



**PREMIUM HOME**

GLOBAL INVESTMENT SERVICES  
LTD

# Transforming Sierra Leone: A \$10 billion New Freetown Smart Mega City.

A PPP Proposal by Premium Homes Global Investment Services Ltd



**PREMIUM HOMES**  
GLOBAL INVESTMENT SERVICES LTD

# COMPANY OVERVIEW



**PREMIUM HOMES**  
GLOBAL INVESTMENT SERVICES LTD.

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# Introduction

## Real Estate Development Firm

Premium Homes Global Investment Services Limited is a real estate development firm set to bridge the housing deficit in Sub-Saharan Africa.

## Serving All Market Segments

We see the need for mass and affordable housing for lower, medium, and high-end segments of the market, making us major players in the real estate development business.

## Comprehensive Advisory Services

We help governments and organizations unlock their potential for growth by providing genuine advisory through our broad range of services, including mortgage brokerage and facilities management.

## Extensive Experience

We have extensive experience in taking projects from inception to completion and operation, such as our Prime Development, Karshi Project in Abuja FCT, Nigeria, totaling 191 housing units.



# Management Team



**PRESIDENT**

Mr. Nsikak Stanley Etim is the President, a consummate investor and experienced marketer with over 14 years in real estate development in Abuja, Nigeria. He has the skills and contacts to raise equity financing for major investments.



**DIRECTOR OF OPERATION**

Anthony Okon is a highly driven entrepreneur with over forty years of sales and Marketing experience. This experience encompasses a broad sector of Sales industry, including solar, Financial Services etc.



**MD/CEO SIERRA LEONE**

Mr. Saidou Barrie is an experienced businessman with over 30 years of experience managing major development projects in the housing sector. He is based in Canada and currently leads the company's operations in Sierra Leone.



**FINANCIAL CONTROLLER**

Dr. Mrs. Nnenna John A. Njoku is an accomplished Accountant, Certified Public Accountant, and Entrepreneur with extensive experience in real estate development and a passion for human capital development.

# Management Team



**Project Director I, Africa**

Mr. Ayoade is a seasoned builder who has handled notable multi-million Naira projects, including construction of houses, BTS sites, and computer laboratories across Nigeria.



**Company Secretary/Legal Adviser**

Olufemi Olutimehin is the Principal Partner of Olufemi Olutimehin & Co., a law firm specializing in real estate and property management. He has over 12 years of legal experience and serves as the company's secretary and legal advisor.



**Architect And Building Design Developer**

Arc. Rotimi Oluwaseun Oladele is a highly experienced and technically sound architect who has served in various capacities, including Principal Architect and Chief Architect, on numerous real estate projects.



**Project Director, Nigeria**

Donatus S. Dadwa is a seasoned project manager with extensive experience in the construction industry, having worked on various projects in Nigeria. He holds a BSc in Building Technology and is a member of the Nigerian Institute of Building.

# Our Portfolio



Four bedroom fully  
detached bungalow



Company Secretary/Legal  
Adviser



Video on-Going Project  
Bromley Court Kairmo



3D design 4bed fully  
detached bungalow

# Expertise and Technical Competence

At Premium Homes, we pride ourselves on having an experienced and diverse team of professionals with extensive knowledge in construction, engineering, and project management. Our team has worked on numerous large-scale real estate developments, both in Sierra Leone and internationally, giving us the technical competence to execute complex, high-stakes projects. Our engineers are well-versed in the latest construction technologies and sustainable building practices, ensuring that every project we undertake adheres to global standards of quality and environmental responsibility. We understand that building in Sierra Leone presents unique challenges, including logistical constraints, supply chain issues, and regulatory hurdles. However, we have demonstrated the ability to navigate these challenges effectively through strategic partnerships with local authorities, suppliers, and contractors. By leveraging our strong relationships within the community, we can secure the necessary resources and approvals to ensure timely project completion. Additionally, our commitment to continuous professional development ensures that our team stays updated on the latest trends in construction and design, enabling us to deliver cutting-edge, energy-efficient, and resilient infrastructure. Investors can be confident that the Premium Homes team has the capacity and expertise to deliver on promises while maintaining a high level of quality and efficiency.

## 1 Experienced Team

Our team consists of experts in construction, engineering, and project management with extensive experience in Sierra Leone and internationally.

## 3 Navigating Challenges

We have proven our ability to overcome logistical and regulatory hurdles through strategic partnerships and community engagement.

## 2 Technical Proficiency

We utilize cutting-edge construction technologies and sustainable building practices, adhering to global quality and environmental standards.

## 4 Continuous Development

We stay updated on the latest trends in construction and design, ensuring we deliver efficient and resilient infrastructure.

Premium Homes Ltd. is embarking on a transformative series of infrastructure projects in Sierra Leone aimed at addressing the country's housing and critical infrastructure deficits. The portfolio includes large-scale housing development (150,000 units), construction of medical centers, and key infrastructure such as roads, utilities, and educational facilities. The total project cost is estimated at **\$10 billion**, with a focus on long-term economic growth, job creation, and sustainable development.

We are seeking **InvestorFinancial's** partnership to finance this groundbreaking initiative, which offers an attractive **Return on Investment (ROI) of 74.1%** and substantial long-term profitability. The project has been carefully structured to ensure sustainable growth and socio-economic impact, making it a lucrative and socially responsible investment.

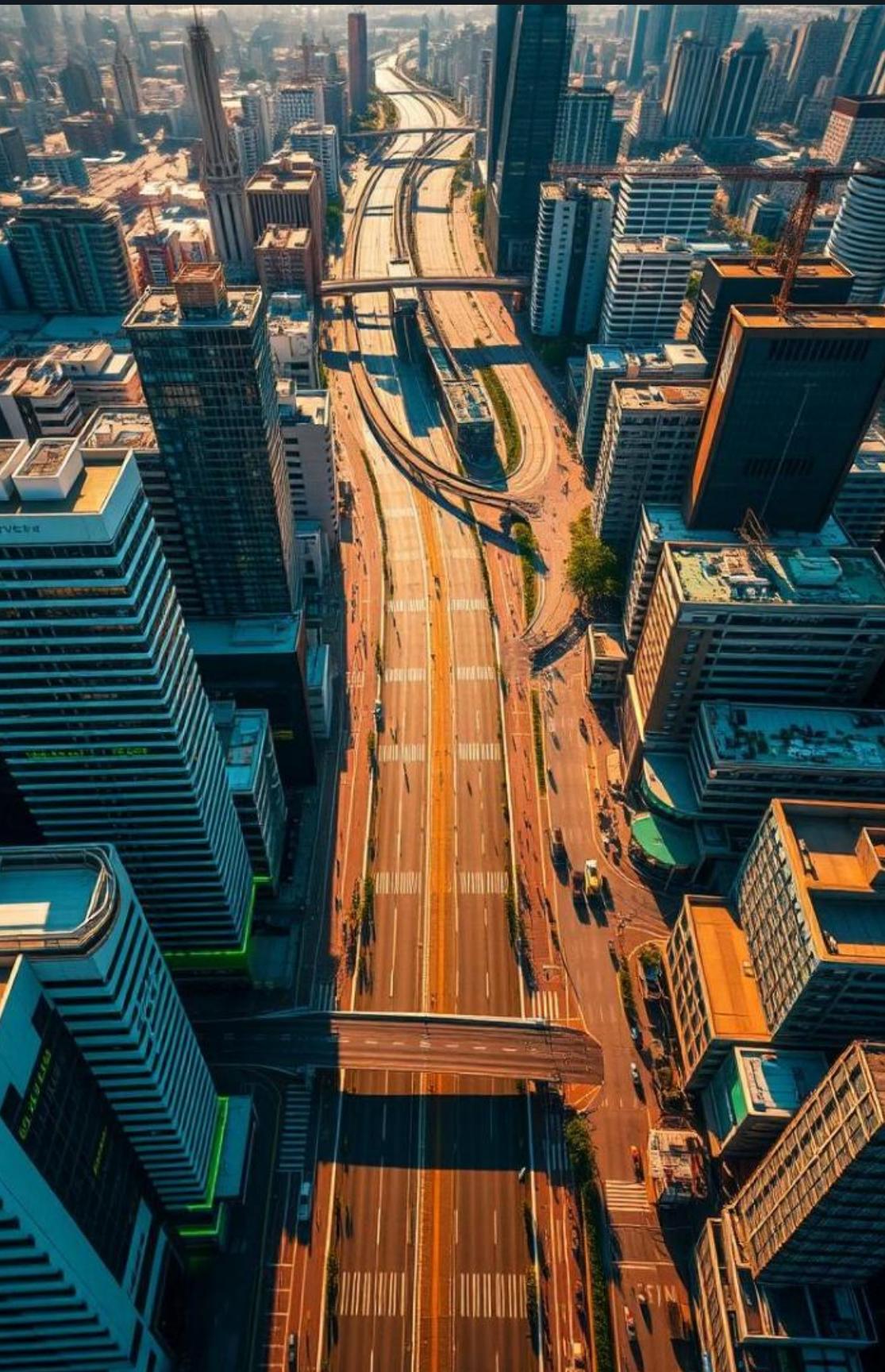


## Executive Summary

# ADDRESSING SIERRA LEONE'S HOUSING AND INFRASTRUCTURE DEFICIT

Sierra Leone faces a housing deficit that is expanding rapidly, particularly in urban centers such as Freetown. According to recent data, tens of thousands of housing units are needed annually to keep up with the country's demand. Premium Homes recognizes this challenge and is focused on providing affordable, sustainable, and high-quality housing to the people of Sierra Leone. Beyond residential properties, we are committed to building critical infrastructure, including roads, utilities, and community spaces that will help stimulate economic growth and improve the standard of living for Sierra Leoneans.

Our company envisions a comprehensive, multi-faceted approach to infrastructure development that will not only address the housing deficit but also create long-lasting societal benefits such as job creation, improved healthcare facilities, educational institutions, and commercial spaces. We recognize that building the future of Sierra Leone requires more than just erecting homes; it requires creating ecosystems that sustain growth, prosperity, and well-being.



1

# Overview of the Proposed Development Projects

The proposed projects are:

- 1. Three new stadiums
- 2. Two mega shopping malls
- 3. A national theatre
- 4. Two world-class hospitals
- 5. One healthcare center in each of the 12 districts
- 6. One 5 star and three-star hotels
- 7. Two standard universities
- 8. An international airport
- 9 . A train station
- 10. Wind energy plants
- 11. Compressed Natural Gas (CNG) plants
- 12. 150,000 Housing scheme





# Three New Stadiums: Economic Impact on Tourism and Sports

Construction of three stadiums, with a seating capacity of 40,000 each, is expected to create around 5,000 direct jobs in construction. These jobs will range from skilled labor such as engineers, architects, and construction managers to unskilled labor, providing immediate employment opportunities and skills development for Sierra Leonean workers. The construction sector in Sierra Leone is expected to experience an increase of approximately 5-7% in GDP contribution during the stadium-building phase due to capital influx and local procurement of construction materials. Once operational, the stadiums will serve as hubs for sports events, concerts, and festivals. They will attract international events such as African Cup of Nations (AFCON) qualifiers, boosting tourism. Based on projections from neighboring countries, Sierra Leone could see an increase of 20% in tourism revenue within five years, generating over \$50 million annually from events, ticket sales, merchandising, and tourism-related services. With the ability to host major regional and international sporting events, Sierra Leone could generate \$10-15 million annually in ticket sales, media rights, and sponsorships. In addition, local businesses like hotels, restaurants, and transport services will benefit from the influx of visitors.

## Construction Phase (2025–2028)

Job Creation: 5,000 direct jobs

Local Procurement: 20-40% increase in GDP

## Operational Phase (From 2028)

Tourism and Sports Revenue: 10-15% increase in tourism

Direct Income: \$20-30million annually



# Three New Stadiums



## Site Preparation and Design

Architectural and structural designs, land acquisition, and site clearing.

## Construction

Concrete structures, roofing, seating, lighting, and drainage systems.

## Infrastructure

Parking areas, access roads, and utilities.

# Revenue Forecast: Three New Stadiums in Sierra Leone

Sierra Leone stands poised at the cusp of a transformative era, and at its heart lies a bold vision: to revolutionize its sporting landscape with the construction of new, state-of-the-art stadiums. This project, a strategic investment in both infrastructure and economic growth, holds immense potential to elevate Sierra Leone's standing as a dynamic and vibrant nation. The stadiums will not only serve as magnificent venues for international sporting events, but also as hubs for community gatherings, cultural celebrations, and economic activity. These magnificent structures will ignite a new era of sports, entertainment, and economic prosperity for Sierra Leone.



# Project Overview

## Stadium Specifications

The new stadiums will be designed to accommodate a capacity of 40,000 spectators each, ensuring a dynamic and engaging atmosphere for sporting events. Their expansive dimensions will include a world-class football pitch, along with state-of-the-art amenities like VIP boxes, media facilities, and ample parking space.

## Construction Costs

The construction of the stadiums is projected to cost approximately \$120 million, strategically allocated across key areas. These include land acquisition, site preparation, building materials, labor costs, and infrastructure development. This comprehensive breakdown ensures transparency and effective management of project resources.

## Project Timeline

Construction is expected to commence within the next 12 months, with a projected completion time of 36 months. This ambitious timeline will require a collaborative effort from all stakeholders, ensuring efficient execution and timely delivery of the project.

# Revenue Streams

## Ticket Sales

An estimated 20,000 spectators are expected to attend each match, with an average ticket price of \$15. This translates to potential ticket revenue of \$300,000 per game. The demand for tickets is expected to be high, particularly for major international matches and concerts.

## Concessions and Merchandise

The stadiums will feature a variety of concessions and merchandise stalls, offering a diverse range of products and services to meet the needs of fans. With an estimated spending of \$10 per attendee, the potential revenue from concessions and merchandise could reach \$200,000 per match.

## Other Events

Beyond sporting events, the stadiums can be rented out for various events such as concerts, conferences, political rallies and corporate functions. This diversified event calendar has the potential to generate substantial revenue streams throughout the year, ensuring a sustainable and profitable operation.

# Annual Revenue Projection

1

## Year 1

The first year of operation is projected to generate **\$39 million** in revenue, with a steady growth anticipated in subsequent years.

2

## Year 2

As the popularity of the stadiums increases, revenue is projected to climb to **\$45 million** in the second year.

3

## Year 3

By the third year, the stadiums are expected to generate a substantial revenue of **\$52 million**, demonstrating their significant contribution to Sierra Leone's economy.





# Economic Context

## 1 Sierra Leone's GDP Growth

Sierra Leone's GDP is expected to grow at a rate of 5% per year, driven by investments in infrastructure, mining, and agriculture. This positive economic climate presents a favorable backdrop for the stadiums' development.

## 2 Challenges in Domestic Revenue Generation

Sierra Leone faces challenges in domestic revenue generation, often relying heavily on international aid. The new stadiums represent a valuable opportunity to diversify revenue streams and reduce dependence on foreign assistance.

## 3 Impact on Local Economy

The construction and operation of the stadiums will generate significant economic activity, creating jobs and stimulating local businesses. The influx of tourists and visitors will also boost the hospitality and service sectors, contributing to overall economic growth.

# Risks and Mitigation



## Potential Risks

### Economic Downturn

## Mitigation Strategies

Implement flexible pricing models and offer discounts during economic downturns.

### Competition from Other Venues

Develop a diverse event calendar featuring a variety of entertainment and sporting events to attract a wider audience.

### Security Concerns

Invest in robust security measures, including trained security personnel, surveillance systems, and emergency response protocols.

### Lack of Public Interest

Conduct extensive marketing campaigns to promote the stadiums and the events they will host.

# Conclusion

## Investment Opportunity

The stadiums offer a compelling investment opportunity for both domestic and international investors. Their strategic location and potential for revenue generation create a compelling case for long-term returns.

## Economic Impact

Beyond financial returns, the stadiums will contribute to the economic growth of Sierra Leone. By attracting tourism, creating jobs, and stimulating local businesses, they will play a pivotal role in the country's development.

## Call to Action

Let's join hands and invest in Sierra Leone's future. These new stadiums hold the potential to transform the country's sporting landscape, enhance its economic competitiveness, and inspire generations to come. Let us embrace this vision and make it a reality.





## Two Mega Shopping Malls: Retail and Employment Growth

The construction of two mega shopping malls is expected to employ approximately 10,000 people over two to three years. This includes construction workers, architects, engineers, and procurement managers. Shopping malls will attract foreign direct investment (FDI) in the retail sector, encouraging international brands to enter the Sierra Leonean market. It is estimated that these malls will attract over \$50 million in FDI by hosting flagship stores of global brands. The retail sector is expected to expand by 15-20% annually, driven by the availability of formal retail space in these shopping malls. Consumer spending will rise due to improved access to goods and services, leading to an increase in VAT revenue by at least 12-15%. Upon completion, the shopping malls will employ about 8,000 people in retail management, logistics, and support services. The malls will also provide a platform for local entrepreneurs and small businesses, contributing to the formalization of Sierra Leone's informal retail sector.

1

### Construction Phase (2025-2027)

The construction of two mega shopping malls is expected to create 10,000 jobs.

2

### Operational Phase (From 2027)

The malls will attract both local and international retailers, boosting consumer spending and contributing to a formalized retail sector.

3

### Job Creation

The malls will create an estimated 8,000 jobs in retail, security, and management.



# Scope of Mega Shopping Malls Project

## Size

Each mall will cover an area of 100,000 square feet.

## Project Activities

Design and planning, construction, and equipment and furniture.

## Features

Retail spaces, food courts, entertainment centers, parking, and cinemas.

