

Berbice Skyhaven Estates

Berbice Gated Community & Airport

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GenApex Consortium

Applying Intelligence

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Berbice Skyhaven Estates

Berbice Gated Community & Airpark

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Concept Description

VISUALS



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EXECUTIVE SUMMARY

Investment Highlights

Total Initial Loan Funding Requirement US \$ million:					20.0					
Average ROI over 10 Years:					63%					
CAPEX										
Total Investment over 10 years US \$ million:					111.7					
- Funded by re-investment of Operational cash Flow										
Cash Balances at end of each year (US\$ million)										
Y 0	Y 1	Y 2	Y 3	Y 4	Y 5	Y 6	Y 7	Y 8	Y 9	Y 10
20.0	9.7	2.9	3.4	3.5	4.1	4.4	6.5	8.2	9.9	13.2
Loan Balances at end of each year (US\$ million)										
Y 0	Y 1	Y 2	Y 3	Y 4	Y 5	Y 6	Y 7	Y 8	Y 9	Y 10
\$20.0	\$21.0	\$18.7	\$16.3	\$14.0	\$11.7	\$9.3	\$7.0	\$4.7	\$2.3	\$0.0

Introduction & General:

This project envisions a premier, secure, and amenity-rich fly-in community tailored to the unique landscape and climate of coastal Guyana. It leverages the site's history as former rice paddies to create a resilient and beautiful development centered on a high-quality lifestyle and aviation.

The following is the proposed master plan for Berbice Skyhaven Estates, designed for the 1,100 ft x 5,000 ft (approx. 125-acre) property:

To ensure diversity and affordability, the Skyhaven Estates Community will have a mix of housing styles, sizes, and prices. Ultimately, it will have about 209 residences with some commercial elements providing local employment.

One of the fascinating features of the development is its airpark which will serve as the home to a new flying school and a recreational airstrip. This is in support of stated government initiatives for Region 6 transportation infrastructure. The community will incorporate restaurants, shopping, recreational, and other facilities in addition to local golf-cart friendly roads, walking trails and bicycle tracks.

Guyana is undergoing unprecedented economic growth, driven by its burgeoning oil and gas sector. GDP growth is currently the highest in the world and projected to average over 20% annually from present to 2028, creating increased demand for infrastructure, housing, and modern

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community developments. Guyana is receiving global recognition as a top eco-tourism destination.

While large-scale urban developments are concentrated near Georgetown, there is limited competition for integrated rural communities with sustainable designs. This creates a unique niche for the Skyhaven Estates gated community & airpark. It is strategically positioned on the Corentyne Highway between New Amsterdam and the Suriname border.

This plan discusses marketing issues and provides analysis of critical success strategies in detail. Of key importance is the **management team** led by Hardat Barran.

Hardat is a seasoned businessman, engineer, politically savvy professional who has led complex, hundred-million-dollar projects replete with technical challenges mixed with political and public interfaces. Over a long and prolific career, he has had remarkable success in business endeavors spanning the western hemisphere from South America, Central America, USA and Canada. He has degrees in engineering and business administration.

Hardat rounds out that professional profile with an equally interesting personal profile with long participation in aviation, sailing, and motorcycling which has brought him into contact with interesting people around the world. His aviation experience is particularly relevant, having owned and flown several airplanes over the past 40 years and accumulating over 4,000 hours of pilot-in-command time. His current aircraft, a Canadian-registered Cirrus SR 22, was purchased new and will be based in Guyana as the first resident aircraft at the Skyhaven Estates.

The management team comprises highly skilled professionals with extensive experience in their respective domains. Our team members have collaborated on numerous projects over extended periods, fostering strong synergies and a shared commitment to excellence. We bring unified enthusiasm and dedication to the success of this initiative. The team reflects a balanced blend of seasoned expertise and emerging talent, ensuring both continuity and innovation to support the project's long-term success.

