



Affordable Homes for Barbadian Families

In Collaboration with the Government.

Presented by:



GARDEN OF EDEN INVESTMENT GROUP INC

Vertically Integrated Supply Chain For Green-Built Sustainable Homes

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Introduction



Proposal:

No Place Like Home Funding Solutions, LLC to facilitate a joint venture with the Government of Barbados.



Mission:

To provide quality, affordable homes for low-income families in Barbados.

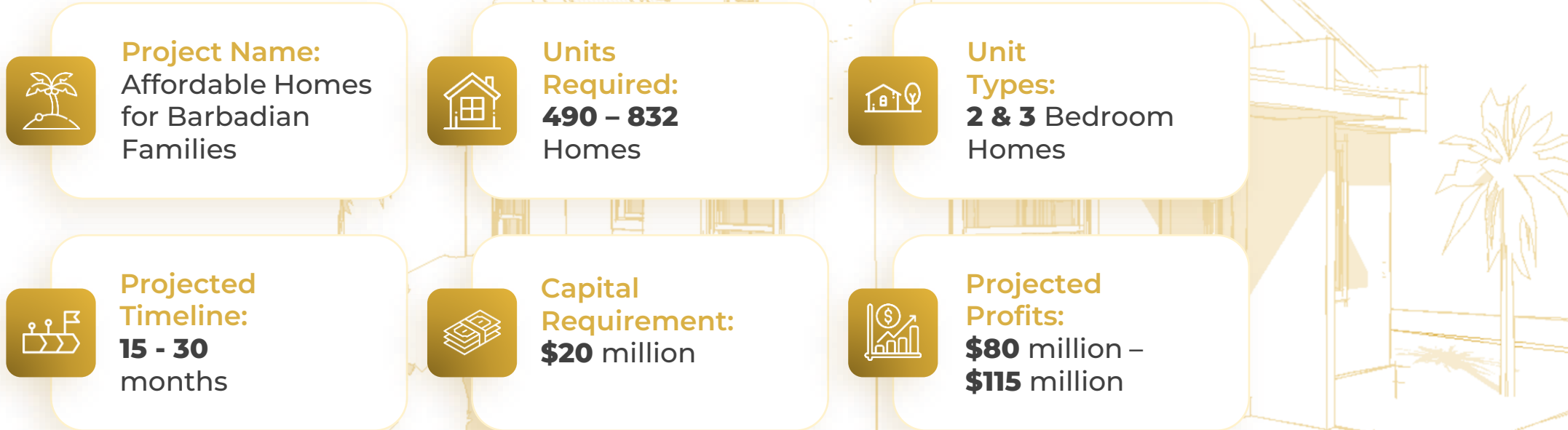


Vision:

Building a brighter and more inclusive future for Barbadian families, fostering pride and stability in the community.



Investment Overview



The Barbadian Opportunity



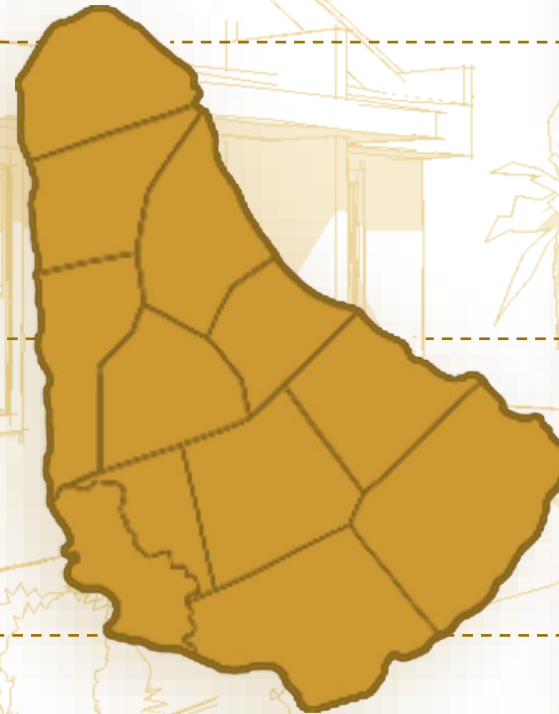
Barbados has a housing deficit of **30,000** units.