## Cost Breakdown:

- Design and Planning: \$8 million per mall
- Construction: \$60 million per mall
- Equipment and Furniture: \$20 million per mall
- Contingency and Miscellaneous: \$5 million per mall

Timeline: 24-36 months per mall

Total Cost for 2 Malls: \$186 million



# National Theatre: Cultural and Economic Benefits

The construction of the national theatre will employ around 1,500 people, including specialized jobs such as acoustics engineers and cultural historians, contributing to a 3% increase in the construction sector's share of GDP. The national theatre will attract tourists and support the growth of Sierra Leone's creative industries, including film, music, and theatre. It is projected that Sierra Leone's creative economy could grow by 10-15% annually, adding up to \$30 million to the national GDP within five years of the theatre's opening. Hosting local and international performances will generate \$5-7 million annually in ticket sales, and additional revenues from event management, media coverage, and sponsorships. The theatre will also promote cultural diplomacy, enhancing Sierra Leone's global image.



## Cultural Tourism

The national theatre will become a center for the performing arts, hosting local and international performances, film festivals, and cultural exhibitions.



## Revenue from Events

Ticket sales, sponsorships, and event management could generate \$5-10 million annually.



## Global Image

The theatre will promote cultural diplomacy, enhancing Sierra Leone's global image.



# National Theatre

## 1 Capacity

Seating for 2,000 people.

## 2 Features

Main performance hall, rehearsal spaces, dressing rooms, administrative offices, and parking.

## 3 Project Activities

Design and planning, construction, and furnishing and equipment.

## 4 Cost Breakdown:

- Design and Planning: \$10 million
- Construction: \$50 million
- Furnishing and Equipment: \$15

- million  
- Contingency and Miscellaneous: \$5 million  
Timeline: 30-36 months  
Total Cost: \$80 million

# Revenue Projections: A Sustainable & Profitable Model

## Ticket Sales

The theatre will host a diverse range of events, including plays, concerts, conferences, and cultural festivals, attracting a wide audience. This will drive strong ticket sales revenue.

## Concessions & Merchandise

The theatre will offer a range of food, beverages, and souvenirs, creating an additional revenue stream and enhancing the overall visitor experience.

## Event Space Rentals

The theatre can be rented out for private events, such as corporate gatherings, weddings, and conferences, generating substantial revenue.



# Detailed Revenue Breakdown: A Comprehensive Analysis

Category	Assumptions	Revenue
Ticket Sales	Capacity: 2,500, Events: 200, Occupancy Rate: 75%, Average Ticket Price: \$50	\$18,750,000
Concessions	Average Spending Per Attendee: \$5	\$1,875,000
Event Space Rentals	Number of Private Events: 20, Average Rental Fee: \$50,000	\$1,000,000
Sponsorships	Estimated Annual Sponsorship Revenue: \$500,000	\$500,000

# Financial Viability: A Strong Return on Investment

1

## Construction & Initial Costs

The initial investment for the National Theatre will be \$80 million, covering construction, equipment, and staffing.

2

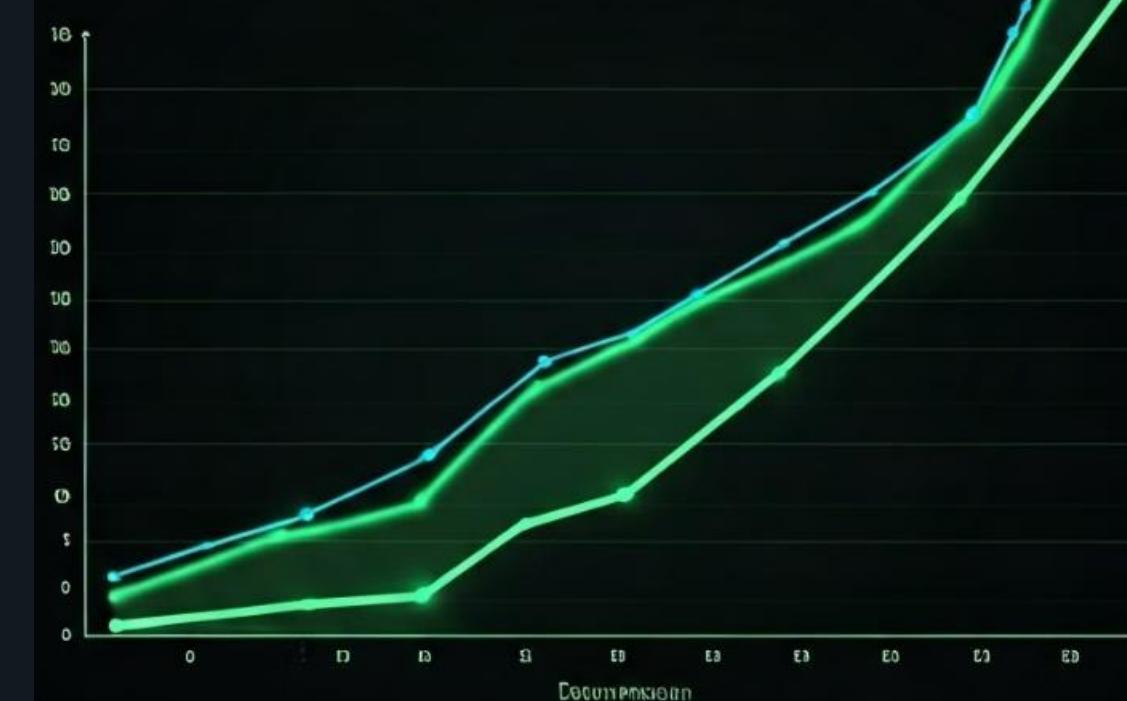
## Revenue Generation

The theatre will generate annual revenue exceeding \$22 million, covering operating costs and generating a positive return on investment.

3

## Long-Term Sustainability

The National Theatre is projected to be a financially sustainable project, generating consistent revenue and providing a valuable asset for the community.



# Partnerships & Collaborations: A Network of Support

## Government Funding

Secure funding from the Sierra Leone government to support the construction and initial operation of the National Theatre.

## Private Sector Investment

Attract investment from local and international businesses to provide financial support for the project.

## Cultural Institutions

Collaborate with national and international cultural organizations to enhance programming, resource sharing, and outreach.

## Community Engagement

Engage local communities and artists to ensure the theatre reflects their cultural values and interests.



# Project Implementation: A Phased Approach



1

## Project Planning & Design

1

Conduct feasibility studies, develop a detailed project plan, and finalize the architectural design for the theatre.

2

## Fundraising & Partnerships

Secure funding from government, private investors, and cultural organizations, forming strategic partnerships to support the project.

3

## Construction & Equipment

Begin construction of the theatre building, including the stage, seating, lighting, sound systems, and other necessary equipment.

4

## Program Development & Marketing

Develop a diverse program of events, performances, and workshops, launch a marketing campaign to promote the theatre.

5

## Grand Opening & Operations

Organize the grand opening event, launch the first season of performances, and establish sustainable operational processes.



# Conclusion: National Theatre- A Transformative Project for Sierra Leone

This project has the potential to be a transformative initiative for Sierra Leone, enriching the cultural landscape, boosting the economy, and empowering communities. By investing in the National Theatre, Sierra Leone can create a cultural icon that will inspire future generations for years to come.

# Two World-Class Hospitals: Healthcare and Economic Transformation

Building two 500-bed hospitals will create 2,000 direct construction jobs and stimulate the local building materials market. Procurement of medical equipment, pharmaceuticals, and technology for these hospitals will drive growth in the health technology sector, estimated to contribute an additional 4% to the country's GDP during construction. The hospitals will significantly improve healthcare services in Sierra Leone. Reduced reliance on international healthcare services will save the country up to \$100 million annually in medical tourism costs. More efficient healthcare systems will increase the national productivity rate by ensuring a healthier workforce. With world-class medical facilities, Sierra Leone could attract patients from neighboring countries, earning up to \$10 million annually through medical tourism. This could increase foreign exchange earnings and boost the healthcare sector's contribution to GDP.

## 1 Improved Healthcare Access

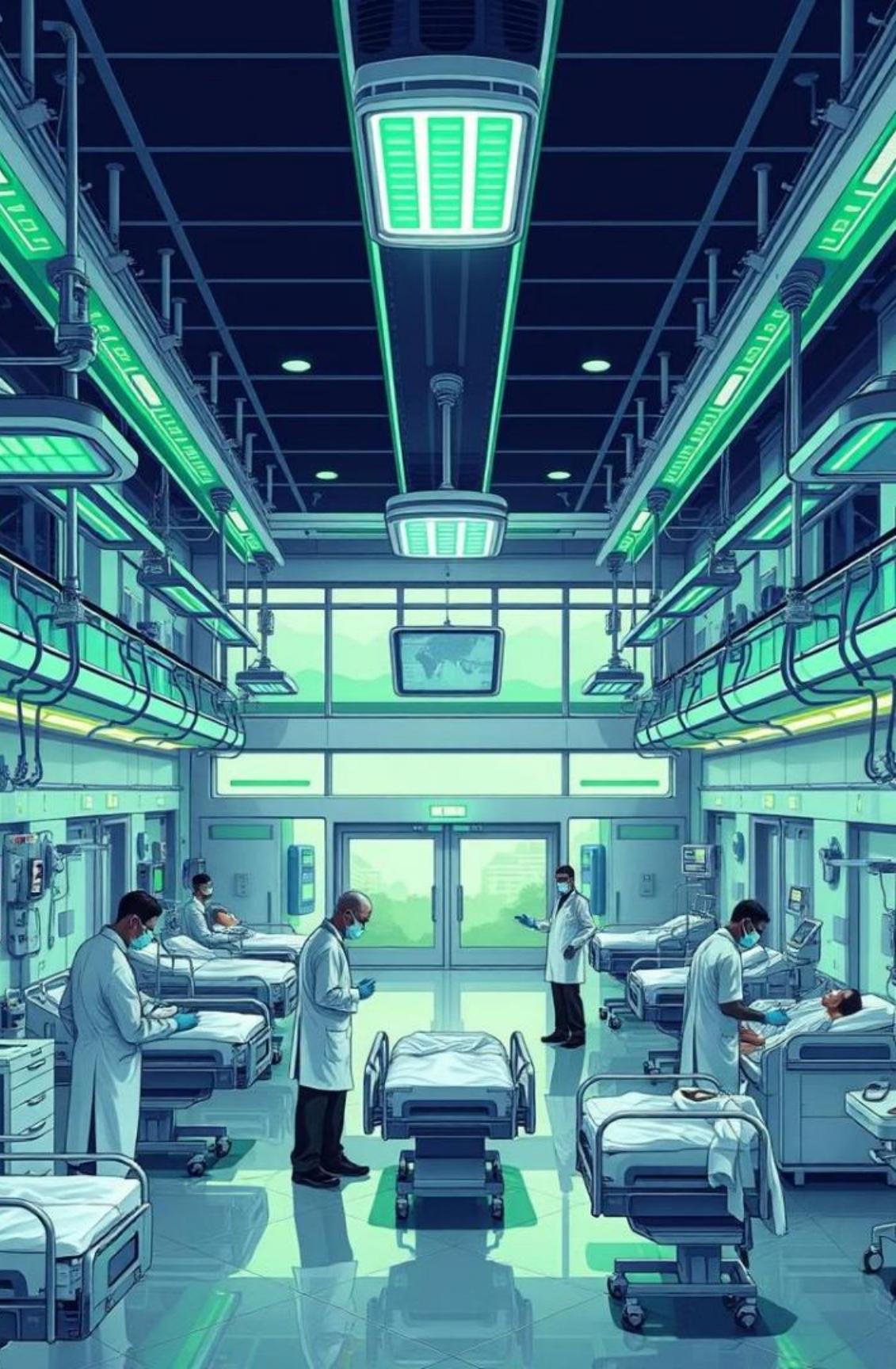
The hospitals will significantly improve healthcare services in Sierra Leone.

## 2 Medical Tourism

Sierra Leone could attract patients from neighboring countries, earning up to \$10 million annually through medical tourism.

## 3 Healthier Workforce

More efficient healthcare systems will increase the national productivity rate by ensuring a healthier workforce.





# Two World-Class Hospitals

## Capacity

500-bed hospitals, each with emergency care, surgery, maternity wards, diagnostic labs, and outpatient services.

## Features

Full hospital equipment, IT systems, and emergency response units.

## Project Activities

Design and planning, construction, and medical equipment.

# Financial Forecast for Two World-Class Hospitals in Sierra Leone

This presentation outlines the financial forecast for the construction and operation of two world-class hospitals in Sierra Leone. The project aims to provide high-quality healthcare services to the local population and contribute to the country's economic and social development.



# Cost Breakdown

## Design and Planning

\$10 million per hospital

## Construction

\$60 million per hospital

## Medical Equipment and Furniture

\$30 million per hospital



# Project Overview

## 1 Capacity

Each hospital will have a capacity of 500 beds, equipped with emergency care, surgery rooms, maternity wards, diagnostic labs, outpatient services, and specialized treatment areas.

## 2 Scope

The hospitals will be fully equipped with modern medical equipment, IT systems for patient care management, emergency response units, and cutting-edge diagnostic capabilities.

## 3 Timeline

The construction of each hospital is estimated to take 30–36 months.

## 4 Total Project Cost

The total project cost for each hospital is \$105 million, totaling \$210 million for two hospitals.

# Revenue Streams

Revenue Stream	Annual Revenue per Hospital	Total Annual Revenue for Two Hospitals
Patient Services (Inpatient and Outpatient)	\$51,062,500	\$102,125,000
Outpatient Services (Emergency, Diagnostics, and Surgery)	\$10,000,000	\$20,000,000
Diagnostics and Laboratory Services	\$4,500,000	\$9,000,000
Specialized Surgeries and Treatments	\$5,000,000	\$10,000,000
Pharmacy and Ancillary Services	\$3,000,000	\$6,000,000





# Conclusion

The financial forecast for the two world-class hospitals in Sierra Leone projects substantial annual revenues of over \$127 million, with an estimated profit of \$47.1 million annually. This reflects a solid financial return based on market assumptions of patient care demand, medical services, and the growing need for high-quality healthcare facilities in Sierra Leone. The project also provides long-term economic and social value by addressing the country's healthcare needs.

# Healthcare Centers in Each District



1

## Design and Planning

Architectural designs for small-to-medium healthcare centers.



2

## Construction

Building construction, utilities, and infrastructure.



3

## Medical Equipment

Procurement of medical furniture and equipment.





# Financial Forecast for 12 Healthcare Centers in Sierra Leone

This presentation outlines a comprehensive financial forecast for the development and operation of 12 healthcare centers in Sierra Leone. The project aims to provide essential primary healthcare services to underserved communities, focusing on preventive care, maternal health, and diagnostics.



# Project Overview

## Scope

The project encompasses 12 healthcare centers, each equipped to provide basic primary healthcare services, outpatient services, maternity wards, and diagnostic labs.

## Capacity

Each center is designed to handle primary healthcare needs, focusing on preventive care, maternal health, and diagnostics.

## Timeline

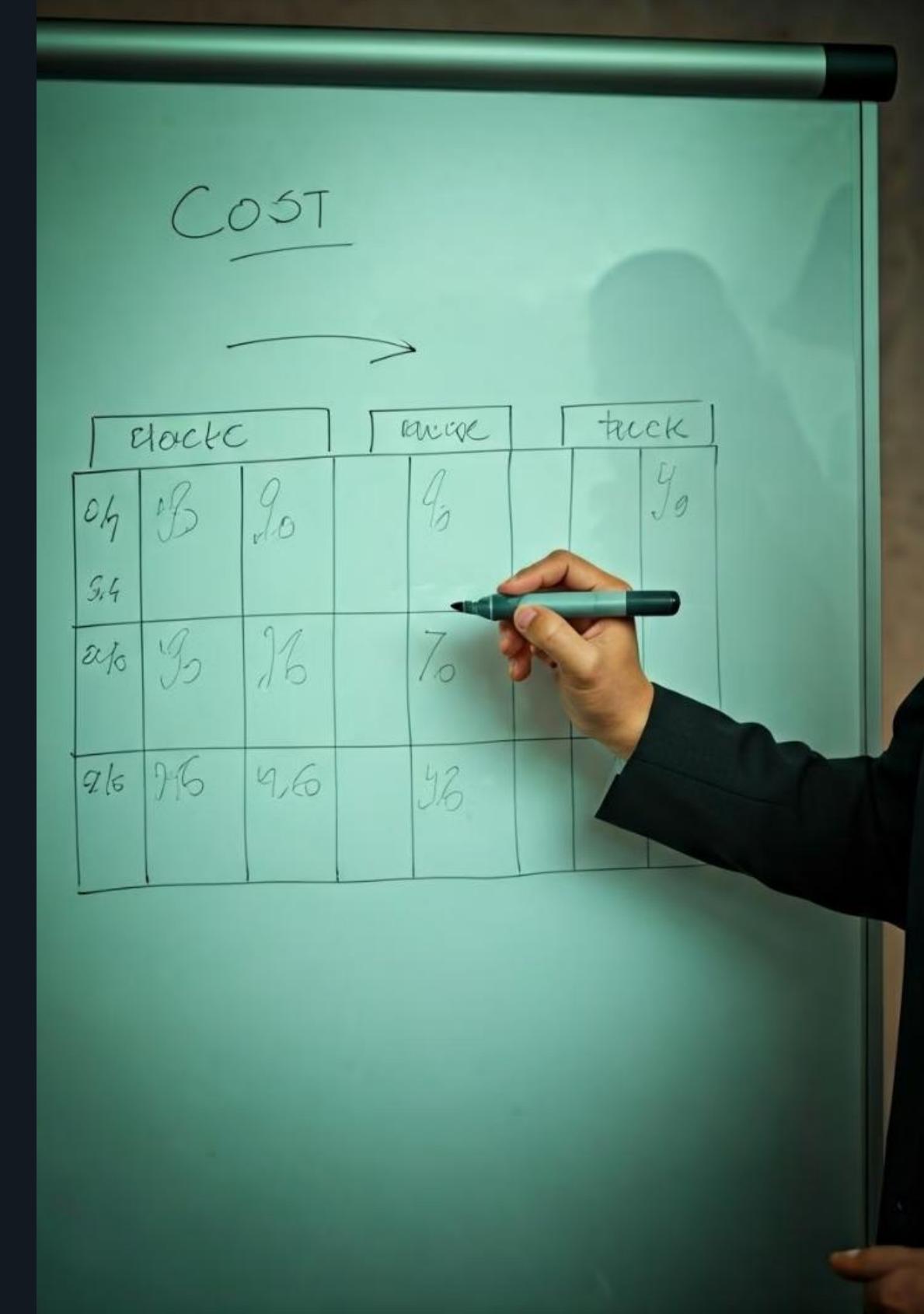
The construction and operational readiness of each center is estimated to take 24–30 months.