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PROJECT OVERVIEW

Location

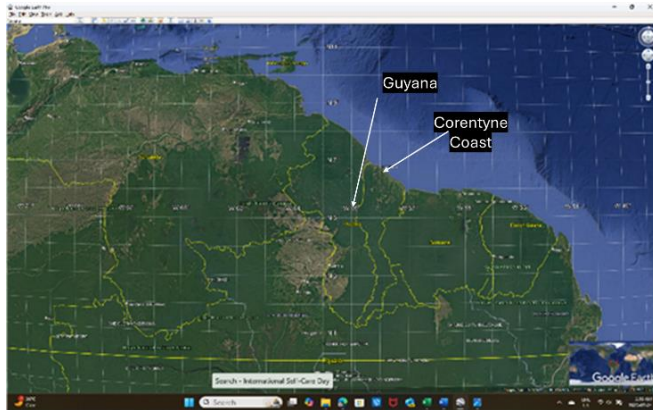


Figure 1 Guyana - NE South America

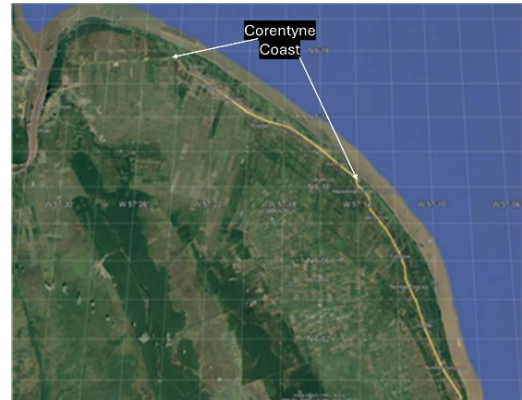


Figure 2 - Corentyne Coast

Guyana is located on the north-east shoulder of South America and is the only country in the continent where English is the mother-tongue. It is classified culturally as part of the Caribbean and shares its beautiful tropical climate with the islands of the southern Caribbean – completely zoned out of hazardous natural phenomena such as hurricanes, tsunamis, volcanoes. This paradise is home to the world's greatest biodiversity and it is amply endowed with rich natural resources, making it a perfect magnet for immigration.

The Skyhaven Estates project is located on the Corentyne coastline running from New Amsterdam towards the country's border with Suriname. This region is slated for huge infrastructural development over the next decade leveraging the wealth being generated from oil, agriculture and logistics by these two countries. The project is midway between Guyana's capital Georgetown and Suriname's capital, Paramaribo, each being about 100 miles (160 km) from the project location.

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Conceptual Site Layout



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Land Use Allocation

The design strategically allocates the ~125-acre site to create a balanced and functional community. This allocation is based on standard practices for master-planned and airpark communities. Following is a preliminary summary of land use planned:

North-end (with access from Corentyne Road)

Commercial strip (0.75 acres)

- North American style service station
- Mixed retail, food stores
- 3-story building
 - Bottom floor: retail commercial spaces,
 - Second floor: professional offices
 - Third floor: rental apartments and flight school dormitories

Utilities Compound (.75 acres)

- Windmill (for power backup)
- Water treatment for commercial area
- Wastewater treatment plant for commercial area

homes

Blocks A & C: Waterfront East Estate Lots (20 acres)

56

Lot type: Large luxury waterfront estate lots around the central drainage and leisure pond and canal spine

Block D: East Residential Band (22 acres)

64

Lot type: Large luxury garden estate lots

(interior cul-de-sacs, curved streets, finger ponds for amenity but not direct frontage).

Typical lot size: 0.3–0.35 acres.

Block E: West Residential Band (22 acres)

55

Units: 55 (mix of SFI + some SFW if finger-lakes extend west)

Lot type: Larger, quieter luxury lots west of canal spine.

Block F: Hangar-Home Strip (east of airstrip) (5 acres)

10

Units: 0.5 acre lots with attached or separate hangars.

Lot type: Ultra-luxury hangar homes

Alignment: North–south, immediately east of taxiway, with stub aprons to taxiway.

Block G: Aviation Facilities (South End)

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Area: ~30–35 acres

Uses: Flight school, maintenance hangar, apron, admin.

Residential units: None.

Townhouses: (1.3 acres)		24
Waterfront	12	
Garden	<u>12</u>	
	24	
Hangar homes:		10
	<u>10</u>	
Homes Grand Total :	<u>209</u>	<u>209</u>

The table above gives a block structure for the entire site. It is dimensionally consistent with a 5,000 ft × 1,100 ft rectangle and preserves the desired luxury-first character while integrating the townhouse cluster without overwhelming the scale.

Key Design Features & Rationale

This plan is a direct response to the project's unique requirements and location.

A. Aviation Core: The Airstrip & Taxiways

- **4,000-foot Runway:** Located on the western edge, this runway length accommodates a wide range of personal and charter aircraft.
- **Parallel Taxiway:** A full-length parallel taxiway is desirable for safety and efficiency. It avoids aircraft having to back-taxi on the active runway and reduces delays and collision risk.
- **Runway Protection Zones (RPZs):** The trapezoidal zones at both runway ends are kept clear of all development. The northern RPZ is integrated into the "Runway View Park," providing a safe, open buffer that doubles as an amenity.
- **"Through-the-Fence" Access:** The premier 0.5-acre lots feature direct frontage on dedicated taxi lanes. This allows residents to taxi their aircraft directly from their private hangar homes to the main taxiway, which is the defining feature of a luxury airpark.
- **Ramp and Flight School Facilities:** Space has been allocated for up to 10 flight training aircraft, two ground-school classrooms, a lounge, a flight simulator and administrative facilities.

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B. Residential Planning: Hangar Homes & Estate Lots

- **Lot Mix:** The plan accommodates approximately 209 lots.
 - **Flying School and Maintenance Complex:** This will occupy approximately 10 acres of land allocated to the needs of a modern training facility.
 - **10 Hangar-Home Lots (0.5 acres):** These are the premium lots with direct taxi-lane access, catering to avid aviators.
 - **199 Estate Lots (up to 0.25 acres):** These lots are designed for residents who may not be pilots but desire the security and lifestyle of the airpark community. They are integrated via the road and pathway network.
- **Organic Layout:** The curvilinear road layout provides traffic calming, enhances aesthetic appeal, and creates more interesting and varied lot frontages compared to a simple grid.