The demand for affordable housing in Barbados is high.



Barbadian Government to donate land for homes for low-income families.



Barbados government invites investors for project participation.



This project strategically offers quality homes to address the crisis.



Government vetted **1500** mortgage worthy families eligible to purchase homes.



Government Partnership

Involvement and Support in the Project



Streamlined Approvals:

Expedited approval process ensures prompt construction, addressing housing demands efficiently.



Land Allocation:

Strategic land allocations create thriving communities with easy access to amenities and services.



Regulatory Support:

Engaging with regulatory bodies, the government ensures safe and compliant construction.



Public Endorsement:

Publicly endorsing the project, this strengthens trust and confidence among investors and the public.



Long-Term Partnership:

Committed to future phases, the government solidifies the project's impact on the housing crisis.



Investment Benefits

Incentives & Benefits for Qualified Investors:



Tax Incentives: Attractive tax breaks and reductions enhance the project's financial viability and encourage investment.



Positive Perception: Involvement in critical social issues enhances investors' public perception and brand equity.



Waived Fees: Investors benefit from waived fees, minimizing financial burdens and promoting a favorable investment climate.



Government-Backed Security: Government commitment and support minimize risks associated with the project.



Visa Opportunities: The government offers visa options, attracting international investors seeking residency benefits.



The island of Barbados is home to approximately **280,000** people



Project Investment Options and ROI

	Number of Homes	Total Sqft per Unit	Cost to Build per Sqft	Required Investment	Project Duration	Sale Price per Home	Net Profit per Home	Net Profit for Total Project
Two Bedroom One Family	832	534	\$24,030	\$20,000,000	30 months	\$162,500	\$138,470	\$115,207,040
Two Bedroom One Family	663	670	\$30,150	\$20,000,000	24 months	\$175,000	\$144,850	\$96,035,500
Three Bedroom One Family	507	876	\$39,420	\$20,000,000	18 months	\$190,000	\$150,580	\$76,344,060
Three Bedroom Two Bathroom One Family	490	907	\$40,815	\$20,000,000	15 months	\$205,000	\$164,185	\$80,450,650



Confidential Information.
No Place Like Home Funding Solutions, LLC



Profit Sharing Break Down

	Total Proceeds (100%)	Government of Barbados (10%)	No Place Like Home Funding Solutions, LLC (5%)	Investor (85%)
Two Bedroom One Family	\$115,207,040	\$11,520,704	\$5,760,352	\$97,925,984
Two Bedroom One Family	\$96,035,500	\$9,603,550	\$4,801,775	\$81,630,175
Three Bedroom One Family	\$76,344,060	\$7,634,406	\$3,817,203	\$64,892,451
Three Bedroom Two Bathroom One Family	\$80,450,650	\$8,045,065	\$4,022,532	\$68,383,053



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Government's Contribution and Compensation



Infrastructure Support:

Electricity and water will be provided to the donated land at the Government's expense, enhancing the viability and attractiveness of the housing project.



Family Vetting and Compliance:

A dedicated agency has been established to vet 1500 families, ensuring mortgage readiness and continued adherence to project requirements.



Lending Institution Collaboration:

Local Credit Unions, Banks, and lending institutions are encouraged to participate by providing mortgages to qualified buyers.

Government's 10% Payment Structure

The Government will receive 10% share as each unit closes, demonstrating commitment to seeing the project through to fruition



No Place Like Home Funding Solution's Contribution and Compensation

Expert Negotiation and Land Survey:

During Ms. Scott's travel to Barbados with investors, she will skillfully make introductions, negotiate terms, and conduct a thorough land survey to ensure the Government donated land is in a viable neighborhood that will meet buyer's expectations.