## Total Project Cost

The total project cost is estimated at \$18 million per center, totaling \$216 million for all 12 healthcare centers.

# Cost Breakdown

Design and Planning	\$2 million per center
Construction	\$10 million per center
Medical Equipment and Furniture	\$5 million per center
Contingency and Miscellaneous	\$1 million per center
Total Cost for 12 Healthcare Centers	\$216 million



# Revenue Streams

## 1 Outpatient Services

The centers are projected to receive 25,000 outpatient visits annually, generating an estimated \$1,250,000 in revenue per center.

## 2 Maternity and Delivery Services

With an estimated 2,000 deliveries per year, the centers are projected to generate \$400,000 in annual revenue per center from maternity services.

## 3 Diagnostics and Laboratory Services

The centers are projected to conduct 10,000 diagnostic tests annually, generating an estimated \$200,000 in revenue per center.

## 4 Pharmacy and Ancillary Services

Pharmacy and ancillary services are projected to generate an additional \$300,000 in annual revenue per center.



# Total Annual Revenue Estimate

**Outpatient Revenue**

\$15,000,000

**Maternity Revenue**

\$4,800,000

**Diagnostic Revenue**

\$2,400,000

**Pharmacy and  
Ancillary Revenue**

\$3,600,000



# Operating Costs and Profitability

1

## Staff Salaries

Staff salaries, including doctors, nurses, administrative staff, and support staff, are estimated at \$1.5 million per center annually.

2

## Medical Supplies and Maintenance

Medical supplies and maintenance costs are estimated at \$500,000 per center annually.

3

## Utilities and Miscellaneous Costs

Utilities and miscellaneous costs are estimated at \$300,000 per center annually.



# Conclusion

The healthcare centers are projected to generate significant revenue from outpatient services, maternity care, diagnostics, and pharmacy services. However, the project may operate at a slight annual deficit due to the high operational costs involved. This could be mitigated through subsidies, government funding, partnerships, or efficiency improvements. The broader societal impact of improved healthcare access could justify the investment, considering the crucial role these centers will play in enhancing healthcare delivery in Sierra Leone's districts.



# One 5-Star Hotel and One Three-Star Hotel

Capacity	150 rooms	150 rooms
Features	Restaurants, conference rooms, swimming pools, and parking	Restaurants, conference rooms, and parking
Project Activities	Design and planning, construction, and furnishing and equipment	Design and planning, construction, and furnishing and equipment



# Financial Forecast for Two Hotels in Sierra Leone

This presentation outlines a comprehensive financial forecast for the development and operation of two hotels in Sierra Leone: a 5-star hotel and a 3-star hotel. The project encompasses detailed cost breakdowns, revenue projections, operating cost estimates, and profitability analysis, providing a comprehensive overview of the financial viability of this ambitious venture.



# Project Overview

## 1 Scope

The project involves the construction of two hotels: a 150-room 5-star hotel featuring luxury amenities, restaurants, conference rooms, a swimming pool, parking, and concierge services; and a 150-room 3-star hotel offering mid-range amenities, restaurants, meeting rooms, and parking.

## 2 Timeline

The construction timeline for each hotel is estimated to be 24-30 months.

## 3 Total Project Cost

The total project cost for both hotels is \$126 million, with \$63 million allocated to each hotel.



# Cost Breakdown

Category	5-Star Hotel	3-Star Hotel
Design and Planning	\$8 million	\$8 million
Construction	\$40 million	\$40 million
Furnishing and Equipment	\$12 million	\$12 million
Contingency and Miscellaneous	\$3 million	\$3 million
Total Cost per Hotel	\$63 million	\$63 million

# Revenue Streams

## Room Revenue

The average occupancy rate for the 5-star hotel is projected at 65%, with an average daily rate (ADR) of \$200 per night. The 3-star hotel is expected to have a 70% occupancy rate and an ADR of \$100 per night.

## Food and Beverage Revenue

The estimated revenue per occupied room for food and beverage is \$50 per night for the 5-star hotel and \$30 per night for the 3-star hotel.

## Conference and Event Revenue

The average annual conference and event revenue is projected at \$1,500,000 for the 5-star hotel and \$500,000 for the 3-star hotel.

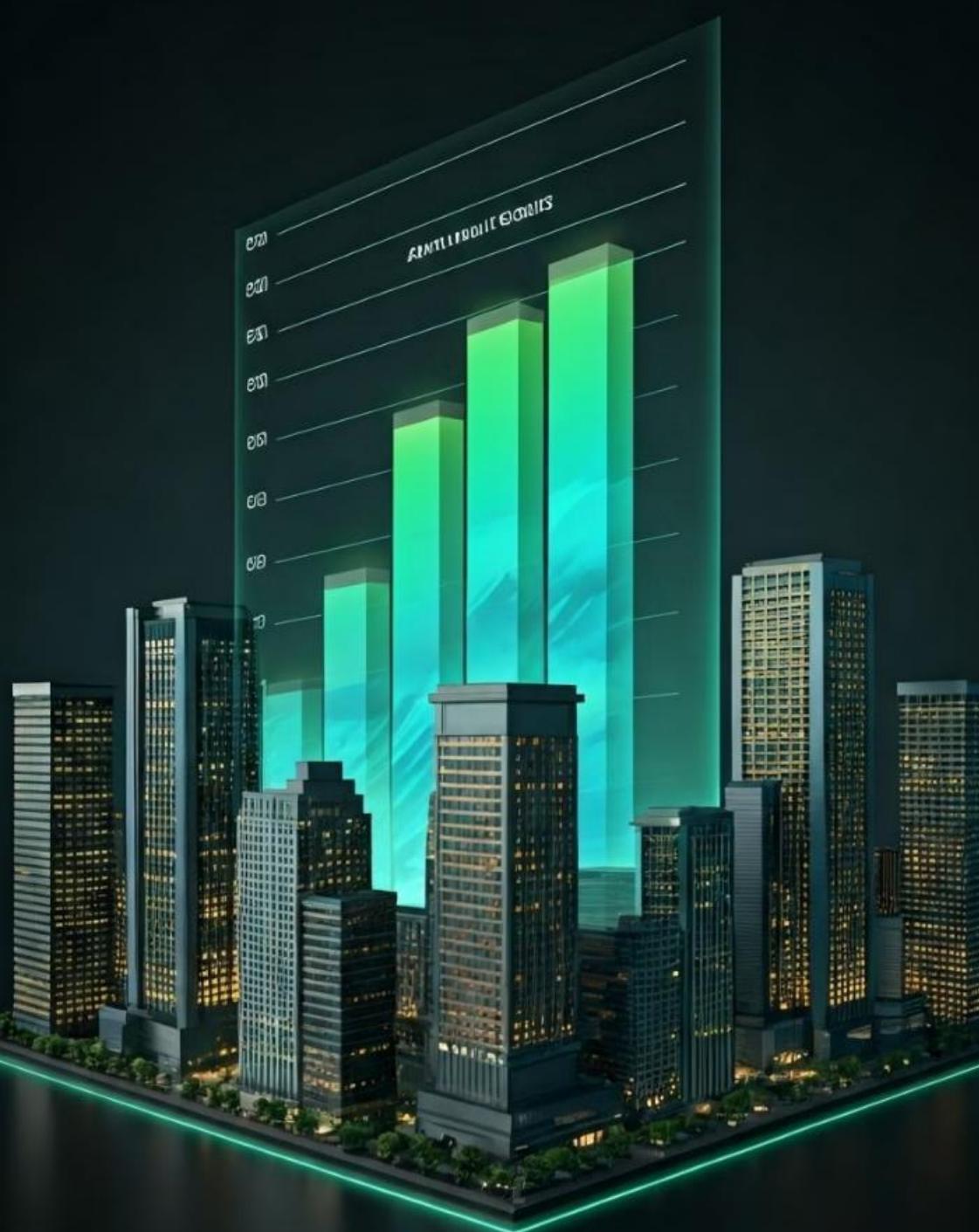
# Total Annual Revenue Estimate

## 5-Star Hotel

The total annual revenue for the 5-star hotel is estimated at \$10,896,900, comprising room revenue, food and beverage revenue, conference and event revenue, and miscellaneous revenue.

## 3-Star Hotel

The total annual revenue for the 3-star hotel is projected at \$5,732,250, including room revenue, food and beverage revenue, conference and event revenue, and miscellaneous revenue.



# Operating Costs and Profitability

1

## Staff Salaries and Benefits

The annual operating costs for staff salaries and benefits are estimated at \$3 million for the 5-star hotel and \$1.5 million for the 3-star hotel.

2

## Utilities, Maintenance, and Supplies

The annual operating costs for utilities, maintenance, and supplies are projected at \$2 million for the 5-star hotel and \$1 million for the 3-star hotel.

3

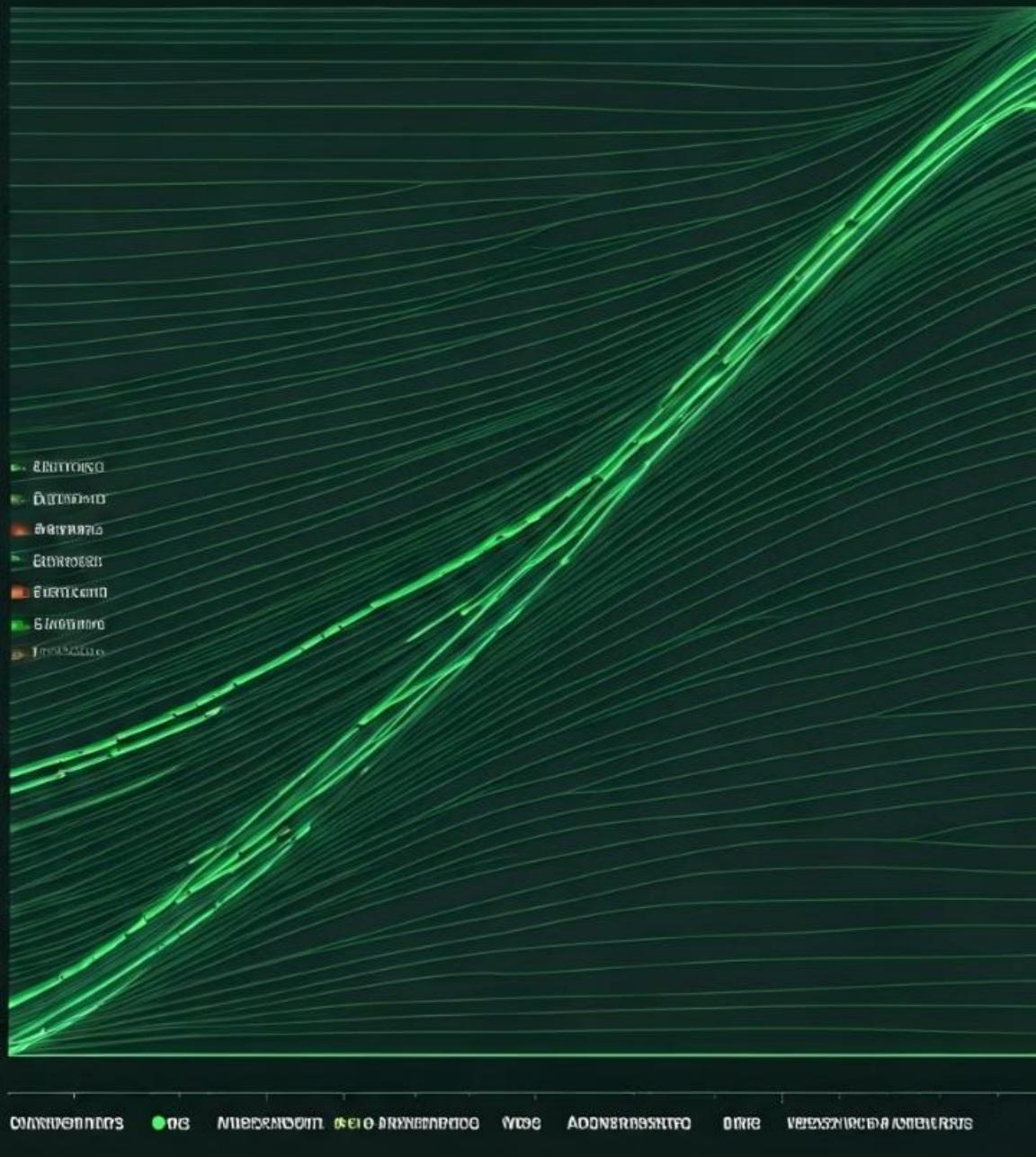
## Marketing and Administration

The annual operating costs for marketing and administration are estimated at \$500,000 for the 5-star hotel and \$300,000 for the 3-star hotel.

4

## Other Operating Costs

The annual operating costs for other expenses are estimated at \$1 million for the 5-star hotel and \$500,000 for the 3-star hotel.



# Annual Profit Estimation

The total estimated annual operating costs for both hotels are \$9.8 million. Subtracting this from the total estimated annual revenue of \$16.63 million results in an estimated annual profit of \$6.83 million.



# Conclusion

The financial projections for these two hotels indicate strong financial viability with a significant annual revenue and profitability potential. The project is expected to generate a return on investment (ROI) of approximately 5.4% in the first few years, with potential for growth as the hotels gain market presence and optimize operations. This project holds the potential to contribute significantly to Sierra Leone's growing hospitality and tourism sectors.

## MODEL PROJECT

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ECONOMIC PROJECT

Project description: This project aims to develop a new hotel complex in Freetown, featuring modern accommodations and amenities. The goal is to attract tourists and contribute to the local economy.



DUOTRIVIUSNED

Project description: This project involves the development of a new hotel in Freetown, focusing on sustainable tourism and environmental protection.

DUOTRIVIUSNED

Project description: This project aims to develop a new hotel complex in Freetown, featuring modern accommodations and amenities. The goal is to attract tourists and contribute to the local economy.



ODS  
OPIENTATION

OPIENTATION

ODS  
OPIENTATION

OPIENTATION



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# Two Standard Universities



## Capacity

Each university will accommodate 5,000 students.



## Features

Lecture halls, libraries, research centers, administrative offices, hostels, and sports facilities.

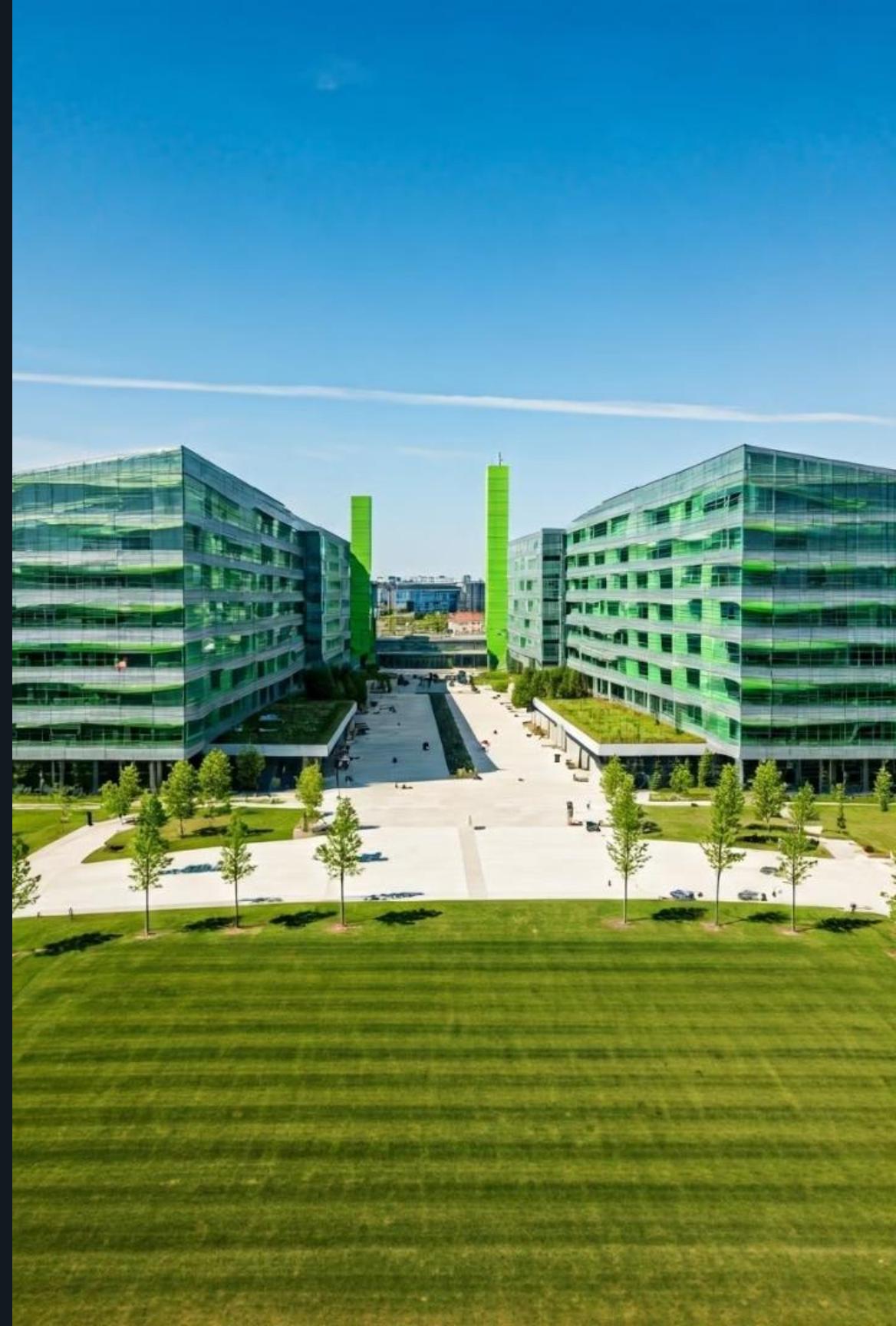


## Project Activities

Design and planning, construction, and furnishing and equipment.