C. Context-Specific Design for Coastal Guyana

- **The "Paddy Ponds" - A Sustainable Drainage System (SuDS):** This is a critical element of the development. The former rice paddy landscape is honored through a series of interconnected ponds, swales, and canals. This is not just aesthetic; it is a resilient stormwater management system designed for a low-lying, coastal, and high-rainfall tropical climate. It will collect, store, and slowly release rainwater, mitigating flooding and improving water quality.
- **Elevated Construction:** Homes will be built on raised foundations, a traditional and wise architectural response to the coastal Guyanese environment. This protects homes from potential flooding and improves natural ventilation.

D. Amenities and Community Features

- **Gated Entry & Security:** A monitored entry gate from the Corentyne Road ensures privacy and security for the entire residential area. A separate, gated emergency access road is also provided.
- **Commercial Strip:** Located outside the main gate, this zone is designed for convenience. It will host an automobile service stop and ancillaries for transient road traffic including a small grocery, a laundromat, and some pilot-focused services such as dormitories for students and instructors. It will also host boutique shops, professional offices, and a fine dining café with a ramp view of the airplanes, serving both residents and the public without compromising community security.
- **Central Community Center:** Positioned as the heart of the development, overlooking the main Paddy Pond. It features a community hall, fitness facilities, and a swimming pool, serving as the social hub for all residents.
- **Runway View Park & Greenways:** A 500-foot offset buffer near each runway end is utilized as a patio / community park. A network of dedicated pedestrian and bicycle paths connects all lots to the park, the community center, and the Commercial Village, promoting a walkable, healthy lifestyle.

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- **Utilities & Services:** A dedicated compound at the northern tip houses essential services: water treatment facilities, a wind power generator, backup power generators (critical for reliability), and maintenance storage.

Next Steps

To move this master plan toward implementation, the following steps will be undertaken:

1. **Geotechnical & Hydrological Survey:** A detailed analysis of the soil and water table; essential to precisely engineer the drainage system and foundations.
2. **Regulatory Approvals:** Engage with Guyana's Central Housing and Planning Authority (CHPA) and the Guyana Civil Aviation Authority (GCAA) early in the process to ensure full compliance with land development and airfield regulations.
3. **Architectural Design Guidelines:** Develop a set of architectural standards that encourage a cohesive aesthetic, perhaps a "Tropical Modern" or "Caribbean Verandah" style, while mandating climate-resilient features and materials.
4. **Phased Development:** The plan is naturally suited for phasing. Phase 1 could include essential utilities, the community center, and the first loop of residential lots, allowing the project to grow with market demand.

This master plan for The Skyhaven Estates creates a unique and compelling vision that is both aspirational and deeply rooted in the practical realities of its Guyanese location. It offers a secure, resilient, and unparalleled lifestyle for aviation enthusiasts and their families.

Detailed Walkthrough of Skyhaven Estates Master Plan

Imagine the 1,100 ft (west to east) by 5,000 ft (north to south) rectangular property laid out before you. The Corentyne Road is at the very top (the northern boundary).

1. The Overall Structure: Three Zones

The entire development is organized into four primary zones:

1. **The Highway-side Commercial Zone:** The northern edge of the property will be dedicated to commercial development serving both the **public** and residents of the community.
2. **The Western Aviation Zone:** The entire westernmost edge of the property is dedicated to aviation.
3. **The Central Green & Drainage Spine:** A significant green corridor runs down the middle of the development, serving as its environmental and recreational backbone.
4. **The Eastern Residential Zone:** The eastern side of the property contains the main residential lots and circulation roads.

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2. A Detailed Look at Each Zone

A. The Western Aviation Zone (Approx. 300 feet wide)

- **Runway:** Starting from the southern end and running north for 4,000 feet is the paved runway. It is the westernmost element on the property.
- **Safety Area:** A grassy safety area buffers the runway on both sides.
- **Parallel Taxiway:** Immediately to the east of the runway is the parallel taxiway. This runs the full 4,000-foot length of the runway.
- **Taxi-Lanes & Hangar Lots:** To the east of the parallel taxiway is a row of the premium 0.5-acre Hangar-Home Lots. These lots are specifically designed so that short, perpendicular taxi-lanes connect them directly to the main parallel taxiway. This creates the "through-the-fence" access for pilots to taxi from their homes.

B. The Central Green & Drainage Spine (Approx. 200 feet wide)

- This is the community's other signature feature, located just east of the hangar-home lots.
- **The "Paddy Ponds":** Instead of one single lake, visualize a series of long, interconnected ponds and vegetated channels (bioswales) that meander down the center of the property. This system is critical for managing rainwater runoff. These waterways will be amenable for use by small, recreational, electrically powered and sailing/paddle watercraft. The waterway edges will be manicured lawns with wooden retaining walls for erosion protection giving them crisp functional pathways.
- **Pedestrian/Bicycle Path:** A continuous multi-use path for walking, jogging, and cycling follows the edge of this entire green spine, connecting all parts of the community. Small wooden bridges cross the water channels at various points.
- **Community Center:** Roughly halfway down the property, the community center and swimming pool are prominently sited right on the edge of the largest central pond, serving as the development's focal point.