Personal Engagement with Buyers:

Engaging buyers with a sample unit will facilitate contract signings and financing arrangements in advance, streamlining the process for a speedy close of title as each unit is completed.

Project Oversight and Reporting:

Throughout construction, Ms. Scott will navigate and mitigate any potential issues that may arise, ensuring timely progress and providing detailed progress reports to investor.

Full Commitment to Project Completion:

Ms. Scott's dedication extends to remaining in Barbados until all construction is complete and every unit has closed title.

Access to Unions and Government Agency:

Several unions in Barbados have pledged their commitment to providing mortgages to qualified individuals, and a government agency is tasked with preparing the vetted list of 1,500 buyers who have already expressed interest in purchasing.

Breakdown of 5% Compensation:

1% at Project Onset:

No Place Like Home Funding Solutions, LLC receive 1% of anticipated final profit upon project commencement, e.g., \$1,152,070 for 832 units @ \$45 per sqft.

4% as Title Closes on Units:

Remaining 4% received as title closes on each unit, ensuring continued involvement and dedication throughout the project.



Social Impact on Barbadian Families and the Local Community

Homeownership Empowerment:

Enables Barbadian families to own homes, providing community stability and pride.



Stronger Communities:

Thriving neighborhoods result, strengthening local community bonds.



Social Cohesion:

Affordable housing fosters community support and harmony.



Family Well-Being:

Better living conditions improve family health and happiness.



Economic Growth:

Project creates jobs, supporting locals and boosting the economy.



Youth Development:

Stable homes support youth growth and education.



Efficiency and Dedication to Successful Execution



Proven Track Record:

History of timely project delivery reflects dedication to exceeding expectations.



Expert Contractors:

Collaboration with skilled local contractors ensures efficient execution.



Strategic Planning:

Comprehensive timelines set the foundation for efficient progress.



Resource Management:

Efficient allocation maintains progress and quality.



Continuous Communication:

Open communication ensures streamlined progress.



Experienced Leadership:

Led by Ms. Scott bringing decades of real estate expertise for efficient project management.



Commitment to Excellence:

Unwavering commitment ensures on-time delivery and high standards.



Adaptive Problem-Solving:

Prepared for challenges, the team proactively maintains momentum.



Effective Coordination:

Team's seamless coordination minimizes delays and maximizes productivity.



Home Models: Property Features & Specifications

Two Bedroom One Family

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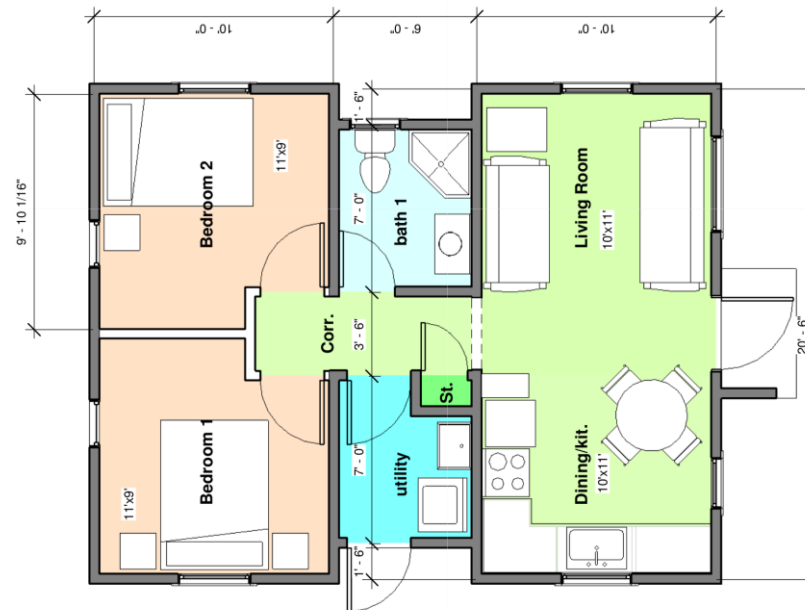
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Floor: Precast concrete slabs with ceramic tiles.