# Financial Forecast for Two Standard Universities in Sierra Leone

This presentation outlines a comprehensive financial forecast for the establishment of two standard universities in Sierra Leone. The project aims to provide high-quality education and research facilities for a combined student capacity of 10,000, contributing to the nation's educational development and economic growth.



# Project Scope and Timeline

## Capacity

Each university will accommodate 5,000 students, providing ample space for learning and growth.

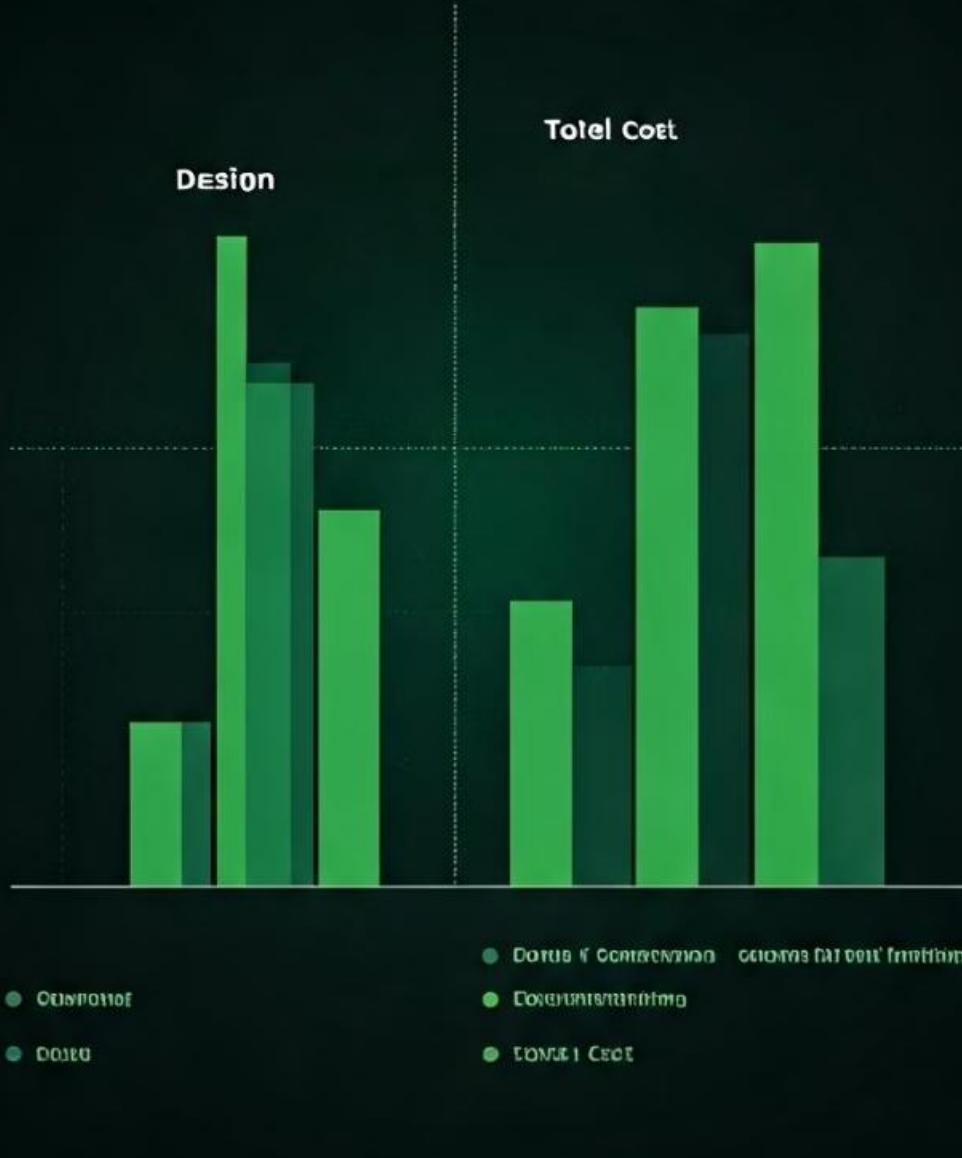
## Features

The universities will boast state-of-the-art facilities, including lecture halls, libraries, research centers, administrative offices, student hostels, and sports complexes.

## Timeline

The construction of each university is projected to take 36-48 months, ensuring a timely completion and commencement of operations.

# Cost Breakdown



Category	Cost per University (USD)	Total Cost for Two Universities (USD)
Design and Planning	15,000,000	30,000,000
Construction	80,000,000	160,000,000
Furnishing and Equipment	20,000,000	40,000,000
Contingency and Miscellaneous	10,000,000	20,000,000
<b>Total Cost</b>	<b>125,000,000</b>	<b>250,000,000</b>



# Revenue Streams

## 1 Tuition Fees

With a capacity of 5,000 students per university and an average annual tuition fee of \$3,000, the universities are projected to generate \$15 million in tuition revenue annually per university.

## 3 Research Grants and Consultancy Services

Universities often generate revenue from research contracts, grants, and consultancy services, estimated at \$2 million annually per university.

## 2 Hostel Fees

Assuming 50% of students reside on-campus, the universities will generate an additional \$3.75 million in annual hostel revenue per university.

## 4 Other Revenue

Additional revenue streams, such as cafeterias, sports complex fees, and events, are estimated to contribute \$1 million annually per university.

# Total Annual Revenue Estimate

Revenue Source	University 1 (USD)	University 2 (USD)
Tuition Revenue	15,000,000	15,000,000
Hostel Revenue	3,750,000	3,750,000
Research & Consultancy Revenue	2,000,000	2,000,000
Miscellaneous Revenue	1,000,000	1,000,000
Total Annual Revenue	21,750,000	21,750,000





# Operating Costs Estimate

## Salaries for Academic and Administrative Staff

Salaries for academic and administrative staff are estimated at \$10 million annually per university.

## Maintenance, Utilities, and Supplies

Maintenance, utilities, and supplies are estimated at \$2.5 million annually per university.

## Student Services and Operational Costs

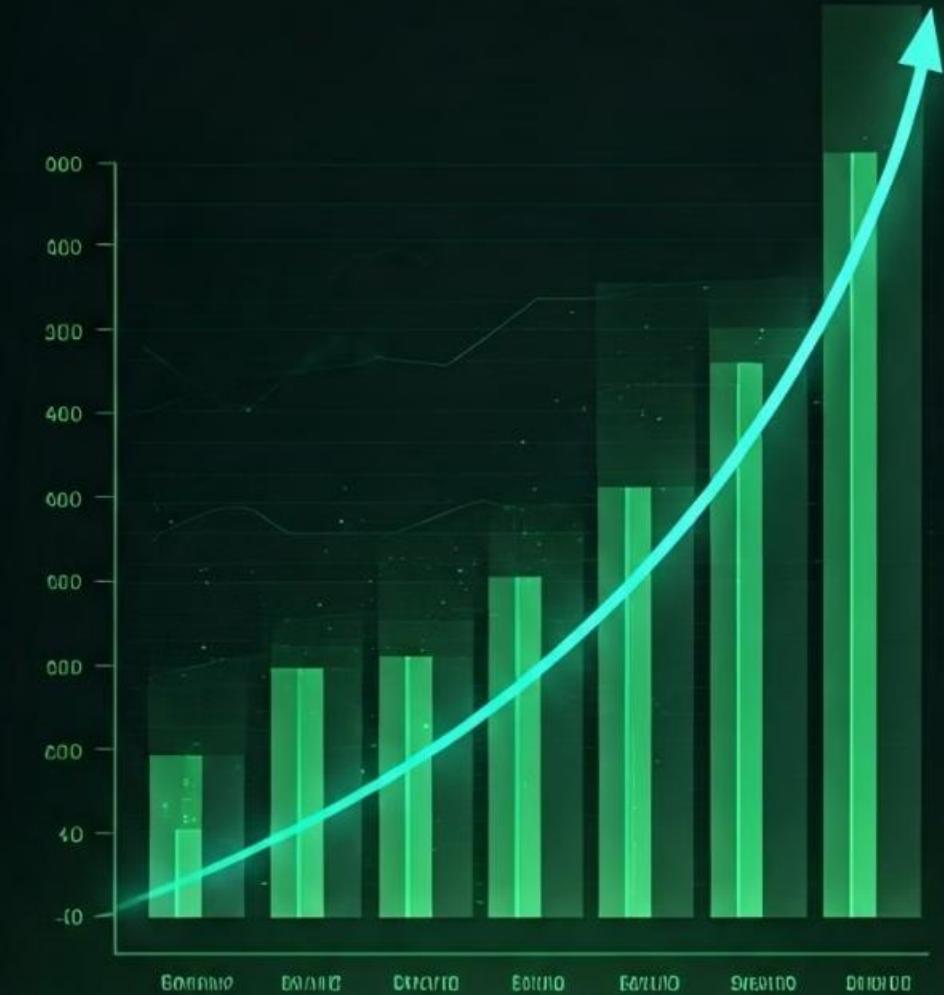
Student services and operational costs are estimated at \$2 million annually per university.

## Research Funding and Scholarships

Research funding and scholarships are estimated at \$1 million annually per university.

# Annual Profit Estimation

The total estimated annual operating costs for both universities are \$31 million. Subtracting this from the total estimated annual revenue of \$43.5 million results in an estimated annual profit of \$12.5 million.



# Conclusion

The financial forecast indicates a positive return on investment (ROI) for the universities, with an estimated annual ROI of approximately 5% in the early years. The payback period for the initial investment is projected to be between 15 to 20 years, assuming stable student numbers and consistent tuition income. The universities are expected to generate significant long-term revenue while contributing to the educational development of Sierra Leone.



# International Airport



## Terminal Buildings

Control towers, runways, parking areas, and cargo facilities.



## Control Towers

Runways, taxiways, aprons, terminals, and parking facilities.



## Equipment

Communication and security systems, baggage handling.



# Financial Forecast for an International Airport in Sierra Leone

This financial forecast outlines the potential for a new international airport in Sierra Leone, which is poised to become a vital transportation hub for the region. With a capacity to handle 2 million passengers annually, the airport will feature state-of-the-art facilities and infrastructure to support the country's growing economy and tourism industry.

**CLICK FOR PROPOSED FREETOWN INTERNATIONAL AIRPORT 3D  
VIDEO**



CLICK ANYWHERE  
FOR VIDEO

# Project Overview

## Scope

The airport will have the capacity to handle 2 million passengers annually.

## Features

The airport will include terminal buildings, control towers, runways, parking areas, cargo facilities, communication and security systems, and baggage handling.

## Timeline

The project is expected to be completed within 48-60 months.

## Total Project Cost

The total project cost is estimated at \$697 million.

# Cost Breakdown

**Design and Planning**

\$50 million

**Construction**

\$497 million

**Equipment and Furnishing**

\$100 million

# INTERNATIONAL AIRPORT



## Revenue Streams

1

### Passenger Fees

The airport is expected to handle 2 million passengers annually, with an average passenger fee (including airport taxes, landing fees, and service fees) of \$25 per passenger, resulting in a total annual revenue of \$50 million.

2

### Aircraft Landing and Parking Fees

The airport is expected to handle 15,000 aircraft landings per year, with an average landing fee of \$1,000 per landing and an additional \$4.5 million in aircraft parking revenue, resulting in a total annual revenue of \$19.5 million.

3

### Cargo Handling Fees

The airport is expected to handle 200,000 metric tons of cargo annually, with an average cargo handling fee of \$150 per metric ton, resulting in a total annual revenue of \$30 million.

# Revenue Streams (continued)

## Retail and Concessions

The airport is expected to generate an average annual revenue of \$5 per passenger from retail, food, and duty-free goods, resulting in a total annual revenue of \$10 million.

## Parking Fees

The airport is expected to have an average of 1,500 vehicles per day, with an average parking fee of \$5 per vehicle, resulting in a total annual revenue of \$2.74 million.

# Total Annual Revenue Estimate

**1** Passenger Fees

\$50 million

**2** Aircraft Landing and  
Parking Fees

\$19.5 million

**3** Cargo Handling Fees

\$30 million

**4** Retail and Concessions

\$10 million

**5** Parking Fees

\$2.74 million



# Operating Costs and Profitability

## Salaries and Wages

\$20 million annually for management, operations, security, and ground staff.

## Maintenance, Utilities, and Supplies

\$15 million annually for runway maintenance, terminal cleaning, and utilities.

## Security and IT Systems

\$5 million annually for security personnel and IT maintenance for communication systems.

## Fuel and Ground Services

\$10 million annually for fuel for ground vehicles, baggage handling, and other ground services.

# Conclusion



## Total Project Cost

\$697 million

## Total Estimated Annual Revenue

\$112.2 million

## Total Estimated Annual Operating Costs

\$55 million

## Annual Profit

\$57.24 million

The financial forecast suggests that the airport has the potential to become a profitable long-term investment, with multiple revenue streams contributing to its financial sustainability. The expected economic growth in Sierra Leone and increased foreign investment will likely support this development.



1

# HOUSING SCHEME SUMMARY

- Project Overview: 150,000-unit civil servant housing scheme
- Investment: \$6.032,000, 000 total investment
- Structure: Public-Private Partnership (PPP)

## Key Benefits:

- Addressing critical housing shortage
- Boosting economic growth
- Creating significant employment opportunities

**CLICK FOR 3D VIDEO**



Proposed cluster design of 4bed terraces and block of flats.



# Housing Scheme: 150,000 Units

**The Investment: \$6.03B | Profit: \$2.96B | ROI: 74.1%**

The project targets 150,000 units over 5 years. With continuous sales, it is expected to break even by Year 6 and deliver a net profit of \$2.96B. Financing options remain flexible, with strong returns projected under multiple scenarios.

**CLICK FOR 3D VIDEO**



Proposed cluster design of 5bed terrace duplexes

# Sierra Leone Housing Deficit Trends (2015-2024)

- 1 2015
- 2 2018
- 3 2030

The housing deficit in Sierra Leone was estimated at around 464, 051 units.

The deficit had grown to approximately 800,000 units, as the population continued to rise and new housing construction failed to keep pace.

Projections indicate the housing deficit could reach 2 million units by 2030 if no significant interventions are made.

## SECTION I THE HOUSING CHALLENGE





# Problems Of The Sierra Leone Housing Sector



## Policy Mismatch

Housing policies are driven by non-shelter related variables, leading to displacement, uneven development, and lack of commitment to housing the poor.



## Market-Driven Approach

The emphasis on the private market in an economically frail country disproportionately affects the urban poor.



## Formal vs. Informal

The formal housing sector caters to high-income earners, while the informal sector provides nearly 80% of the national housing output.

# Factors Contributing to the Housing Deficit

## Rapid Urbanization

Sierra Leone has experienced a surge in urban migration, with people flocking to cities in search of economic opportunities. This has put immense pressure on the existing housing stock.

## Limited Affordable Housing

The high cost of land, construction materials, and labor has made it challenging for low-income households to access affordable housing options.

## Inadequate Financing

Lack of access to affordable mortgages and housing finance options has hindered the ability of individuals to build or purchase their own homes.

# Socio-Economic Overview of Sierra Leone

## Key Indicators

Sierra Leone has a population of 8.6 million, with a GDP per capita of \$475.80 (2022) and a poverty rate of 81.3%. The country's life expectancy stands at 56.27 years.

## Untapped Potential

Despite the current challenges, Sierra Leone holds immense potential for growth and development. By addressing the housing deficit and improving infrastructure, the country can unlock new economic opportunities and enhance the well-being of its citizens.

## Collaboration for Progress

This project represents a collaborative effort between Premium Homes Global Investment Ltd and the government of Sierra Leone to tackle the housing crisis and drive socio-economic progress.