C. The Eastern Residential Zone (Approx. 600 feet wide)

- This is the largest portion of the development.
- **Main Circulation Road:** A single, main road enters from the Gated Entry in the north and loops through this eastern zone in a series of gentle, flowing curves. This organic shape calms traffic and creates visual interest. There are several smaller cul-de-sac streets branching off this main loop.
- **Estate Lots:** The majority of the Estate Lots are located within this eastern section. They are arranged along the main loop road and the cul-de-sacs. They do not have direct

Concept Description

taxiway access, but they are connected to all other amenities by the road and the pedestrian path network.

3. A Walk-Through from North to South

Now, let's walk through the site from the entrance on Corentyne Road.

1. Entrance on Corentyne Road (North):

- You first encounter the Commercial Zone on the north, accessible to the public.
- Tucked away in the northeastern corner is the Utilities Compound, housing water treatment and backup power, strategically placed to catch the northeast trade winds off the Atlantic Ocean powering the wind generator.
- Immediately south of the commercial zone is the main Gated Entry for residents.
- To the right (west) of the entrance is the large, open Runway View Park. This park serves as the buffer and Runway Protection Zone (RPZ) for the northern end of the runway. It's a place for community gatherings and plane spotting.

2. Entering the Community:

- Once through the gate, the main road curves into the Eastern Residential Zone.
- Immediately to south, you can see across the Paddy Ponds toward the back of the Hangar-Home lots.
- The pedestrian path is visible, branching off toward the Community Center.

3. The Heart of the Community (Mid-point):

- As you travel south, you reach the Community Center on your right, overlooking the main pond.
- The residential loops continue, with homes nestled among the green spaces. The layout ensures that many homes have a view of either the central ponds or smaller pocket parks.

4. The Southern End:

- The main road loop concludes.
- The 4,000-foot runway and taxiway terminate here, with another clear RPZ at the southern end.

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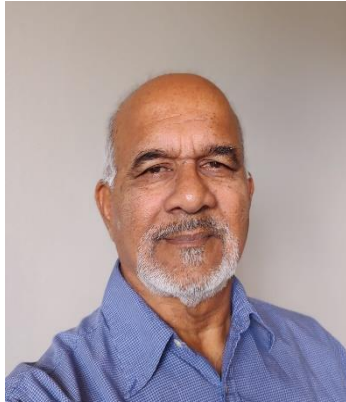
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Management Team

Hardat Barran – CEO



Accomplished business executive, engineer, pilot, sailor, world traveler, Hardat was born and raised in Guyana where his professional experience was as project engineer at the Bauxite plant in Linden at the terminus of the Soesdyke-Linden Highway. He is acutely familiar with the proposed area for the site of the Gateway Organic Village.

Over 40 years successfully leading major undertakings and programs for sponsors who had vested interest in program success and were facing risks if they were to fail. The programs all had significant technology elements intertwined with policy, politics and organizational layers making for complex challenges. Extensive work experience in North America (Canada & US), South America & Caribbean (Guyana, Trinidad, Barbados), and Central America (Nicaragua).

Bachelor of Science Mechanical Engineering (BSc. Hons) University of the West Indies, St. Augustine, Trinidad.

Master of Business Administration (MBA), York University (Schulich School), Toronto.

Info Technology & Data Modeling, Institute for Computer Studies, Toronto.

Trevor Barran – Strategic Advisor



Passionate pilot, avid sailboat racer, global citizen. Over 25 years of broad and deep experience developing and executing investment strategies across multiple industries including financial services, healthcare, real estate and technology. He has focused on scaling property-technology (proptech) companies, and recently co-sponsored a \$230M proptech SPAC, Lionheart Acquisition Corp II (LCAP) serving as Director and Chief Operating Officer. Trevor is also a senior advisor with Drake Star Partners, a boutique technology oriented investment bank with a sector focus on technology.

An experienced entrepreneur, his startup and corporate growth achievements include founding and growing a boutique consulting firm to 35 consultants; growing a tech firm (Screaming Media) from 30 to 300 employees concluding in a successful IPO; founding and growing a construction company focused on off-grid tropical resorts to 250 employees; founding and launching a heart valve company globally; and Managing C-suite management consulting and corporate investment engagements to the fortune 100.

His background in analytics and exits gives quantitative rigor to projects, including technical/code underwriting and value creation strategies.

Trevor holds a degree in Aerospace Engineering from Princeton University and has completed post-graduate studies in evolutionary computation.

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Alonso Perez – Chief Technology Officer



With a career spanning more than 30 years, Alonso is a seasoned Senior Consultant with a broad spectrum of expertise in enterprise-level information systems and business transformations. His proficiency encompasses Enterprise and Business Architectures, IT Strategic Planning, Enterprise Transformation Roadmaps, Business Case development, and Project Management. With a background in diverse sectors like manufacturing, government (all levels), and petroleum. His latest focus is on Artificial Intelligence and data analytics.

Alonso has honed his skills in various professional development courses and is adept with multiple tools and computer languages. His career is distinguished by roles in major projects, in Canada and internationally (North, Central and South America and the Caribbean), at a big four consulting firm as well as significant independent consulting work, reflecting his versatile and global experience. He has over 20 years of experience in business and technology transformation projects in the water services industry and local government operations.