Roof: Perma-clad sheeting on 2" x 2" purlins on sanded and painted T-111 boarding on 2" x 6" rafters.

Windows: White U-PVC sash windows.

Doors: Panel doors to exterior. Painted plywood flush door internally.



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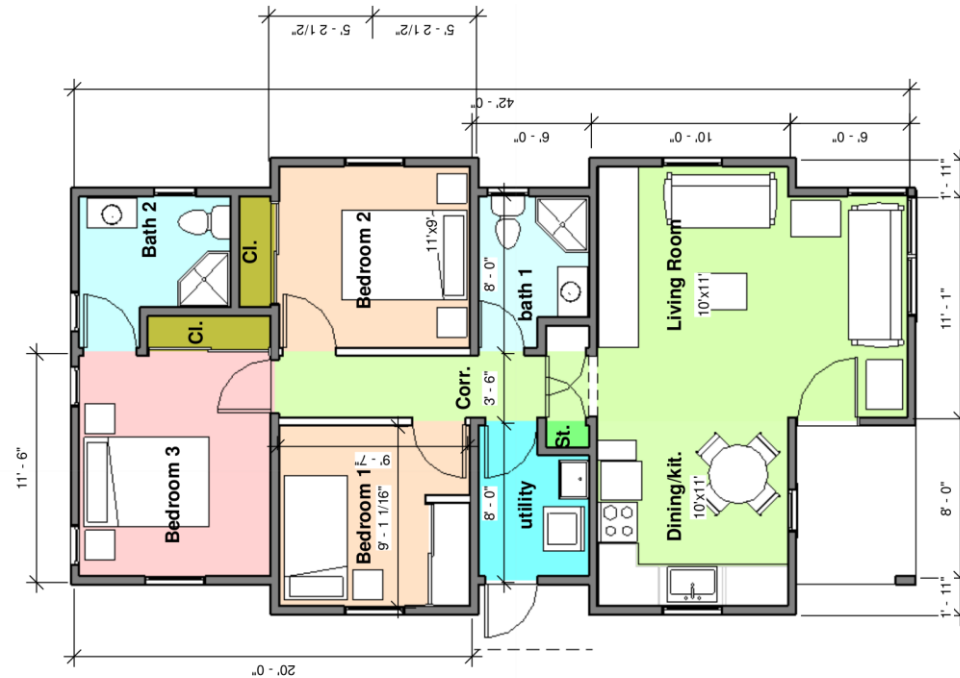
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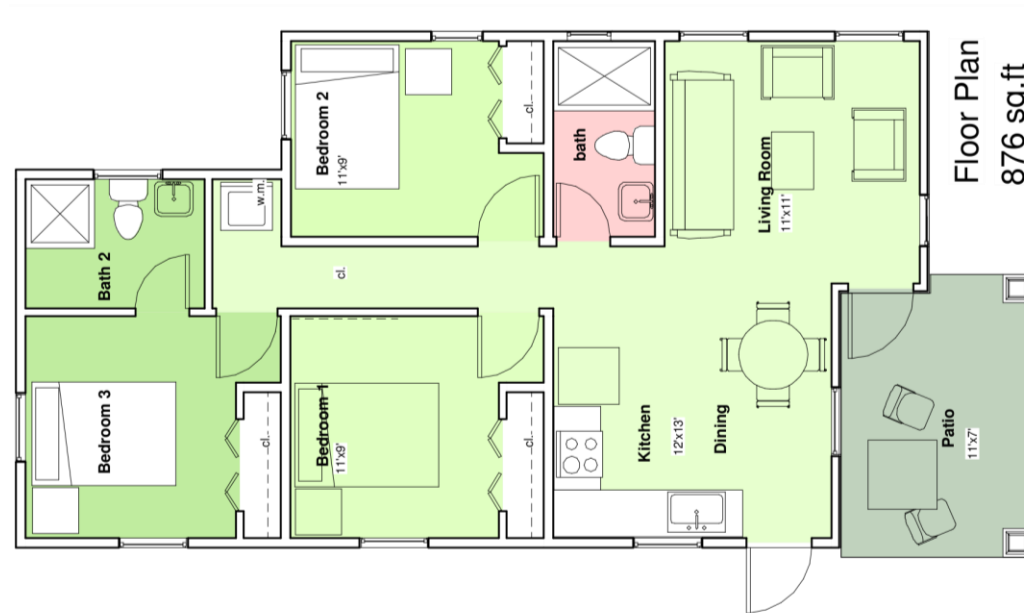
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Potential Risks and Mitigation Strategies:



