

Good Neighbor Acres (GNA) Project Financials

1. Project Overview

The Good Neighbor Acres (GNA) project aims to raise \$5.4 billion through the issuance of 6,000,000 shares at \$900 each. This capital will facilitate the development of 1,500 apartment blocks, which will include 65,000 residential units and 20,000 rental apartments across urban and lakeside locations in Uganda. The initiative is designed to meet the growing demand for affordable housing while prioritizing sustainable development practices.

2. Financial Statements Overview

A. Balance Sheet (as of September 11, 2024)

Assets	Amount
Cash and Cash Equivalents	\$0
Land Assets	\$56,900,000
Construction in Progress	\$4,387,500,000
Receivables (Advance Payments, etc.)	\$0
Total Assets	\$4,444,400,000
Liabilities	Amount
Loan Liabilities	\$100,000
Total Liabilities	\$100,000
Equity	Amount
Initial Capital Raised	\$0
Shareholder Equity	\$4,444,300,000
Total Equity	\$4,444,300,000

B. Income Statement (for the Year Ending September 11, 2024)

Revenue	Amount
Total Revenue (from Apartment Sales, Rentals, Ground Rent)	\$8,462,613,975
Expenses	Amount
Total Costs (Land, Construction, Operations, Maintenance)	\$4,473,044,400
Net Profit	\$3,989,569,575

C. Cash Flow Statement

Cash Flows from Operating Activities	Amount
Net Profit	\$3,989,569,575
Adjustments for Non-Cash Items	\$0

Cash Flows from Operating Activities	Amount
Net Cash Flow from Operating Activities	\$3,989,569,575
Cash Flows from Investing Activities	Amount
Investment in Land and Construction	-\$4,444,400,000
Net Cash Flow from Investing Activities	-\$4,444,400,000
Cash Flows from Financing Activities	Amount
Capital Raised from Shares (pending)	\$5,400,000,000
Net Cash Flow from Financing Activities	\$5,400,000,000
Net Increase in Cash	Amount
Net Increase Calculation	\$4,945,169,575

3. Key Financial Highlights

Investment Proposal:

- **Total Required Investment:** \$5.4 billion (initial and subsequent loans for land acquisition and infrastructure development).
- **Equity Offering:** Proposal to offer a 10% equity stake to attract investors.

Revenue Projections:

- **Total Revenue Over 25 Years:** Estimated at \$8.46 billion from apartment sales, rentals, and ground rent.

Cost Breakdown:

- **Total Costs:** Estimated at \$4.47 billion, covering land purchase and construction expenses.

Profitability Analysis:

- **Net Profit:** Projected at \$3.99 billion.
 - **Return on Investment (ROI):** Approximately 73.5%.
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4. Revenue Breakdown

A. Revenue from Apartment Sales

Type	Units	Price/Unit	Total Revenue
2-Bedroom Units	32,500	\$85,000	\$2,762,500,000
3-Bedroom Units	26,000	\$105,000	\$2,730,000,000
4-Bedroom Units	6,500	\$135,000	\$877,500,000
Total	65,000		\$6,370,000,000

B. Rental Income

- **Total Rental Units:** 20,000
- **Average Annual Rent per Unit:** \$3,243
- **Total Annual Rental Income:** \$64,860,000
- **25-Year Total Rental Income (with 4% annual increase):** \$1,930,113,975

C. Ground Rent Income

- **Annual Ground Rent per Apartment:** \$100
 - **Total Annual Ground Rent Income:** \$6,500,000
 - **25-Year Total Ground Rent Income:** \$162,500,000
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5. Cost Breakdown

A. Land Purchase Costs

- **Total Land Cost:** \$56,900,000

B. Construction Costs

- **Total Construction Cost for Apartments:** \$4,387,500,000

C. Operational and Maintenance Costs

- **Setup and Administration Costs:** \$15,000,000
- **Gated Community Maintenance (25 Years):** \$14,644,400

D. Total Costs Summary

Cost Type	Amount
Total Land Purchase	\$56,900,000
Total Construction Costs	\$4,387,500,000
Operational & Maintenance Costs	\$29,644,400
Total Costs	\$4,473,044,400

6. Profitability Analysis

Financial Metrics	Amount
Total Revenue	\$8,462,613,975
Total Costs	\$4,473,044,400
Net Profit	\$3,989,569,575

7. Return on Investment (ROI)

Metrics	Amount
Total Capital Required	\$5,400,000,000

ROI Calculation

ROI = (Net Profit / Total Capital) x 100 \approx 73.5%

Conclusion

The GNA project presents a compelling investment opportunity, with robust financial projections that highlight significant revenue potential from both sales and rentals. With a projected net profit of approximately \$3.99 billion and an ROI of around 73.5%, GNA is positioned not only to address Uganda's housing needs but also to offer substantial returns to investors. Strategic planning, proactive community engagement, and sustainable development practices underpin the project's feasibility and promise for success.