# Factors Affecting Mass Housing Delivery

Problem of land inaccessibility

Stunted financial and mortgage system  
High cost of construction

Poverty level

Government policies/bureaucracy

Exorbitant prices of building material

High population growth

Inadequate physical planning

Statutory regulation and bye-laws

Developmental control

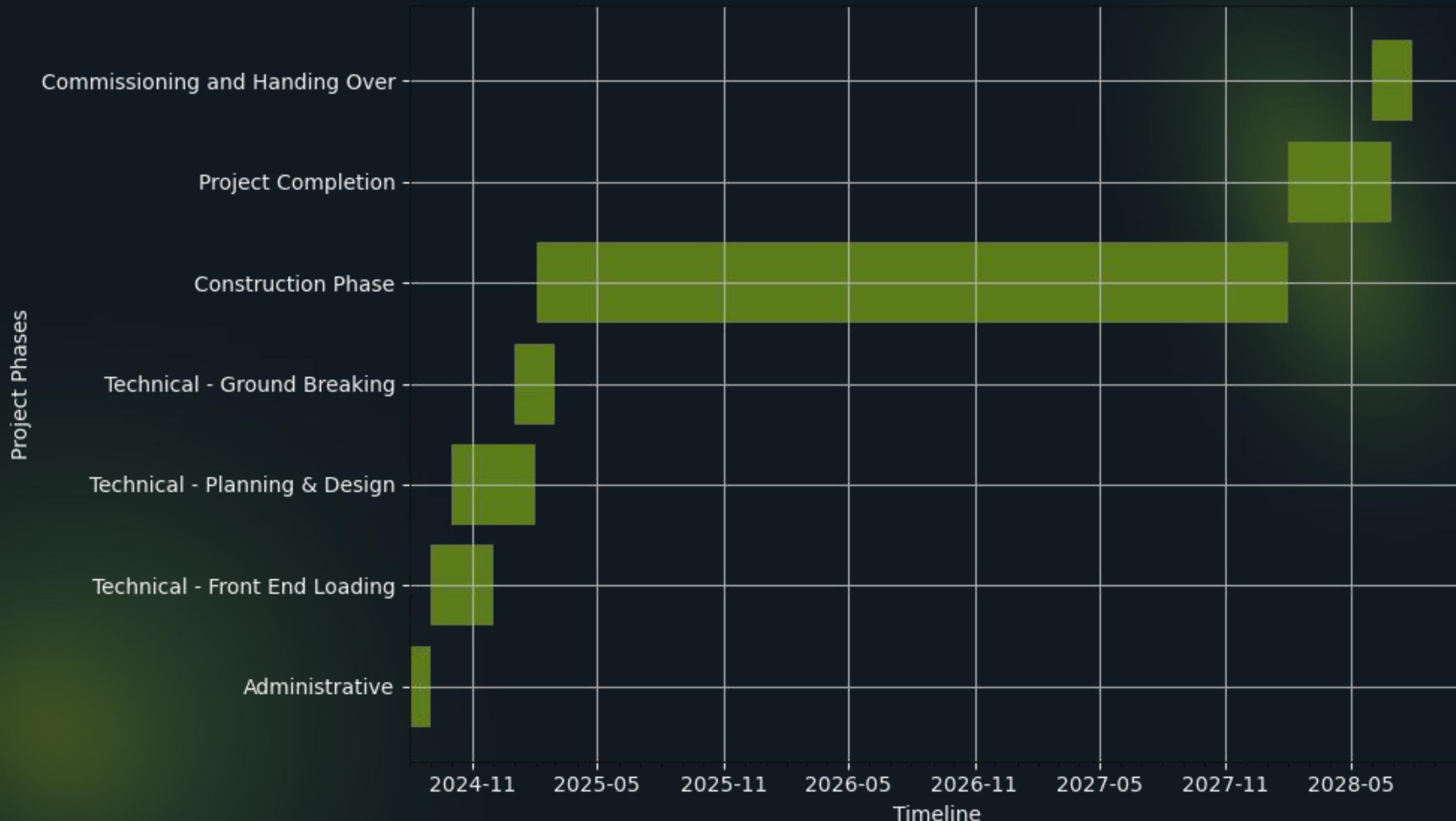


# Sierra Leone: Politics

Sierra Leone's political and economic transformation has been hampered by the Ebola epidemic and low commodity prices. The country's stateness, institutions, and security have been restored with international support after the civil war. The constitution provides for political participation and separation of powers.

Sierra Leone's population is predominantly Muslim and Christian, with the Temne and Mende as the largest ethnic groups. The informal sector and subsistence agriculture are crucial for the majority of the population.

## Project Timeline for Premium Homes' 150,000 Housing Scheme





# World Bank's Perspective of Sierra Leone's Housing Sector

The government of Sierra Leone has shown an increasing desire towards **urban entrepreneurialism**.

2. This desire for international competitiveness has been evident in five major government outputs with direct correlation to the housing sector.

The nation has witnessed a wave of reforms, including the removal of '**interventionist policies**' to encourage private investment, the deregulation and privatization of government institutions, the investment of public funds in the private sector without proper oversight, and the adoption of mortgage programs that do not necessarily reflect Sierra Leone's **reality**.

# Financial Benefits of Premium Homes' Housing and Infrastructure in Sierra Leone

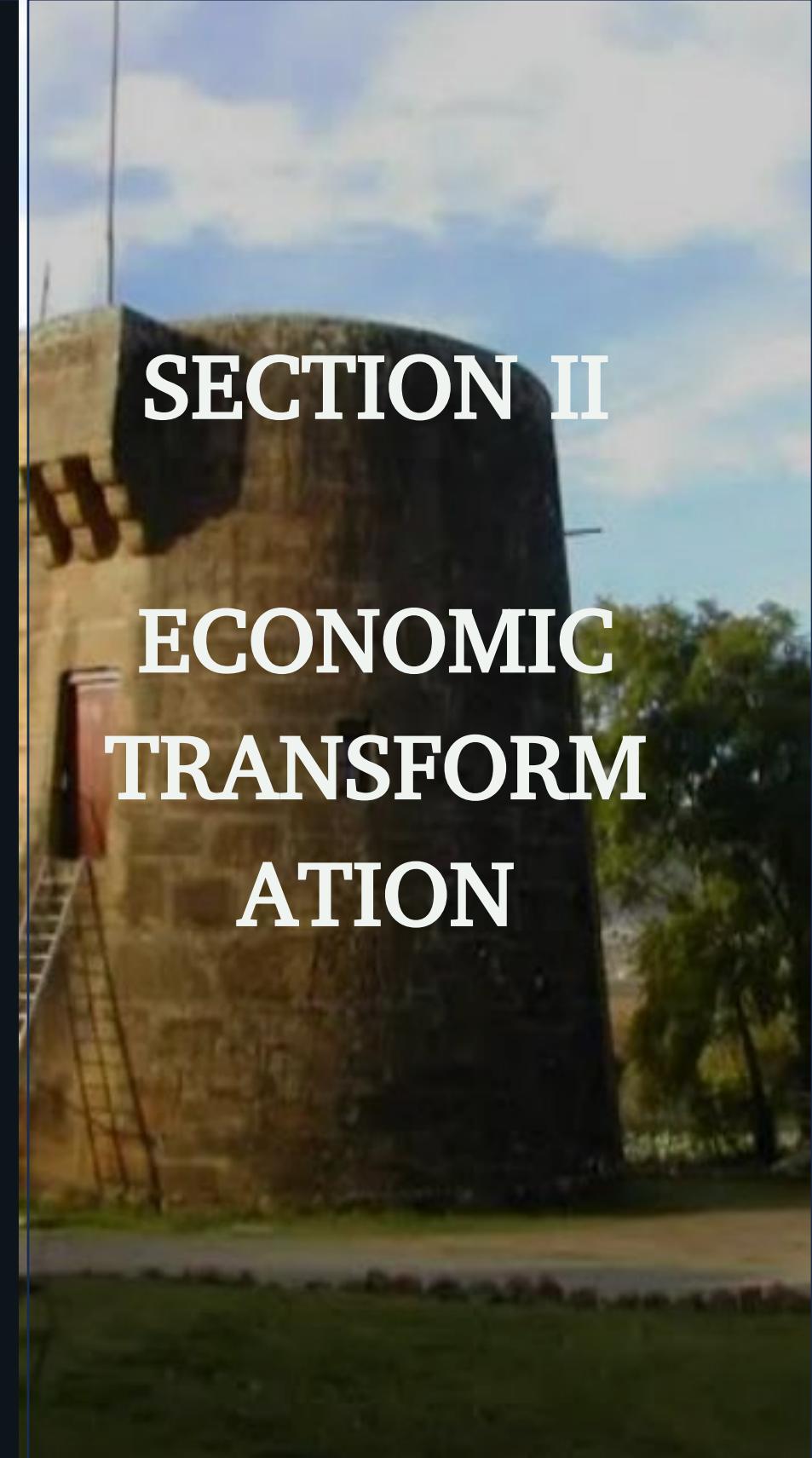
High Return on Investment (ROI)Revenue Potential: With an expected sales revenue of \$10.5 billion from the \$10 billion investment, investors stand to gain substantial returns.

The projected ROI reflects a significant profit margin, enhancing the attractiveness of the investment.Stable Cash Flows: The housing units will generate steady rental income, and the development of infrastructure will create ongoing revenue streams, contributing to predictable cash flows.

1.2 Diversification and Risk MitigationPortfolio Diversification: Investing in housing and infrastructure in Sierra Leone offers diversification into emerging markets, potentially reducing overall portfolio risk.Mitigation of Risks: By focusing on essential infrastructure and housing, the project addresses critical needs, reducing the risk of project failure and enhancing long-term stability.

1.3 Strategic PositioningEarly Entry Advantage: Investors in this project will benefit from early entry into a growing market with significant untapped potential, positioning themselves as pioneers in Sierra Leone's real estate and infrastructure development.

## SECTION II ECONOMIC TRANSFORM ATION



# Total Investment and Economic Multiplier Effect

## Total Investment

Premium Homes is investing a staggering \$10 billion into this transformative housing scheme. This substantial capital injection will kickstart a wave of economic activity and development across Sierra Leone.

## Economic Multiplier Effect

Every dollar invested in this project is expected to generate \$2 in economic activity, thanks to the strong multiplier effect. This means that the \$10 billion investment will ultimately lead to \$20 billion in total economic impact - a remarkable return on investment.

# Job Creation and Income Generation

## 1 Jobs Created During Construction

The housing scheme is projected to create a staggering 50,000 jobs during the construction phase and Indirect Jobs: 100,000 in related industries, providing much-needed employment opportunities for the local population.

## 2 Permanent Jobs

Even after the construction is complete, the development will support 3,000 permanent jobs, ensuring long-term economic stability and growth.

## 3 Income Generation

The influx of jobs and economic activity is expected to generate \$1.5 billion in total income, further boosting the local economy and improving the standard of living for Sierra Leonean families.



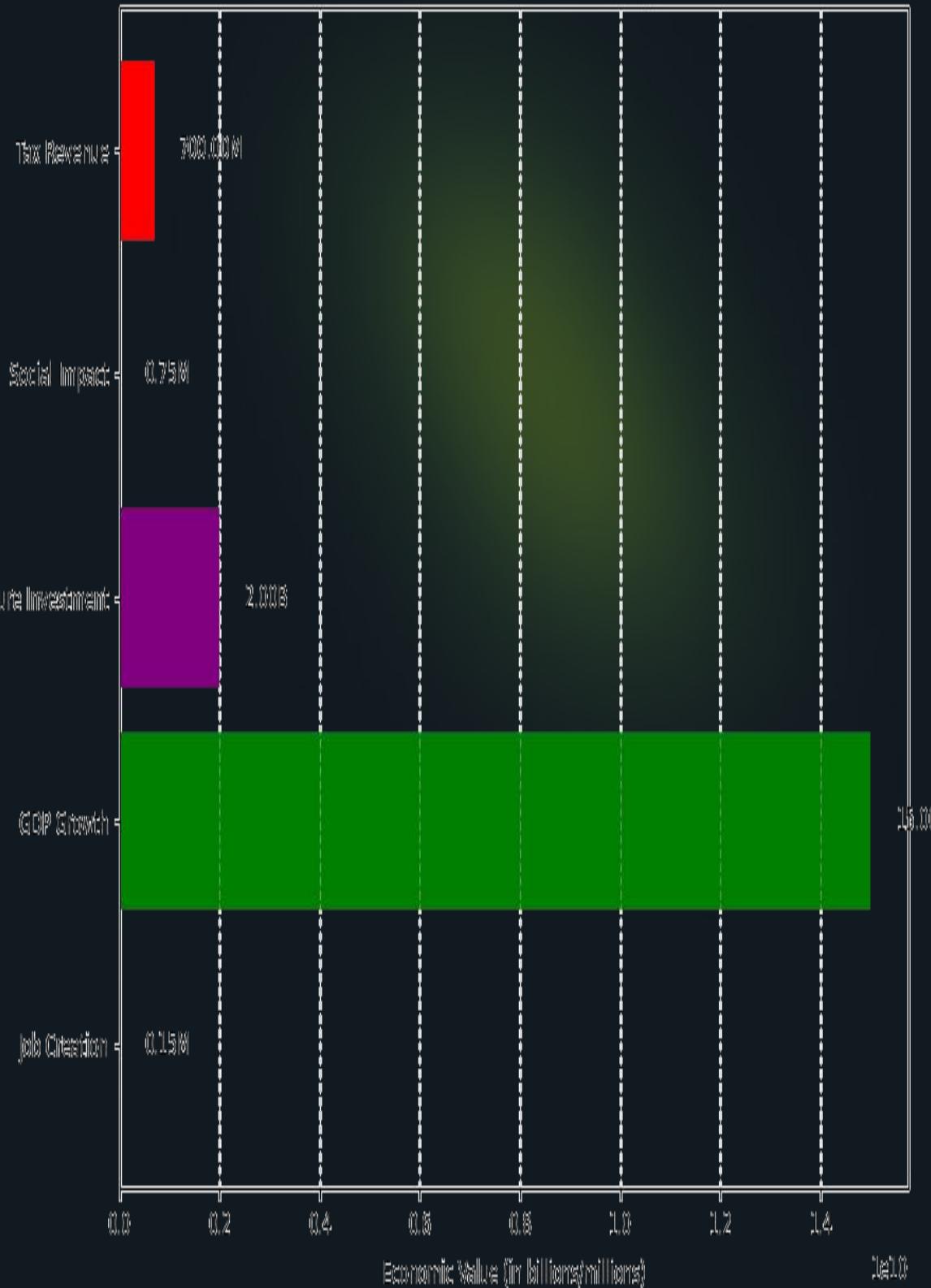
# Tax Revenue and Government Savings

**Tax Revenue During Construction** \$500 million

**Annual Contribution in ongoing tax revenue.** \$200 million annually

**Government Savings on Emergency Housing** \$30 million annually

The housing scheme will not only generate significant tax revenue for the government, but also save \$30 million annually that would have been spent on emergency housing initiatives. This dual economic benefit highlights the long-term sustainability and fiscal impact of Premium Homes' investment.





# Long-term Economic Growth



## Investment

The substantial investment by Premium Homes serves as the foundation for the economic transformation of Sierra Leone.



## Job Creation

The influx of construction and permanent jobs generated by the housing scheme provides stable employment opportunities for the local population.



## Increased Productivity

Improved living conditions and commute times for residents lead to a significant boost in worker productivity, further driving economic growth.



## Economic Growth

By leveraging the multiplier effect, the housing scheme paves the way for sustainable long-term economic growth and development in Sierra Leone.



# FUNDING REQUIREMENT

# Housing Funding Requirement

## Housing Development

We seek \$6.032 billion for housing development, a key element of our transformative project.

## Healthcare, Education, and Infrastructure

The remaining funds will support healthcare, education, and vital infrastructure development.



# Projected Returns

## Revenue

\$10.5 billion from housing sales alone, assuming an average selling price of \$70,000 per unit.

## Net Profit

\$2.96 billion projected after covering all capital and financing costs, highlighting strong potential for substantial returns.

## Financial Structure

The project is designed around equity-based and blended financing models, enabling flexible returns for investors while ensuring long-term sustainability and national development impact.

# Market Opportunity

1

## Addressing Infrastructure Deficit

Sierra Leone faces a significant housing shortage, with an estimated 300,000 units needed over the next decade.

2

## Strong Demand for Housing

The growing population and rising middle-class incomes are driving demand for affordable, high-quality housing.

3

## Government Support

The government of Sierra Leone prioritizes infrastructure development, creating an ideal opportunity for Premium Homes.