Bachelor of Science, Computer Science – University of Ottawa

Master of Engineering, Industrial Engineering – University of Toronto

Certified Management Consultant (CMC)

Mohamed Ali - Chief Financial Officer



Over 30 years of experience in the financial management and operations of multiple organizations. Mohamed was born and raised in Guyana and has worked in the construction industry there on major public and private projects. He has extensive international business experience in the Caribbean, Middle-East, Africa and North America and brings unique practical expertise in making plans and business cases realistic and attainable. His expertise lies in coordinating complex, multi-stakeholder initiatives in construction, retail, technology, oil and gas and educational sectors.

Mohamed has extensive contacts and connections within Guyana in circles that circumscribe construction, finance, management, politics and social dimensions. He heads our Finance & Accounting office, ensuring strong control of all money matters and robust documentation to support both internal and external audit scrutiny.

Certified CPA Public Accountant - (CGA), Ontario

Bachelor of Administration, York University

Diploma – Accounting & Finance, Seneca College of Applied Arts & Technology

Sandy A. McBride – Director

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Over 25 years in consulting leadership roles managing business transformation, enterprise architecture, I&IT planning, solution delivery, information management, business intelligence, performance management, and business improvement. As a practice leader in enterprise architecture, planning and transformation methods, Sandy has developed or contributed to KPMG's methods and tools for many of these disciplines.

Sandy focuses on alignment and integration of business and IT. His expertise is particularly applicable to initiatives involving alignment and integration, both from the business process perspective (aligning services, processes, organization designs and accountabilities) and from the technical perspective (focusing on data integration and system interoperability). He focuses on applying the right methods and tools to deliver strategic business results.

Sandy has experience with many architecture and modeling methods and tools, notably capability modeling, service modeling, process modeling (BPMN), Unified Modeling Language (UML), and data modeling. He has developed, implemented and trained teams in the use of architecture and modeling methods and tools.

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Critical Success Factors

We recognize that strategy and tactics to address critical success factors must be built into the organizational culture of GOV Inc.

To this end, we have started a ‘shopping list’ of critical success factors to be addressed within operational management so that we can track issues and resolutions for our risk management process. We don’t claim to have total control over the risk spectrum but put forward the following five-element checklist as a starting point to illustrate our methodology for risk management.

1. Attractive Land Acquisition Structure
2. Insider Connections
3. Attractive Land Deal
4. Fast-Tracking and De-Risking
5. Connections with Local Banks for Buyer Financing

These are discussed in the Appendix.

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APPENDIX 1

CAPEX

(Please zoom-in as necessary for viewing)

	Units	S/Unit	Values at Build-out in Year 10	
PRE-PLANNING & CONSULTING SERVICES			Cash Flow Distribution	
Land Acquisition			\$	6,000,000
EA, Consulting, Govt. Approvals, marketing, etc.			\$	5,000,000
Sub-Total Pre-planning & Soft Services			\$	11,000,000
CONSTRUCTION GROUP A - Infrastructure and Utilities			Cash Flow Distribution	
Site Work and Roads				
Earth Work including storm water management			\$	1,000,000
Major Roads (miles) - Industrial Traffic Heavy Transports	2	\$	1,000,000	\$ 2,000,000
Minor Roads (miles) - Village Cross Streets - Cars	5	\$	50,000	\$ 250,000
Gravel Roads (miles) - Farm Trails, Bicycle Routes	5	\$	10,000	\$ 50,000
Renewable energy infrastructure				
Housing Utilities - Solar Panels	209	\$	2,500	\$ 522,500
Housing Utilities - Wind Power (50 kw unit. Supply \$, Install \$			\$	1,000,000
Nightly battery storage capacity required (25kwh/house)	2,613		\$	-
Water Treatment Facilities				
Water Supply Artesian Wells		\$	10,000	\$ -
Water treatment facilities	1	\$	1,000,000	\$ 1,000,000
Waste Water Treatment Facilities				
Waste Water - Large Lot / Rural Individual Septic Systems	209	\$	5,000	\$ 1,045,000
Waste Water - Village Central Plant Facility		\$	-	\$ -
Sub-Total Group A			\$	6,867,500
CONSTRUCTION GROUP B - Residential			Cash Flow Distribution	
Total unit sales	209			
Luxury Townhouses (2,000 sq ft each 4 units per row, 6 rows)	24		\$	160,000
			\$	3,840,000
Residential Property sales - 2000 Sq. ft. - units	2			
Cost		\$	160,000	\$ 320,000
Residential Property sales - 2,500 sq. ft - units	2			
Cost		\$	200,000	\$ 400,000
Residential Property sales - 3,000 sq. ft - units	1			
Cost		\$	240,000	\$ 240,000
Residential Property sales - 4,000 sq. ft - units	180			
Cost		\$	360,000	\$ 64,800,000
Residential Rental Property	1			
Cost		\$	200,000	\$ 200,000
Dormitory - 10 common rooms (600 sq ft), 4 students/common room	10		\$	30,000
			\$	300,000
Sub-Total Group B			\$	70,100,000
CONSTRUCTION GROUP C - Commercial			Cash Flow Distribution	
Shopping Mall (@ \$100/sqft)				
Commercial Rental Property under Offices/Apartments	10			
Cost		\$	50,000	\$ 500,000
Sub-Total Group C			\$	500,000
CONSTRUCTION GROUP D - Industrial Facilities (NOT APPLICABLE)			Cash Flow Distribution	
CONSTRUCTION GROUP E - Recreational Facilities			Cash Flow Distribution	
Equestrian Facilities			\$	-
Airpark Facilities	300,000	\$	15	\$ 4,500,000
Club House - Community Centre	1	\$	150,000	\$ 150,000
Sub-Total Group E			\$	4,650,000
Sub-Total Infrastructure				\$ 93,117,500
Contingencies (20% first Stage estimate)		20.00%		\$ 18,623,500
TOTAL PROGRAM CAPEX				\$ 111,741,000

