

**Dear, Sir /Madam**

I hope this message finds you well. I am reaching out to introduce an exceptional investment opportunity that aligns with our shared commitment to sustainable development and community enhancement.

### **Project Overview: Good Neighbor Acres (GNA)**

The Good Neighbor Acres (GNA) Project is set to transform 5,400 acres of prime lakeside and urban land into vibrant, eco-friendly communities in Uganda. Our vision is to create neighborhoods that seamlessly blend modern living with the region's natural beauty, offering a diverse range of housing options—from affordable to luxury.

### **Investment Structure and Potential**

To actualize this ambitious vision, we seek to raise \$5.4 billion. Our investment framework is designed to be flexible and inclusive, welcoming various forms of capital—cash, bonds, crypto or completed construction units. Specifically, we are looking for a partner who can either provide a loan of \$5.4 billion or secure and guarantee this amount from their country, region or any other reliable source. This financing will enable us to undertake this transformative development.

The financing structure includes:

1. **Initial Funding Requirement:**
  - **Amount:** \$110 million (approximately €100 million)
  - **Purpose:** Land acquisition and foundational infrastructure
  - **Repayment Period:** 15 years
2. **Subsequent Financing:**
  - **Amount:** \$5.29 billion
  - **Purpose:** Comprehensive infrastructural development
  - **Repayment Period:** 25 years
3. **Equity Participation:**
  - We are offering a 10% equity stake in GNA, in addition to interest on loans, ensuring mutual alignment of interests.

### **Revenue Potential**

- **Projected Revenue:** \$8.46 billion over 25 years, generated from apartment sales, rentals, and ground rent.
- **Anticipated Net Profit:** Approximately \$3.99 billion.
- **ROI:** Estimated at 73.5%.

### **Rationale for Investment**

1. **Strategic Location:** GNA is situated in prime urban and lakeside areas, addressing the growing demand for high-quality housing in Uganda.
2. **Sustainable Practices:** Our commitment to eco-friendly construction methods resonates with global sustainability objectives, appealing to socially responsible investors.

3. **Robust Risk Management:** Comprehensive strategies are in place to safeguard investments against market volatility and operational challenges.

**Opportunities for Collaboration** We invite your esteemed organization to explore various avenues for collaboration, including:

- **Public-Private Partnerships (PPP):** Collaborate with GNA to enhance infrastructure and community services.
- **Investment Incentives:** Develop mechanisms to attract further investment and promote sustainable development.
- **Job Creation Initiatives:** Engage local communities in the construction and management of GNA projects.

**Conclusion** We firmly believe that our partnership could significantly impact Uganda's economic landscape while improving the quality of life for its citizens. I would welcome the opportunity to discuss this groundbreaking initiative with you in greater detail.

For further insights, please view our presentation video <https://youtu.be/3KyxpJdSbul> .Should you have any inquiries or wish to express your interest, please reach out to our investment team at [info@goodneighboracres.com](mailto:info@goodneighboracres.com), via WhatsApp at +256 787 646 315, or by phone at +256 774 919 191 / +256 702 162 868.

Thank you for considering this extraordinary opportunity. Together, we can pioneer communities that embody innovation and sustainability.

Warm regards,

**Dennis Waiswa**

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