# Project Financials

Administrative and  
Operational Costs

\$500 million

Equipment and Machinery  
Costs

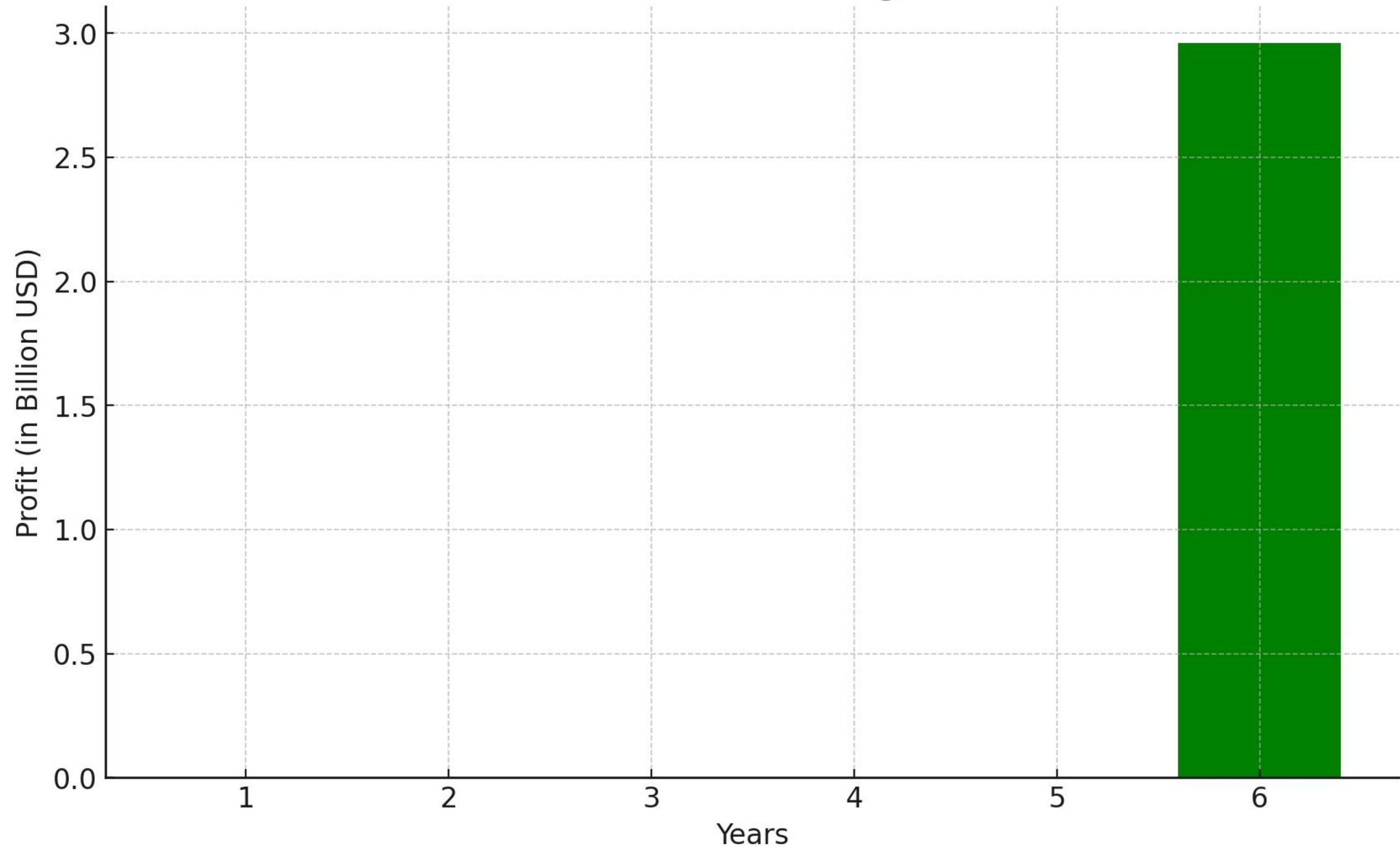
\$55-\$60 million

Housing Scheme Profitability

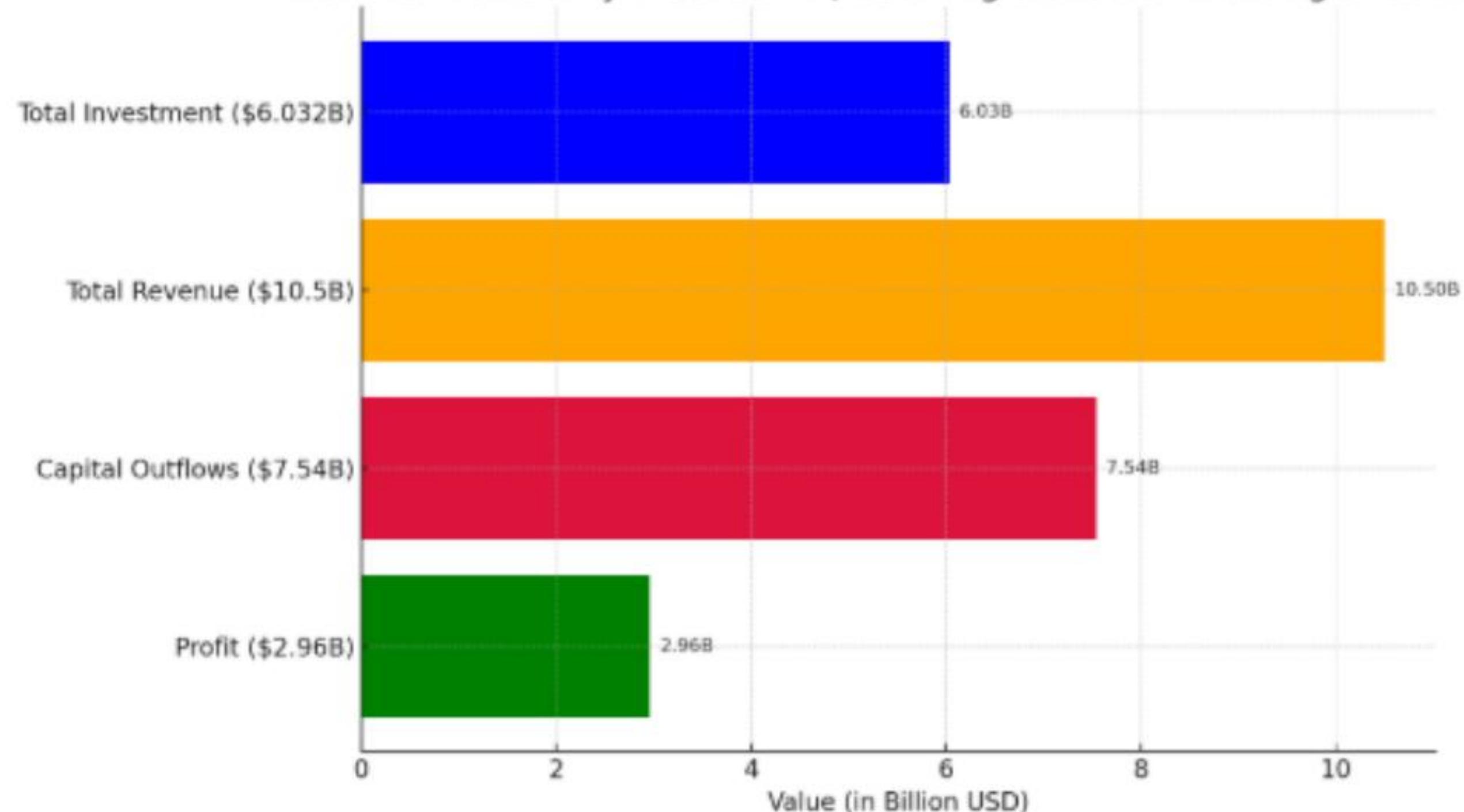
74.1% ROI



# Profit Timeline - Housing Scheme



## ROI and Profitability Breakdown (Assuming Standard Financing Structure)





## SECTION III

# PARTNERING IN PROGRESS

# Transforming Housing Development through Public-Private Partnerships

Public-Private Partnerships (PPPs) have emerged as a powerful tool in the realm of housing development, revolutionizing the way governments and the private sector collaborate to deliver affordable, sustainable, and innovative housing solutions. This presentation explores the key aspects of PPPs in housing projects, from land reforms and financing mechanisms to construction methodologies and project management approaches, offering a comprehensive roadmap for transforming the housing landscape.

# Shareholding Structure/Governance



## Partnership Structure

The partnership structure will comply with legal and regulatory requirements, incorporate JV partners, and establish management and facilities management agreements with leading developers and construction managers.

## Project Accountability

The project will involve signing a JV PPP arrangement, conducting due diligence, commissioning feasibility studies, raising capital, and securing reputable construction and project management firms.

## Key JV MOU Ideas

The JV MOU includes provisions for performance bonds, contractor payments, government guarantees, and the establishment of an international supervising bank and local administrative agent.

## Our Proposition

Premium Homes Global Investment Services Limited is prepared to enter into a PPP agreement with the Government of Sierra Leone for the Sierra Leone Mass Housing Project, seeking USD\$2 Billion in investment.

# Enhancing Government Capacity through PPP

**Reduced Costs and Risks**

By partnering with the private sector, governments can leverage the expertise, resources, and efficiencies of private enterprises, reducing the overall costs and risks associated with housing projects. This allows for more cost-effective delivery of public assets and services.

**Innovative Approaches**

PPPs encourage creative and innovative solutions from private partners, who bring fresh perspectives and cutting-edge technologies to the table. This fosters a culture of innovation and continuous improvement in the housing sector.

**Improved Capacity**

Collaborating with the private sector enhances the government's capacity to plan, execute, and manage complex housing projects, ultimately leading to more effective and efficient delivery of public housing solutions.



# Securing Land for Housing Development

1

## Land Accessibility

Secure and accessible land is a crucial prerequisite for successful housing development. Governments must address land-related challenges to ensure the availability of suitable land for housing projects.

2

## Land Reforms

Governments can implement land reforms and policies to streamline the land acquisition and ownership processes, removing bureaucratic hurdles and enabling more efficient housing development.

3

## Impact on Housing

Addressing land-related issues through policy reforms and interventions can significantly improve the availability and accessibility of land for housing projects, ultimately leading to increased housing supply and affordability.

# Innovative Financing Solutions for Housing and Infrastructure

## Challenges in Financing

Stunted financial systems and high costs of mortgages often pose significant barriers to affordable housing access. Addressing these challenges is crucial for expanding housing opportunities and Sierra Leone economy.

## Financing Solutions

The introduction of institutions like the Federal Mortgage Bank and secondary mortgage markets, along with the integration of National Housing Fund (NHF) contributions, can help make housing more accessible and affordable for the population.

## Benefits for Homebuyers

These financing solutions can provide homebuyers with more favorable mortgage terms, lower interest rates, and increased access to housing finance, ultimately making the dream of homeownership a reality for a wider segment of the population.



# Cost-Effective and Sustainable Construction

1

## Local Materials and Technologies

Leveraging locally available materials and innovative construction methodologies can significantly reduce the overall costs of housing projects, making them more accessible to the target population.

2

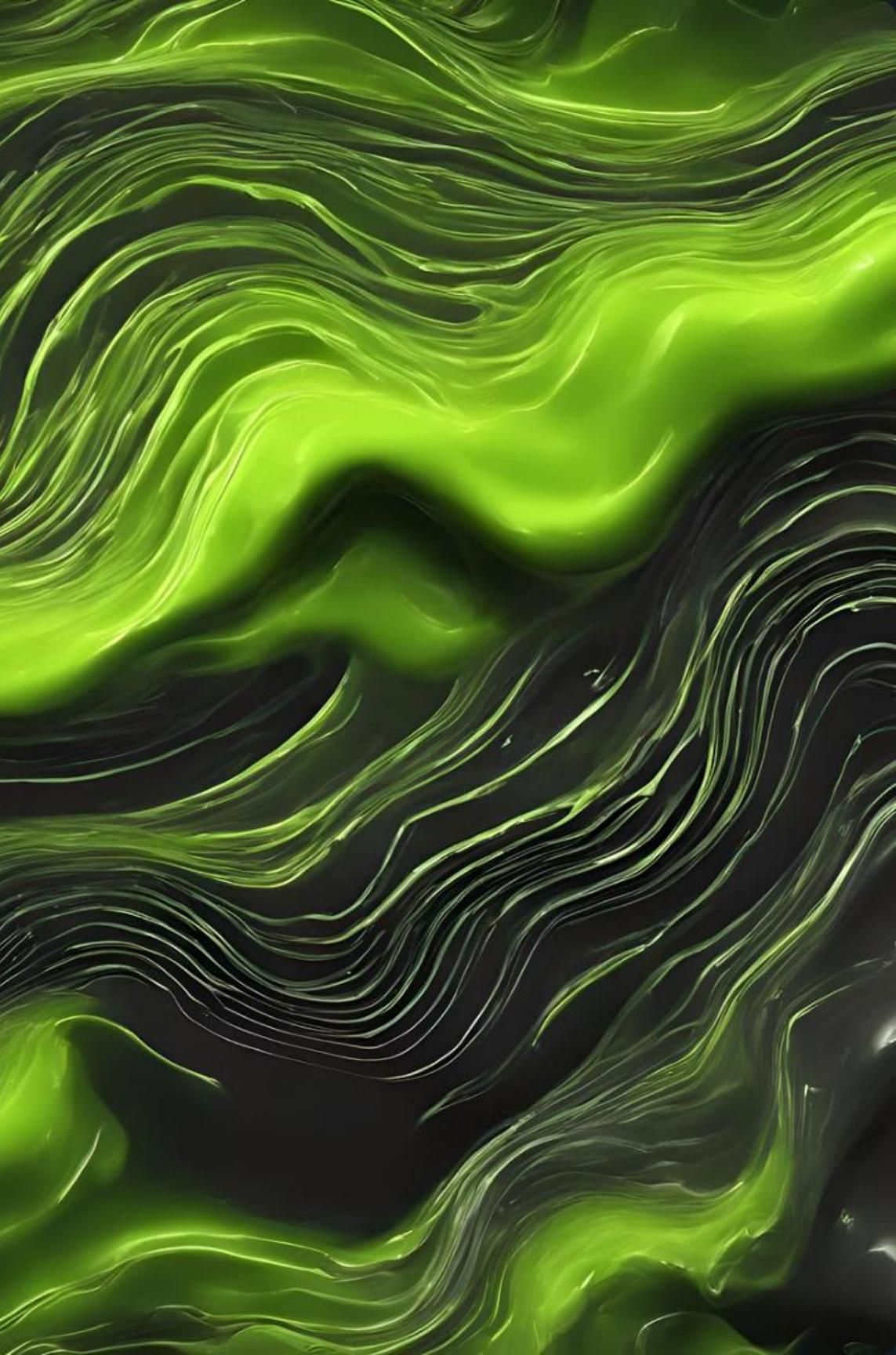
## Affordable and Durable Designs

Designing housing units with a focus on affordability, marketability, and long-term durability ensures that the end-product meets the needs and expectations of the target audience while maintaining quality standards.

3

## Successful Case Studies

Drawing inspiration from case studies of well-executed low-cost housing projects can provide valuable insights and best practices to guide the development of sustainable and cost-effective housing solutions.



# Premium Homes' 150,000 Housing Scheme: Risk Management and Compliance

Fire Outbreaks

Heavy Duty Vehicles

Power Lines

Injuries to Workers

Hazardous Chemicals

HSE Specialist

Natural Disasters

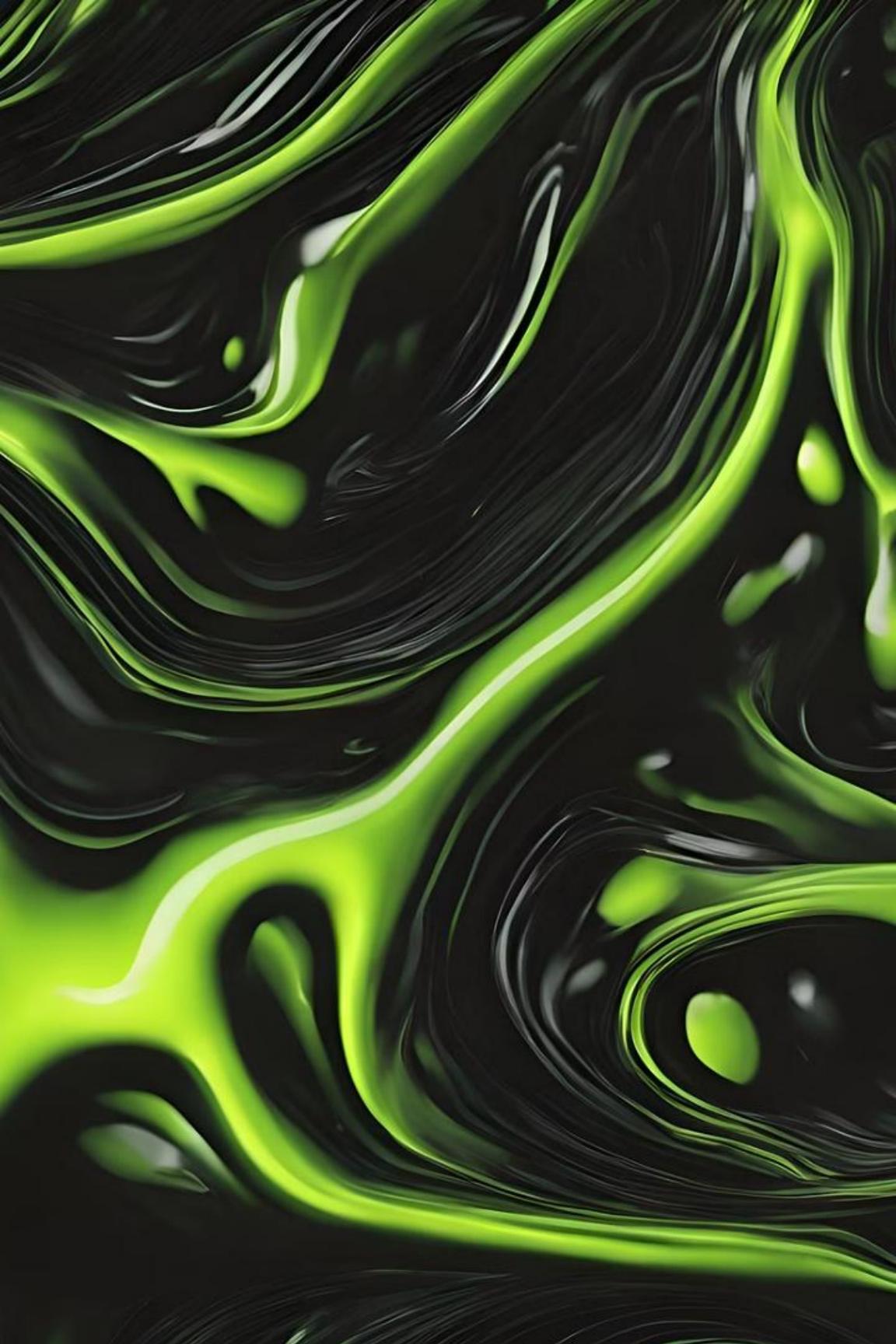
Legislative Framework

SLSB Regulations

Maps

Architectural Renderings

Comparison Charts



# Effective Marketing and Sales Strategies



## Target Audience

The primary target audience for housing projects should be the growing middle class and emerging urban population, who are seeking affordable and accessible housing options.