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APPENDIX 2

Profit & Loss Statement - Page 1 of 3

(Please zoom-in as necessary for viewing)

PROFIT & LOSS STATEMENT - PROJECTED				
REVENUES	Units	Unit/Price	Total	%
Total unit sales	209			
Luxury Townhouses (2,000 sq ft each 4 units per row, 6 rows)	24	320,000	7,680,000	
Residential Property sales - 2000 Sq. ft. - units	2	320,000	640,000	0.40%
Residential Property sales - 2,500 sq. ft - units	2	400,000	800,000	0.50%
Residential Property sales - 3,000 sq. ft - units	1	480,000	480,000	0.30%
Residential Property sales - 4,000 sq. ft - units	180	720,000	129,600,000	81.72%
Residential Rental Property	1	40,000	240,000	0.15%
Dormitory - 10 common rooms (600 sq ft), 4 students/common room	10	6,000	360,000	0.23%
Airpark Facilities			70,000	0.04%
Commercial Rental Property under Offices/Apartments	10	10,000	850,000	0.54%
Commercial Property Rentals - Shopping Mall				
Club House - Community Centre		1,000	853,000	0.54%
Rates & Imposts on Residents		1,000	853,000	0.54%
Rates & Imposts on Business		2,000	180,000	0.11%
Sub-Total Utilities Revenues			15,992,136	10.08%
TOTAL REVENUES			158,598,136	95.16%
Direct Costs	209			
Luxury Townhouses (2,000 sq ft each 4 units per row, 6 rows)	24	160,000	3,840,000	2.42%
Residential Property sales - 2000 Sq. ft. - units	2	160,000	320,000	0.20%
Residential Property sales - 2,500 sq. ft - units	2	200,000	400,000	0.25%
Residential Property sales - 3,000 sq. ft - units	1	240,000	240,000	0.15%
Residential Property sales - 4,000 sq. ft - units	180	360,000	64,800,000	40.86%
Residential Rental Property				
Dormitory - 10 common rooms (600 sq ft), 4 students/common room	10			
Airpark Facilities			5,000	
Commercial Rental Property under Offices/Apartments				
Commercial Property Rentals - Shopping Mall				
Club House - Community Centre			682,400	0.43%
Rates & Imposts on Residents				
Rates & Imposts on Business				
Sub-Total Utilities Expenses			13,326,780	8.40%
Total Direct Costs			83,614,180	52.72%
Gross Profit				
Luxury Townhouses (2,000 sq ft each 4 units per row, 6 rows)			3,840,000	2.42%
Residential Property sales - 2000 Sq. ft. - units			320,000	0.20%
Residential Property sales - 2,500 sq. ft - units			400,000	0.25%
Residential Property sales - 3,000 sq. ft - units			240,000	0.15%
Residential Property sales - 4,000 sq. ft - units			64,800,000	40.86%
Residential Rental Property			240,000	0.15%
Dormitory - 10 common rooms (600 sq ft), 4 students/common room			360,000	0.23%
Airpark Facilities			65,000	0.04%
Commercial Rental Property under Offices/Apartments			850,000	0.54%
Commercial Property Rentals - Shopping Mall				
Club House - Community Centre			170,600	0.11%
Rates & Imposts on Residents			853,000	0.54%
Rates & Imposts on Business			180,000	0.11%
Utilities			2,665,356	1.68%
Total Gross Profit			74,983,956	47.28%

Berbice Skyhaven Estates

Berbice Gated Community & Airpark

Hardat A. Barran Engineering Inc.

GenApex Consortium

Concept Description

APPENDIX 2

Profit & Loss Statement - Page 2 of 3

(Please zoom-in as necessary for viewing)

EXPENSES				
Advertising & Marketing			400,000	0.25%
Administration Salaries Development Phase	55	25,818	8,163,000	5.15%
Administration Salaries Operation Phase	20	21,250	425,000	0.27%
Security Services			2,205,000	1.39%
Repair & Maintenance			218,043	0.14%
Insurance			218,043	0.14%
Interest Expense - Loan - 5.00%			5,250,000	3.31%
Bank Charges (Estimated 600.00/month)			72,000	0.05%
Telephone & Internet Service (\$1K/month)			120,000	0.08%
Gasoline/Diesel (Estimated 1,500/month)			180,000	0.11%
Entertainment			120,000	0.08%
Legal Fees			1,644,000	1.04%
Audit & Accounting Fees			257,400	0.16%
Office Expenses			42,000	0.03%
Total Expenses			19,314,486	12.18%
Earnings Before Taxes, Depreciation, etc (EBITDA)			55,669,470	35.10%

Berbice Skyhaven Estates

Berbice Gated Community & Airpark

Hardat A. Barran Engineering Inc.