Meet Sharon Scott – Real Estate Expert and Visionary

Background:

With an illustrious career spanning over two decades in the real estate industry, Ms. Scott has made a profound impact as a trusted expert in the field. Her unwavering commitment to providing quality homes and empowering buyers has earned her a stellar reputation in the market.

Growing Networks:

Ms. Scott's exceptional networking skills have cultivated strong connections throughout New York and beyond. Her dedication to fostering valuable relationships has enabled her to thrive as a prominent figure in the real estate community.

Access to the Prime Minister of Barbados:

Ms. Scott's impressive professional network extends to the highest levels of leadership in Barbados. Her access to the Prime Minister of Barbados underscores her influential role in shaping the affordable housing initiative.

Local Knowledge in the Caribbean:

Ms. Scott's extensive local knowledge in the Caribbean, particularly in Barbados, positions her as a reliable guide in navigating the region's real estate landscape. Her insights and expertise enrich the project with cultural understanding and market insight.

A Visionary Leader:

As the founder and driving force behind No Place Like Home Funding Solutions, LLC, Ms. Scott embodies visionary leadership and a profound commitment to social impact projects. Her dedication to overseeing the project personally ensures the highest standards of construction and unparalleled buyer satisfaction.



Construction, Quality, Talent and Beauty

Assuring Top-Notch Construction Quality:

- ✓ **Experienced Construction Partners:** Renowned firms known for expertise and high standards ensure top-quality homes.
- ✓ **Quality Materials and Standards:** Premium materials and strict control measures guarantee excellence.
- ✓ **Thorough Inspections and Certifications:** Regular checks by experts ensure safety and compliance.

Highlighting Local Expertise and Craftsmanship:

- ✓ **Leveraging Local Talent:** Empowering the community through job creation and economic growth.
- ✓ **Deep Understanding of Caribbean Architecture:** Homes reflect the vibrant culture and style of the region.
- ✓ **Commitment to Sustainable Building:** Eco-friendly practices blend with Barbados' natural beauty.



Key Highlights and Benefits:



Affordable Housing Initiative: Addressing Barbados' pressing housing needs for low-income buyers.



Number of Units: Average of 800 homes across different configurations (Two Bedroom, Three Bedroom, Three Bedroom Two Bathroom).



Investor ROI: Projected total net profit of Over \$115,000,000 with an estimated return of 85% to investors.



Government Partnership: Collaboration with unions and a government agency to secure qualified buyers and streamline mortgage processes.



Founder's Expertise: Ms. Scott, a seasoned real estate expert, offers expertise and access to the Top Government Officials and local insights.



Quality Construction: Top-notch construction quality assured through experienced partners, local craftsmanship, and sustainable practices.



Financial Incentives: Investors benefit from potential tax advantages and a high return on investment.



Positive Impact: Uplifting Barbadian families and communities by providing comfortable, modern homes.



Enhanced Living Conditions: Improved quality of life for residents with access to amenities and infrastructure.



Visa Opportunities: Limited number of visas available for investors, enhancing their potential for future travel and flexibility.



Founder's Commitment: Ms. Scott's personal oversight, dedication, and involvement ensure project success.



Projected Project Duration: Completed within 15 to 30 months based on home type.



Thank You

Together, let's create a brighter future for Barbadian families.



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