## Marketing Channels

Utilizing a mix of digital marketing, partnerships with local developers, and community outreach can effectively reach and engage the target audience, generating awareness and interest in the housing projects.



## Sales Strategy

Offering flexible payment plans, mortgage options, and government incentives can make the housing units more appealing and accessible to prospective homebuyers, driving sales and ensuring the success of the projects.

# Housing Scheme Profitability Analysis



This presentation outlines a comprehensive analysis of a proposed housing scheme, examining its profitability and the timeline for realizing financial gains. The analysis incorporates key assumptions and calculations to provide a clear understanding of the investment's potential.

# Housing Scheme Profitability

**Total Investment**  
\$10 billion (or \$6,032,000,000) will be spent on construction.



**Number of Housing Units**  
150,000 units (2-bedroom, 3-bedroom, 4-bedroom, and 5-bedroom homes).

**Average Selling Price**  
\$70,000 per housing unit.

**Repayment Term**  
25 years

**Objective**  
Compute ROI and determine the number of years to make a profit.

This section analyzes the profitability of the housing scheme by calculating the ROI and determining the breakeven point and profit timeline.



# Total Sales Revenue

The total revenue from selling all 150,000 housing units is \$10.5 billion. This is calculated by multiplying the number of units by the selling price per unit.

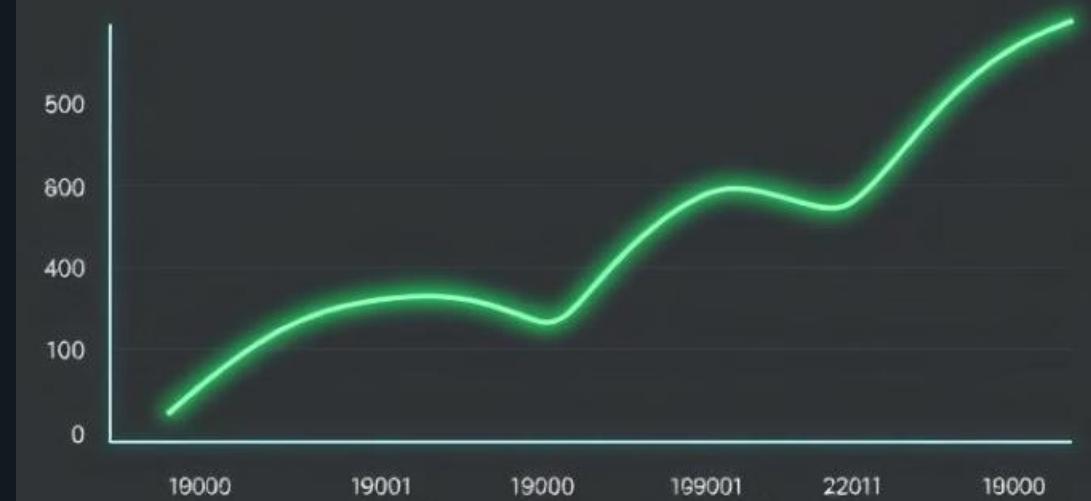


## Total Repayment Overview

The estimated total repayment over 30 years is \$7.54 billion, covering both principal and interest. This figure assumes a competitive interest rate and can vary based on the final financing structure.

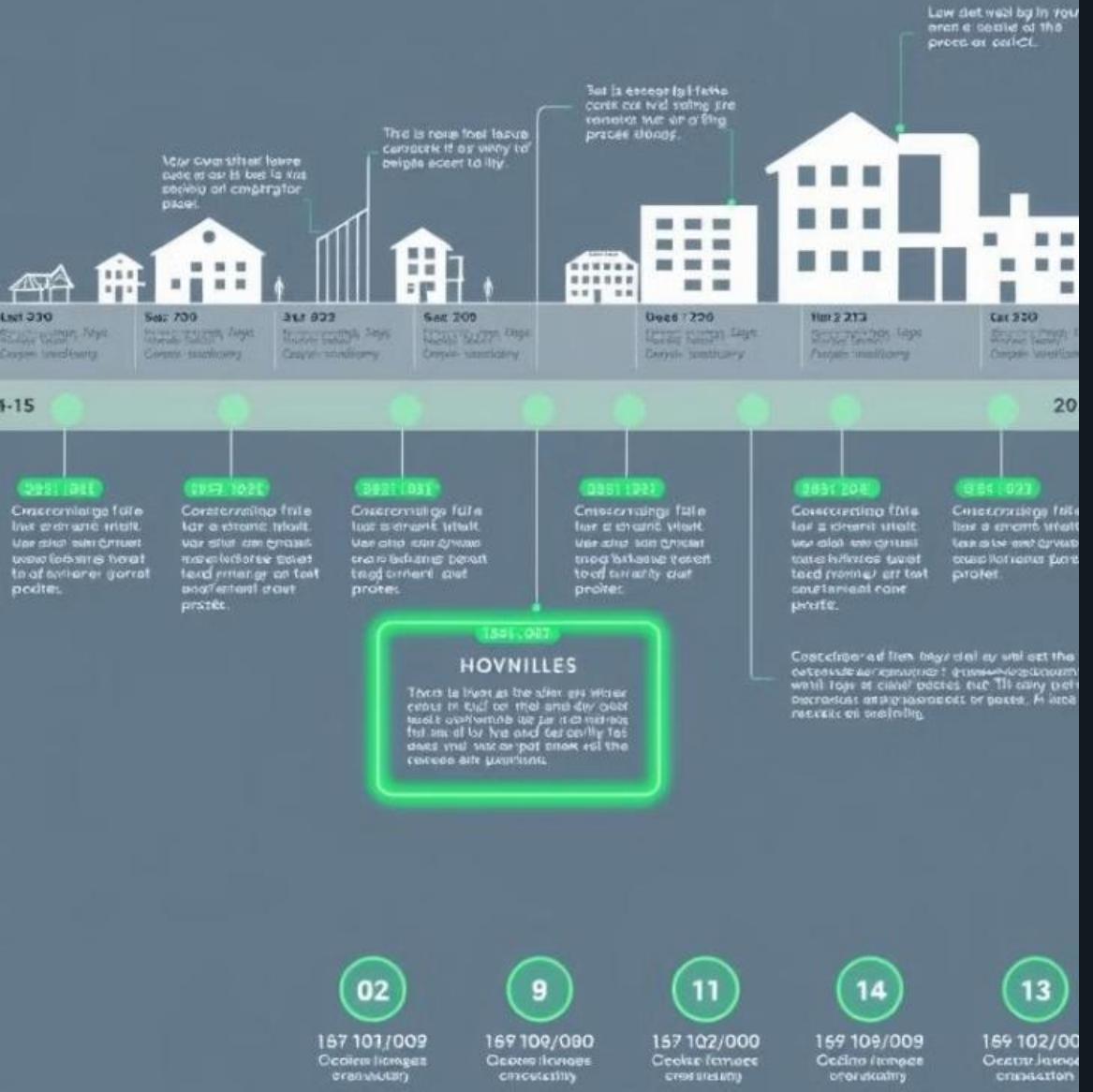
# Return on Investment (ROI)

The project generates a positive ROI of 74.1%, indicating a healthy return based on the total investment of \$10 billion.



# HOW SSING MIIG HOWLFENCES

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# Breakeven Point and Profit Timeline

The project will begin to make a profit around year 6, assuming construction is completed within 5 years and sales are continuous.



# Project Timeline

This section outlines the timeline for the planning, development, and completion of the Premium Homes Sierra Leone project. It includes key milestones such as equipment acquisition, infrastructure setup, housing construction, and the timeline for repayment and investor ROI.

# Administrative Milestones

1

## Government Discussions

The project begins with discussions and negotiations between Premium Homes and the Sierra Leonean government to align on the legal and regulatory requirements for the development.

2

## Project Financing

Securing the necessary financing, including potential partnerships with the government's national housing scheme, is a critical step in the administrative process.

3

## Mortgage System Setup

Establishing a robust mortgage system in conjunction with the government's housing initiatives is essential for making the homes accessible to the local community.



# Technical Foundations

## Front-End Loading

The technical phase begins with Front-End Loading (FEL) to ensure a comprehensive understanding of the project's requirements and constraints.

## Planning and Analysis

This is followed by pre-project planning, feasibility analysis, soil testing, and environmental impact assessments to lay the groundwork for the development.

## Design and Engineering

The conceptual planning, schematic designs, and Front-End Engineering Design (FEED) will shape the technical specifications and overall vision for the project.



# Project Management

1

## Appointment of Key Personnel

Assembling a skilled and experienced team, including procurement, engineering, and safety specialists, is crucial for ensuring adherence to regulatory standards.

2

## Site Preparation

The ground-breaking phase involves site layout, 3D modeling, and the erection of signposts to mark the start of the construction process.

3

## Phased Construction

The construction phase will be carried out in milestones, covering fittings, finishing, and infrastructure development, such as roads, drainage, and electricity.

4

## Supervision and Inspection

Ongoing project supervision and inspection will ensure that the development adheres to all necessary regulatory standards and requirements.



# Construction Equipment for Development Projects

This presentation outlines the essential equipment needed for large-scale real estate development projects, along with their cost implications and the overall budget allocation.



# Essential Construction Equipment

## 1 Excavators

Used for digging, trenching, material handling, and demolition. Cost Estimate: \$150,000 - \$400,000 (per unit).

## 3 Cranes

Lifting heavy materials, especially useful for skyscrapers, stadiums, and large commercial projects. Cost Estimate: \$500,000 - \$2,000,000 (per unit).

## 2 Bulldozers

Land clearing, grading, and moving earth. Cost Estimate: \$200,000 - \$500,000 (per unit).

## 4 Concrete Mixers

Mixing concrete for building foundations, floors, and walls. Cost Estimate: \$50,000 - \$150,000 (per unit).

# Equipment Budget Allocation

Equipment	Quantity	Cost per Unit	Total Cost
Excavators	6-8	\$150,000 - \$400,000	\$2.5 million
Bulldozers	4-6	\$200,000 - \$500,000	\$2 million
Cranes	2	\$500,000 - \$2,000,000	\$3 million
Concrete Mixers	6	\$50,000 - \$150,000	\$600,000
Dump Trucks	5-8	\$100,000 - \$300,000	\$1 million
Backhoe Loaders	6	\$75,000 - \$150,000	\$600,000
Tower Cranes	1	\$1,000,000 - \$5,000,000	\$3 million
Road Rollers	3	\$50,000 - \$150,000	\$300,000
Skid Steer Loaders	6	\$25,000 - \$75,000	\$300,000
Pile Driving Machines	2	\$500,000 - \$2,000,000	\$2 million
Scaffolding and Formwork Systems	1	\$100,000 - \$500,000	\$500,000
Generators	2-4	\$30,000 - \$150,000	\$200,000





# Additional Cost Considerations

## Safety Equipment

Helmets, harnesses, etc. — around \$1 million.

## Small Tools

Drills, saws, etc. — around \$500,000.

## Maintenance and Operation Costs

Fuel, spare parts, and labor — allocate around \$5 million.

## Logistics

Equipment transport and installation — about \$2 million.



# Project Delivery

1

## Phased Completion

The first 10,000 to 30,000 units will be completed and handed over to subscribers in phases, with the ultimate goal of delivering a total of 150,000 units.

2

## Final Completion

The full project will be completed over a 3 to 5 year period, with the final units being handed over to the community.

3

## Commissioning and Handover

The completed homes will be commissioned and handed over to the subscribers, marking the successful conclusion of this transformative housing development.

# Project Timeline

1

## Administrative Phase

The administrative phase, involving government discussions, negotiations, and financial arrangements, is expected to be completed within 2 weeks to 1 month.

2

## Technical Phase

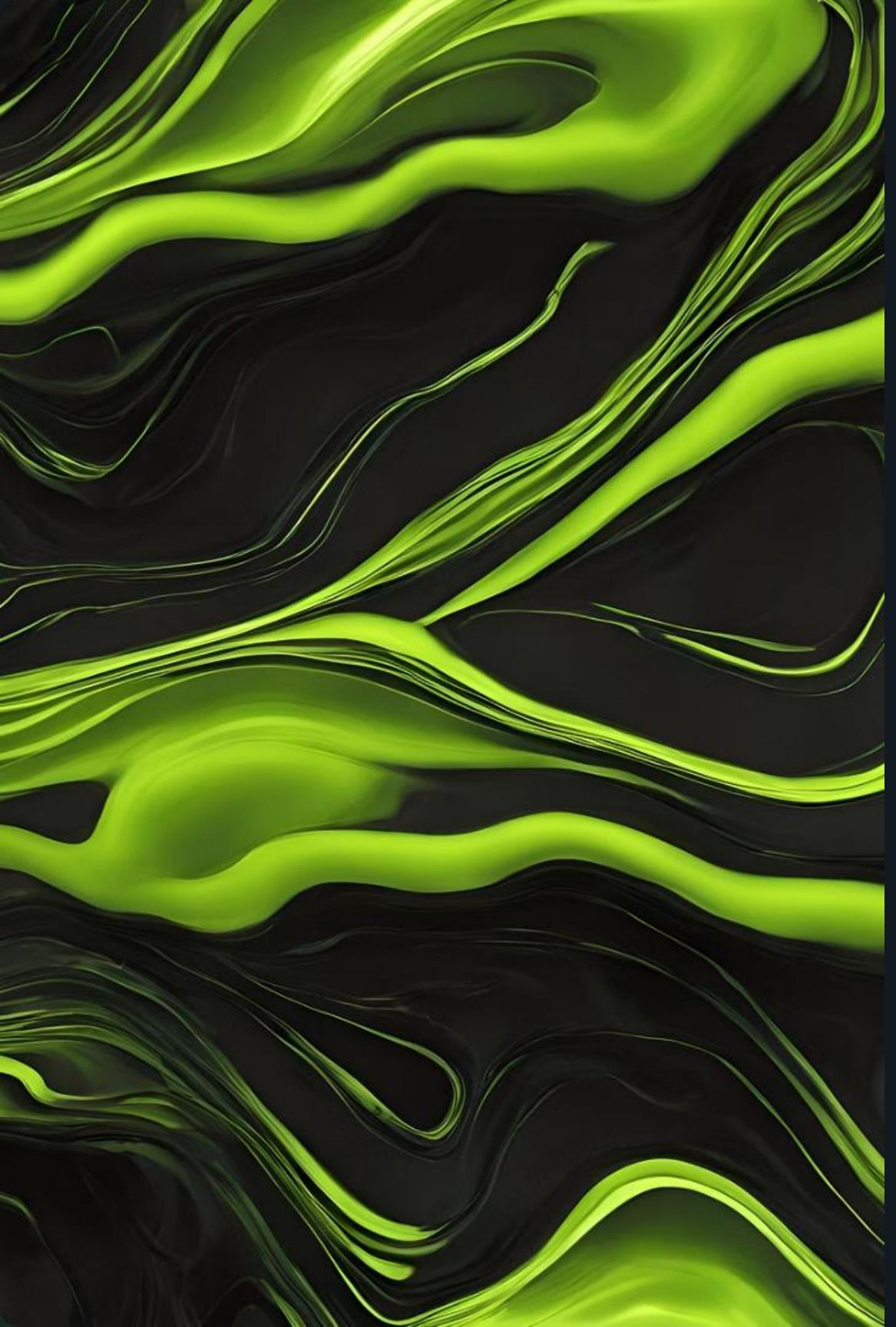
The technical phase, encompassing front-end loading, planning, and design, is projected to take 3 to 6 months after the initial contract agreement and disbursement.

3

## Construction Phase

The construction of the 150,000 housing units will be carried out in phases over a 3 to 5 year period, with the first 10,000 to 30,000 units being delivered initially.





# Environmental and Social Impact

## Environmental Considerations

- Sustainable construction practices -
- Use of green and energy-efficient materials
- Incorporation of renewable energy solutions

## Social Impact

- Creation of job opportunities -
- Improvement of living conditions for residents
- Fostering community development and social cohesion

Housing projects must be designed and implemented with a strong focus on environmental sustainability and positive social impact. Adhering to local and international standards, incorporating eco-friendly technologies, and addressing the needs of the community are crucial for the long-term success and societal acceptance of these projects.

# Embracing Innovation and Technology

## Smart Housing Solutions

Integrating cutting-edge technologies, such as IoT, AI, and smart home systems, can significantly enhance the efficiency, security, and overall living experience within housing projects, positioning them as innovative and future-ready.

## Benefits of Innovation

Embracing technological advancements in housing can lead to cost savings, improved resource management, enhanced safety and security, and a higher quality of life for residents, ultimately making the housing projects more attractive and competitive in the market.

## Future Trends

Staying ahead of the curve by adopting emerging technologies and innovative solutions will be crucial for housing developers to maintain a competitive edge and meet the evolving expectations of homebuyers in the years to come.

# Showcasing Success Stories

## Completed Projects

Highlighting the successful completion of housing projects by Premium Homes and other leading developers, along with detailed case studies, can inspire confidence and showcase the capabilities of the housing industry.

## Lessons Learned

Sharing the key takeaways and lessons learned from past housing projects can help inform and guide future initiatives, ensuring that the housing industry continues to evolve and deliver increasingly better solutions.

## Testimonials

Incorporating feedback and testimonials from satisfied residents and stakeholders can provide valuable insights into the positive impact of the housing projects, further strengthening the case for continued investment and collaboration in the sector.





# Risk Management and Compliance

This comprehensive presentation outlines the robust risk management strategies and regulatory compliance measures in place for Premium Homes' ambitious 150,000 housing scheme. By prioritizing safety and adhering to industry standards, this project aims to deliver high-quality, sustainable homes while mitigating potential hazards and ensuring the well-being of all stakeholders.



