



Eveready Development, LLC
Real Estate Development
Construction Management
www.evereadydevelopment.com
Ever1@evereadydevelopment.com
[www.facebook.com / Everard Campbell](https://www.facebook.com/EverardCampbell)
Office: 718-774-0595
Mobile: 646-385-9789

EXECUTIVE SUMMARY



Fig 1 - Front View – 2 Bedrooms 1 Bathroom House (for info only)



Plan View

NOTE: Design is for info only and is subject to change.



OVERVIEW:

This proposal is for land acquisition and new construction of owner occupier / single family housing in Jamaica. There are a number of single family housing as well as condominiums being developed in this market, and real estate sales are happening at a brisk pace. Housing of this type is so much in demand, so much that the N.H.T. -- (the governmental financing agency) showed in a recent study that some 400,000 units are required to meet immediate demand.

NOTE: Front and plan views on previous page shows a typical “base model” of 2-bedroom 1-bathroom house. This is for information only and is subject to change.

LOCATION OF PROJECT:

This project is being developed at Newport, Manchester in Jamaica. This is a “shovel-ready” project, coming complete with all required municipal approvals from Agencies having jurisdiction. The location is approximately 15 minutes drive from the center of the town of Mandeville, which is the capital of the parish of Manchester. All the essential facilities for residential purposes are located in this area of the parish and include several high schools, social and commercial activities as well as the Northern Caribbean University which is approximately 10 minutes drive from the property. The location and surrounding areas are all served by shopping, schools, houses of worship, major and local roadways – particularly “Hiway 2000” – as well as other amenities, which are all in close proximity to this proposed housing development.

CREDIBILITY OF PROJECT:

This project is based upon sales of new and recently built houses. Financial analysis shows that principal invested shall be re-paid, with return on investment at project completion. This project enables the Investor and Developer to get return of investment, with substantial return on investment. Cash on cash return projected to achieve 12%.

<u>No of Units</u>	<u>\$ Land & Infrastruc- ture</u>	<u>\$ Build</u>	<u>\$ Professional Fees</u>	<u>\$ Add'l Fees & Costs</u>	<u>\$ Subtotal</u>
49	\$1,182,370	\$2,380,975	\$395,120	\$386,346	\$4,344,811
<u>\$ Return to Investor</u>	<u>\$ Return to Investor</u>	<u>\$ Return to Investor</u>	<u>\$ Return to Investor</u>	1. US\$\$\$	
<u>\$ Principal Invested</u>	<u>\$ Interest</u>	<u>\$ Total = \$ Investment + \$-Interest</u>	<u>\$ Total to Investor</u>	<i>FIG 2: Summary of Financial Analysis</i>	
\$3,951,157	\$474,139		\$ 4, 425,296		

FIG 2. <a> Summary of Financial Analysis; Extracted from Cash Flow Analysis; <c> US \$\$ quoted