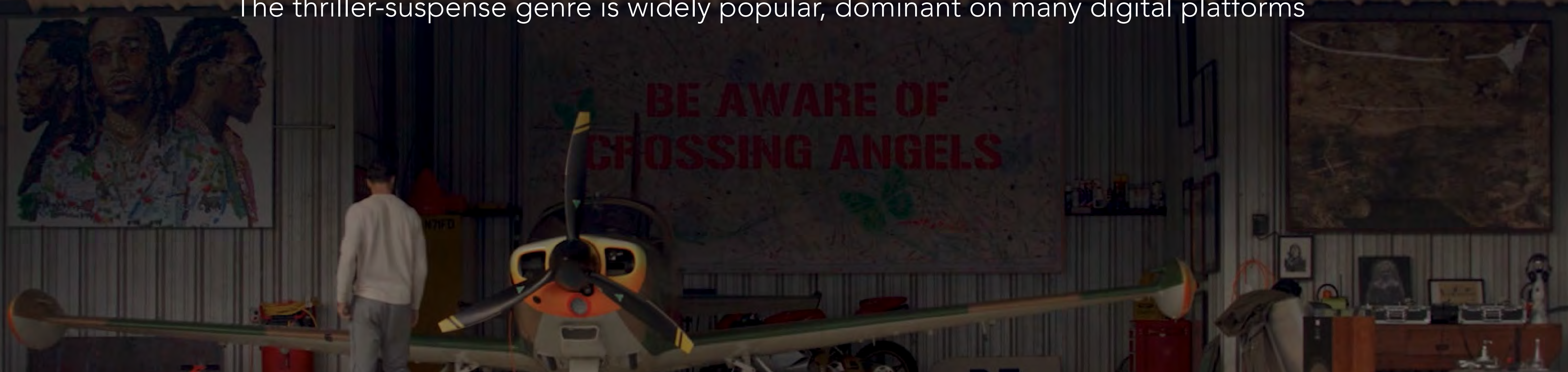
Advantages/Considerations

Access to the Hamptons community for an indie film production

Access to non-union and in-kind crew, equipment and locations, as well as accommodations in the area resulting in a low budget of \$250k (estimated)

Romantic thrillers with elements of addiction, drug and alcohol abuse, and sex and violence are attractive to a wide and diverse adult audience, ages 18-49

The thriller-suspense genre is widely popular, dominant on many digital platforms



Principal photography: \$105,000 (22 shooting days+5days additional/reshoots)

Post-production (estimated): \$148,000

- Editing \$30,000
- color grading \$10,000
- Sound design and mixing \$40,000
- Visual effects (Estonia) \$40,000 (1,000 per minute)
- Music composition/licensing \$20,000
- titles, graphics \$3,000
- Quality control, mastering, misc \$5, 000

Distribution: \$25,000



BEACH TOWN MAIDENS

SIF SAGA GRIFFIN BLAZI AGNESS ARTYCH LEONYS DELOSSANTOS JESSICA KAYE MICHAEL TAKIFF and RAPHAEL SBARGE
costume design STEFANIA CHEKALINA music by GREG MACKINTOSH editing DMITRIY ROZIN production design MAX REPIN
cinematography by FEDOR LYASS and ALEXIS HJ KIM executive producers ZEV STARR-TAMBOR GREG HOWELL
and ANASTASIIA SARYCHEVA produced by MAX REPIN and DMITRIY ROZIN co-produced by KATYA STARR-TAMBOR
and NANA NABI based on the idea by MAX REPIN written and directed by DMITRIY ROZIN @beachtownmaidensmovie

2024 Distribution Release Proposal

Festival Circuit (\$5K)

kicks off when the film is ready for delivery.

Focus on Spring-Summer 2024 festivals with deadlines after December 2023.

- Submissions
- Outreach & followup with programmers
- Negotiation of screening fees, program placement (argue for “centerpiece” screenings at smaller regional festivals if possible)

PR (\$3K-4K)

- prepares coverage for theatrical release -makes sure people come to theatrical run
- creates presskit with cast bios
- reaches out to critics/reviewers and trade publications
- Positions talent for interviews
- Creates social media account and campaign for film

Theatrical Release (\$10-12K)

- 1 week NY; garners NYTimes review
- Rental gives you 7 days of screenings, opens on Thursday, runs through Following Wednesday.
- 100% of box office to producers

VOD Platforms Release (\$4K)

- Asset Quality Control * Review (2-3 months)
- Create specs - hire graphic designer to create key art/poster design
- Delivery & Activation (1 week)
- iTunes, Xbox, Google, Amazon + aggregation services
- Sales reports (Quarterly basis)
- 100% of revenue to producers

revenue going to producers rather than
up to 30% going to distributors
While waiting to get on platforms for 5 years or so.

Total Self-Distribution Budget: \$25,000 USD

THE BONEYARD

THANK YOU

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