# Comprehensive Risk and Safety Policy

## Fire Outbreaks

Dedicated fire hydrants and extinguishers located at strategic points throughout the construction site to ensure prompt response and containment of any fire-related incidents.

## Heavy Duty Vehicles

Strict regulatory measures in place for the safe operation of heavy machinery and vehicles, prioritizing the protection of workers and the surrounding community.

## Power Lines

Comprehensive compliance with regulations governing the safe handling and management of power lines, minimizing the risk of electrical hazards.

## Worker Safety

Dedicated first aid facilities and personnel on-site to provide immediate medical attention and respond to any direct or indirect injuries sustained by workers.

# Regulatory Compliance and Oversight

## Legislative Framework

While the legislative framework for housing and urban planning in Sierra Leone is still evolving, the project team is committed to staying abreast of the latest regulations and guidelines to ensure full compliance.

## SLSB Regulations

Adherence to the Sierra Leone Standards Bureau (SLSB) regulations is mandatory for this project. The team has thoroughly reviewed the available SLSB guidelines and is working closely with the relevant authorities to ensure all requirements are met.

## Oversight and Monitoring

A dedicated Health, Safety, and Environment (HSE) specialist will be present on-site throughout the construction phase to oversee compliance, monitor potential hazards, and implement appropriate mitigation measures.

# Hazard Mitigation Strategies

1

## Hazardous Chemicals

Strict adherence to regulatory standards for the handling, storage, and disposal of any hazardous chemicals or gases used during construction, including specialized evacuation procedures in the event of an incident.

2

## Natural Disasters

The project team has developed comprehensive plans to address the risks posed by natural disasters, such as floods or earthquakes, ensuring the safety of personnel and the protection of equipment and infrastructure in accordance with regulatory guidelines.

3

## Occupational Hazards

A range of measures have been implemented to mitigate occupational hazards, including the provision of personal protective equipment (PPE), regular safety training, and the implementation of robust emergency response protocols.



# Visualizing the Project's Impact



## Comprehensive Mapping

The project team has leveraged advanced mapping technologies, including Google Maps and a proposed Sierra Leone Geological Information System, to meticulously plan and visualize the development, ensuring optimal land allocation and compliance with regional and urban planning regulations.



## Architectural Visualizations

High-quality 3D renderings have been created to provide a detailed, immersive understanding of the proposed housing units and community layouts, allowing stakeholders to envision the final product and its integration with the surrounding environment.



## Comparative Analysis

Detailed comparison charts and graphs have been developed to illustrate the current state of the project site versus the anticipated post-development conditions, enabling stakeholders to clearly visualize the positive impact and transformative potential of this ambitious housing scheme.

# Ensuring Regulatory Compliance

## Regulatory Review

1

The project team has conducted a thorough review of the relevant legislative framework and SLSB regulations to ensure that all aspects of the housing scheme are in full compliance with the applicable laws and industry standards.

2

Regular communication and collaboration with government authorities and regulatory bodies are essential to maintaining transparency, addressing any concerns, and securing the necessary approvals and permits throughout the construction process.

3

## Continuous Monitoring

Dedicated on-site personnel, including a Health, Safety, and Environment (HSE) specialist, will be responsible for continuously monitoring compliance, identifying potential risks, and implementing appropriate mitigation measures to ensure the project's successful and safe execution.



# Prioritizing Worker and Community Safety

## 1 Comprehensive Safety Training

All workers will receive comprehensive safety training, covering topics such as the proper use of personal protective equipment (PPE), emergency response protocols, and hazard identification and mitigation.

## 2 Dedicated First Aid Facilities

On-site first aid stations and medical personnel will be available to provide immediate care and treatment for any injuries or incidents that may occur during the construction process.

## 3 Community Engagement

The project team will actively engage with the local community, addressing their concerns, sharing information about safety measures, and fostering a collaborative environment to ensure the well-being of all stakeholders.

## 4 Continuous Improvement

The risk management and compliance strategies will be regularly reviewed and updated to incorporate lessons learned, industry best practices, and any changes in the regulatory landscape, ensuring the project's long-term sustainability and safety.



# Joint Venture Partnership

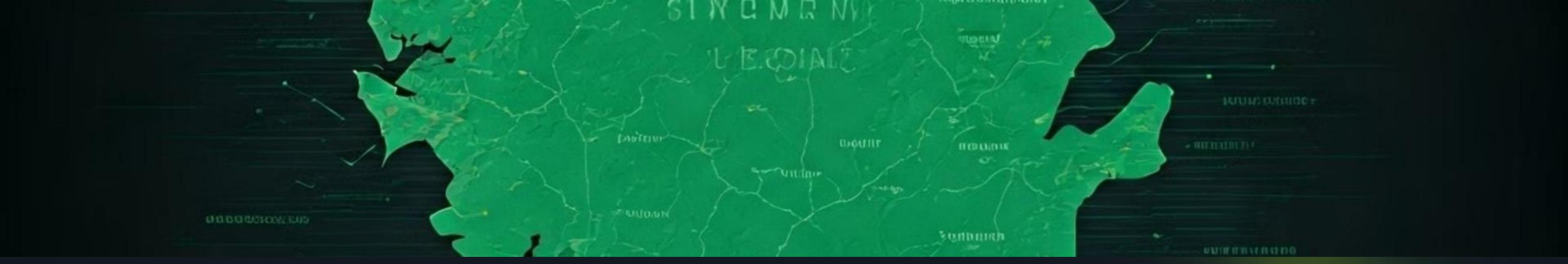
Premium Homes has forged a strategic Joint Venture Contract (JVC) with the Government of Sierra Leone, establishing a strong foundation for our ambitious infrastructure development plans. This collaborative partnership ensures a shared commitment to national progress and provides us with invaluable access to key resources, expertise, and regulatory support.

## Benefits for Premium Homes

- Access to government land and resources
- Streamlined permitting processes
- Strong political backing and support

## Benefits for Sierra Leone

- Acceleration of infrastructure development
- Creation of new jobs and economic opportunities
- Improved living standards and access to essential services



# Market Analysis: A Thriving Landscape

Sierra Leone's robust economic growth and political stability have laid a solid foundation for large-scale infrastructure development. The country is poised for rapid progress, creating a prime environment for investment in projects that will shape its future.

## 1 Growing Population

With a population of approximately 8 million, Sierra Leone presents a growing demand for housing, healthcare, education, and other essential infrastructure.

## 2 Investment-Friendly Climate

The government has actively implemented policies to encourage foreign investment, creating a welcoming environment for businesses like Premium Homes.

## 3 Strategic Location

Sierra Leone's strategic location on the West African coast positions it as a key hub for regional trade and commerce, further enhancing its attractiveness to investors.

# Addressing Critical Infrastructure Gaps

Sierra Leone's infrastructure landscape faces significant challenges, presenting opportunities for Premium Homes to make a lasting impact. Our proposed projects aim to directly address these critical needs across various sectors.

Sector	Needs	Proposed Projects
Healthcare	Limited access to quality healthcare facilities	Two world-class hospitals and 12 healthcare centers
Education	Shortage of modern educational institutions	Two universities
Transportation	Lack of efficient transportation infrastructure	An international airport and a train station
Housing	High demand for affordable housing	150,000 affordable housing units





# Sustainable and High-Quality Infrastructure

Premium Homes is committed to sustainable development practices, ensuring that our projects are environmentally responsible and benefit future generations. We prioritize the use of green building materials, renewable energy sources, and efficient infrastructure solutions.

## Green Building Materials

We utilize eco-friendly materials such as bamboo, recycled concrete, and locally sourced resources to minimize our environmental footprint.

## Renewable Energy

Our projects will incorporate renewable energy sources like solar and wind power to reduce reliance on fossil fuels and promote clean energy solutions.

## Efficient Infrastructure

We implement innovative designs and technologies to maximize energy efficiency, reduce water consumption, and minimize waste generation.



# Project Portfolio: Transforming Sierra Leone's Landscape

Premium Homes has carefully crafted a diverse project portfolio encompassing 12 key infrastructure projects designed to address the critical needs of Sierra Leone across multiple sectors. This holistic approach ensures a comprehensive and impactful development strategy.

1

## Sports & Entertainment

Three new stadiums and a national theatre will boost the country's sporting and cultural infrastructure, promoting local talent and attracting international events.

2

## Retail

Two mega shopping malls will provide modern retail spaces, creating employment opportunities and stimulating economic growth.

3

## Healthcare

Two world-class hospitals and 12 healthcare centers will enhance access to quality healthcare services across the country.

4

## Education

Two universities will offer high-quality education and research opportunities, empowering the next generation of leaders and innovators.

# Management Team: Expertise and Vision

Premium Homes boasts a highly skilled and experienced management team comprised of leading professionals in real estate, infrastructure development, finance, and engineering. Our team brings a wealth of knowledge, expertise, and a shared commitment to excellence.



## Leadership

Our leadership team possesses a deep understanding of the Sierra Leonean market and a proven track record of successful project delivery.



## Strategic Planning

We have a strong team of strategists who develop and execute comprehensive plans to ensure the success of our projects.



## Financial Expertise

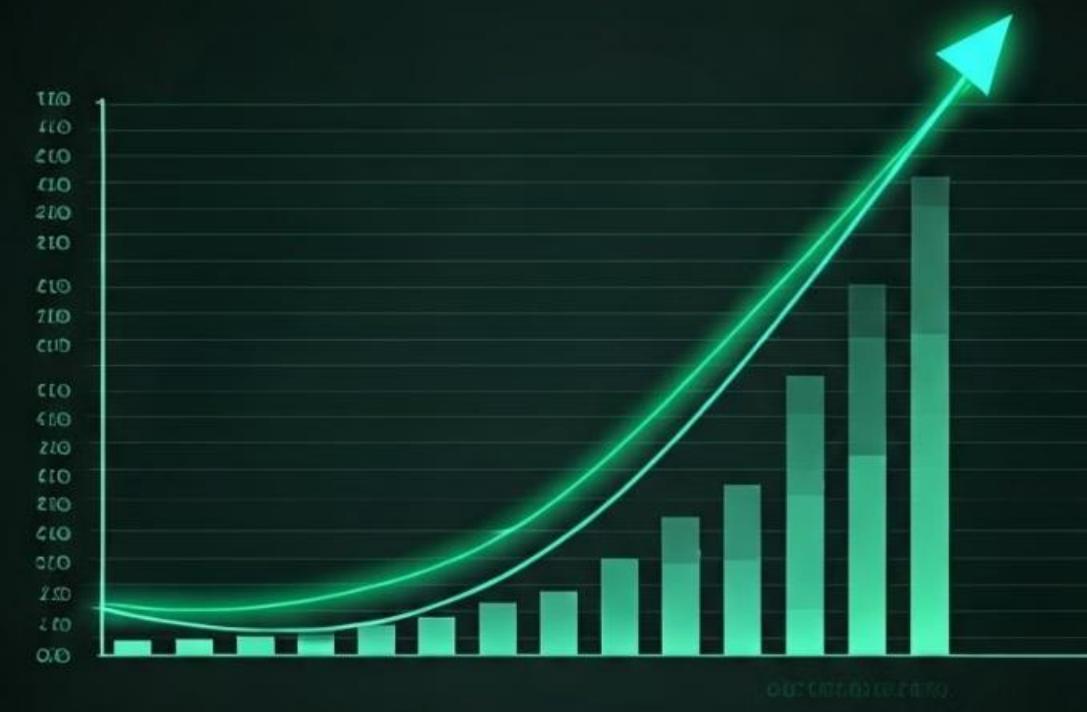
Our finance team manages project budgets, secures funding, and ensures financial sustainability.



## Engineering Excellence

Our team of engineers designs and oversees the construction of our projects, ensuring high-quality execution and safety standards.





# Financial Projections: A Lucrative Investment

Premium Homes has developed detailed financial projections that demonstrate the strong potential for profitability and return on investment. Our projects are strategically positioned to generate significant revenue streams while contributing to the economic development of Sierra Leone.

# 1 Project Costs

We have meticulously estimated the costs for each development project, taking into account local labor, materials, and market conditions.

## 2 Revenue Projections

Our revenue projections are based on realistic market demand, occupancy rates, and rental income for our various projects.

## 3 Operating Expenses

We have carefully calculated our operating expenses, including maintenance, utilities, and staffing costs, to ensure financial efficiency.

## 4 Return on Investment (ROI)

Our projections indicate a strong return on investment for investors, showcasing the attractive financial potential of our projects.



# Funding Requirements: Partnering for Growth

To realize our ambitious vision, Premium Homes is seeking \$10 billion in funding from InvestorFinance Company. These funds will be strategically allocated to cover project development costs, including land acquisition, construction, and operational expenses.

- 1**  
**Project Development**
- 2**  
**Affordable Housing**
- 3**  
**Operational Expenses**

- The funding will be used to finance the construction of our infrastructure projects, including stadiums, shopping malls, hospitals, universities, and transportation hubs.
- A significant portion of the funding will be allocated to the development of 150,000 affordable housing units, addressing a critical need in Sierra Leone.
- The funding will also cover initial operational expenses, including staffing, marketing, and maintenance, ensuring the smooth launch of our projects.



# 15-Year Financial Outlook for Sierra Leone Infrastructure

This This outlook models a \$10 billion investment across 12 major infrastructure projects. Starting from Year 4, the projects are expected to generate \$1.2–1.5 billion in annual revenues under conservative projections.

The financing structure is flexible and scalable, allowing for options such as sovereign bonds, PPPs, or hybrid models. This ensures that repayment, ROI, or reinvestment can be achieved without compromising fiscal stability or national priorities.



# Financial Structure & Strategic Goal

## Total Investment

\$10 billion overall budget

## Funding Options

- Sovereign bonds
- Public-Private Partnerships
- Blended finance models
- Grants

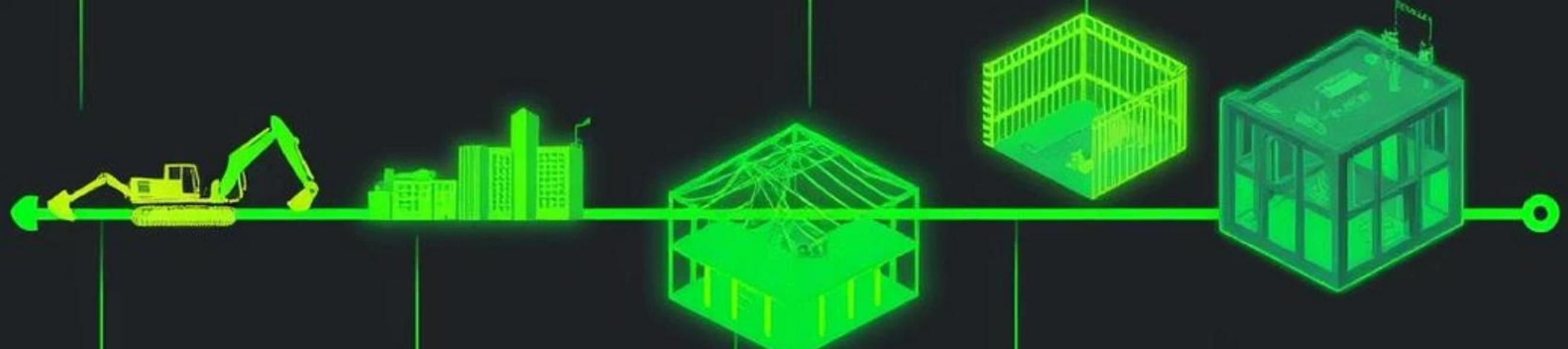
## Strategic Goal

12 infrastructure projects for economic growth



# Revenue & Profit Forecast

Total Revenue	\$19.6 billion
Operating Cost	\$6.2 billion
Net Profit	\$9.6 billion
ROI	~96%
Break-Even	Year 6



## Cash Flow Phases



# Investor & Partner Business Case

## Viability

\$9.6B profit over 15 years

## Security

Government endorsement &  
strategic alignment

## Impact

Creates 50,000+ jobs and  
boosts GDP

## Sustainability

Focus on green energy &  
social services

# Economic & Social Impact

## Job Creation

50,000+ employment opportunities

## GDP Growth

Significant economic expansion expected

## National Pride

Enhances quality of life and community spirit





# Sustainability & Green Initiatives



## Green Energy

Renewable power sources integrated across projects



## Social Services

Healthcare, education, and housing improvements



## Long-Term Benefits

Environmental stewardship and community resilience

# Investment Rationale & Legacy



# Next Steps & Call to Action



## Due Diligence

Complete financial and risk assessments

## Partnership Agreements

Formalize commitments and roles

## Project Mobilization

Initiate construction and procurement

## Monitoring & Reporting

Track progress with transparency

Join us to build Sierra Leone's future together.



# FINAL WORD

We stand at the threshold of one of the most transformative infrastructure programs in Sierra Leone's history — a \$10 billion, 12-project portfolio that spans housing, healthcare, energy, transportation, tourism, education, and urban development.

This initiative is not merely an investment in infrastructure; it is an investment in the future of Sierra Leone — one that promises high social impact alongside strong financial returns.

With a projected cumulative revenue of \$19.6 billion and a net profit of over \$9.6 billion across 15 years, this portfolio is designed to break even by year 6 and maintain steady profitability beyond. Backed by a structured financing plan with a 3-year grace period and favorable interest terms, the project ensures sustainable repayment while building long-term national assets.



We invite you to join us — not only as financiers but as partners in progress. Together, we can deliver inclusive economic growth, unlock human capital potential, and reshape Sierra Leone's global standing.

This is your opportunity to be part of a legacy project — one that delivers impact, profit, and national transformation.

Sincerely,

Premium Homes Global Investment Services (SL) Ltd

Building the Nation. Delivering the Future.