GenApex Consortium

Concept Description

APPENDIX 2

P & L Statement Annual Proforma - Page 3 of 3

(Please zoom-in as necessary for viewing)

PROGRAM REVENUES & GROSS PROFIT															
PROFIT & LOSS STATEMENT - PROJECTED															
REVENUES	Units	Unit/Price	Total	%	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Total unit sales	209				1	9	30	30	30	25	24	20	20	20	
Luxury Townhouses (2,000 sq ft each 4 units per row, 6 rows)	24	320,000	7,680,000				1,280,000	1,280,000	1,280,000	1,280,000	1,280,000	1,280,000			
Residential Property sales - 2000 Sq. ft. - units	2	320,000	640,000	0.40%			320,000				320,000				
Residential Property sales - 2,500 sq. ft. - units	2	400,000	800,000	0.50%				400,000		400,000					
Residential Property sales - 3,000 sq. ft. - units	1	480,000	480,000	0.30%					480,000						
Residential Property sales - 4,000 sq. ft. - units	180	720,000	129,600,000	81.72%		720,000	2,880,000	18,000,000	18,000,000	18,000,000	14,400,000	14,400,000	14,400,000	14,400,000	14,400,000
Residential Rental Property	1	40,000	240,000	0.15%						40,000	40,000	40,000	40,000	40,000	40,000
Dormitory - 10 common rooms (600 sq ft), 4 students/common room	10	6,000	360,000	0.23%						60,000	60,000	60,000	60,000	60,000	60,000
Airpark Facilities			70,000	0.04%					10,000	10,000	10,000	10,000	10,000	10,000	10,000
Commercial Rental Property under Offices/Apartments	10	10,000	850,000	0.54%			50,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Commercial Property Rentals - Shopping Mall															
Club House - Community Centre		1,000	853,000	0.54%			1,000	10,000	40,000	70,000	100,000	125,000	149,000	169,000	189,000
Rates & Imposts on Residents		1,000	853,000	0.54%			1,000	10,000	40,000	70,000	100,000	125,000	149,000	169,000	189,000
Rates & Imposts on Business		2,000	180,000	0.11%			20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Sub-Total Utilities Revenues			15,992,136	10.08%		20,910	435,475	818,712	1,201,949	1,585,186	2,035,951	2,405,613	2,450,863	2,496,113	2,541,362
TOTAL REVENUES			158,598,136	95.16%		740,910	4,987,475	20,638,712	21,171,949	21,635,186	18,465,951	18,565,613	17,378,863	17,464,113	17,549,362
Direct Costs	209				1	9	30	30	30	25	24	20	20	20	
Luxury Townhouses (2,000 sq ft each 4 units per row, 6 rows)	24	160,000	3,840,000	2.42%			640,000	640,000	640,000	640,000	640,000	640,000			
Residential Property sales - 2000 Sq. ft. - units	2	160,000	320,000	0.20%			160,000				160,000				
Residential Property sales - 2,500 sq. ft. - units	2	200,000	400,000	0.25%				200,000		200,000					
Residential Property sales - 3,000 sq. ft. - units	1	240,000	240,000	0.15%					240,000						
Residential Property sales - 4,000 sq. ft. - units	180	360,000	64,800,000	40.86%		360,000	1,440,000	9,000,000	9,000,000	9,000,000	7,200,000	7,200,000	7,200,000	7,200,000	7,200,000
Residential Rental Property															
Dormitory - 10 common rooms (600 sq ft), 4 students/common room	10														
Airpark Facilities			5,000								1,000	1,000	1,000	1,000	1,000
Commercial Rental Property under Offices/Apartments															
Commercial Property Rentals - Shopping Mall															
Club House - Community Centre			682,400	0.43%	-	-	800	8,000	32,000	56,000	80,000	100,000	119,200	135,200	151,200
Rates & Imposts on Residents															
Rates & Imposts on Business															
Sub-Total Utilities Expenses			13,326,780	8.40%		17,425	362,896	682,260	1,001,624	1,320,989	1,696,626	2,004,677	2,042,386	2,080,094	2,117,802
Total Direct Costs			83,614,180	52.72%		377,425	2,603,696	10,530,260	10,913,624	11,216,989	9,777,626	9,945,677	9,362,586	9,416,294	9,470,002
Gross Profit															
Luxury Townhouses (2,000 sq ft each 4 units per row, 6 rows)			3,840,000	2.42%			640,000	640,000	640,000	640,000	640,000	640,000			
Residential Property sales - 2000 Sq. ft. - units			320,000	0.20%			160,000				160,000				
Residential Property sales - 2,500 sq. ft. - units			400,000	0.25%				200,000		200,000					
Residential Property sales - 3,000 sq. ft. - units			240,000	0.15%					240,000						
Residential Property sales - 4,000 sq. ft. - units			64,800,000	40.86%		360,000	1,440,000	9,000,000	9,000,000	9,000,000	7,200,000	7,200,000	7,200,000	7,200,000	7,200,000
Residential Rental Property			240,000	0.15%						40,000	40,000	40,000	40,000	40,000	40,000
Dormitory - 10 common rooms (600 sq ft), 4 students/common room			360,000	0.23%						60,000	60,000	60,000	60,000	60,000	60,000
Airpark Facilities			65,000	0.04%					10,000	10,000	9,000	9,000	9,000	9,000	9,000
Commercial Rental Property under Offices/Apartments			850,000	0.54%			50,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Commercial Property Rentals - Shopping Mall															
Club House - Community Centre			170,600	0.11%			200	2,000	8,000	14,000	20,000	25,000	29,800	33,800	37,800
Rates & Imposts on Residents			853,000	0.54%			1,000	10,000	40,000	70,000	100,000	125,000	149,000	169,000	189,000
Rates & Imposts on Business			180,000	0.11%			20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Utilities			2,665,356	1.68%		3,485	72,579	136,452	200,325	264,198	339,325	400,935	408,477	416,019	423,560
Total Gross Profit			74,983,956	47.28%		363,485	2,383,779	10,108,452	10,258,325	10,418,198	8,688,325	8,619,935	8,016,277	8,047,819	8,079,360
BERBICE SKYHAVEN ESTATES - GATED COMMUNITY and AIRPARK															
as of 23-Aug-25															
PROGRAM EXPENSES & EBITDA															
EXPENSES					Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Advertising & Marketing			400,000	0.25%		60,000	50,000	50,000	50,000	50,000	50,000	25,000	25,000	20,000	20,000
Administration Salaries Development Phase	55	25,818	8,163,000	5.15%		425,000	425,000	568,000	781,000	994,000	1,136,000	1,207,000	1,278,000	1,349,000	
Administration Salaries Operation Phase	20	21,250	425,000	0.27%											425,000
Security Services			2,205,000	1.39%		60,000	120,000	165,000	210,000	240,000	255,000	270,000	285,000	300,000	300,000
Repair & Maintenance			218,043	0.14%			6,868	13,735	18,886	24,036	27,470	29,187	30,904	32,621	34,338
Insurance			218,043	0.14%			6,868	13,735	18,886	24,036	27,470	29,187	30,904	32,621	34,338
Interest Expense - Loan - 5.00%			5,250,000	3.31%			1,050,000	933,333	816,667	700,000	583,333	466,667	350,000	233,333	116,667
Bank Charges (Estimated 600.00/month)			72,000	0.05%		7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200
Telephone & Internet Service (\$1/Kmonth)			120,000	0.08%		12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Gasoline/Diesel (Estimated 1,500/month)			180,000	0.11%		18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000
Entertainment			120,000	0.08%		12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Legal Fees			1,644,000	1.04%		9,000	40,000	230,000	231,000	230,000	184,000	180,000	180,000	180,000	180,000
Audit & Accounting Fees			257,400	0.16%		25,740	25,740	25,740	25,740	25,740	25,740	25,740	25,740	25,740	25,740
Office Expenses			42,000	0.03%		5,000	5,000	5,000	5,000	5,000	4,000	4,000	3,000	3,000	3,000
Total Expenses			19,314,486	12.18%		633,940	1,778,675	2,053,743	2,206,378	2,342,013	2,342,213	2,285,980	2,257,748	2,225,515	1,188,282
Earnings Before Taxes, Depreciation, etc (EBITDA)			55,669,470	35.10%		-370,455	605,104	8,054,709	8,051,947	8,076,185	6,346,112	6,333,955	5,758,530	5,822,304	6,891,079
Depreciation & Management Fees															
EA, Consulting, Govt. Approvals, marketing, etc.						3,000,000	1,000,000	750,000	750,000						
Infrastructure and Utilities						1,361,500	1,361,500	1,021,125	1,021,125	680,750	340,375	340,375	340,375	340,375	340,375
Commercial Rental Property under Offices/Apartments						250,000	250,000								
Total Depreciable Assets						4,611,500	2,611,500	1,771,125	1,771,125	680,750	340,375	340,375	340,375	340,375	340,375
						230,575	230,575	230,575	230,575	230,575	230,575	230,575	230,575	230,575	230,575
						130,575	130,575	130,575	130,575	130,575	130,575	130,575	130,575	130,575	130,575
							88,556	88,556	88,556	88,556	88,556	88,556	88,556	88,556	88,556
								63,556	63,556	63,556	63,556	63,556	63,556	63,556	63,556
										34,038	34,038	34,038	34,038	34,038	34,038
Depreciation expense each year										17,019	17,019	17,019	17,019	17,019	17,019
											17,019	17,019	17,019	17,019	17,019
												17,019	17,019	17,019	17,019
													17,019	17,019	17,019
														17,019	17,019
Sub-total Depreciation & Mgmt Fees			5,093,778	3.21%		230,575	361,150	449,706	513,262	547,300	564,319	581,338	598,357	615,376	632,395