



Earthland
Global

2023

Homebridge

by Earthland Global

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Introducing Homebridge by Earthland Global. The first green, mixed use, multifamily group of developments throughout the Caribbean and Latin America.

Working with governments throughout the region to provide sustainable, affordable housing for the masses.

The Company

Earthland Global is a leading sustainable real estate development firm that specializes in creating environmentally conscious projects in the Caribbean and Latin American region. With a full-service approach, the company handles every aspect of the real estate development process, from feasibility analysis and design to construction, quality control, and ongoing maintenance management, on behalf of our Development Partners. This unique, one-stop-shop approach allows the company to deliver exceptional quality and long-term value to its customers.

The Leadership

Danielle Corbin, a highly skilled Renewable Energy Engineer and expert in Sustainable Development in the Caribbean, co-founded Earthland Global after working within the industry for a decade. She has dedicated her time researching and understanding the needs of end-buyers in premium, developing markets. She currently holds the position of Managing Partner at the company.

The Overall Industry

The mixed use, multifamily green development industry focuses on building sustainable, environmentally friendly, and accessible housing solutions. These developments typically include a mix of residential units and retail or commercial space, promoting walkability and community interaction. They are designed to be energy efficient, utilizing renewable energy sources and incorporating green technologies. This industry is growing in response to the increasing demand for affordable and environmentally responsible housing solutions. It aims to provide a healthier and more livable environment for residents while reducing the environmental impact of housing development. The industry is poised to make a significant contribution to the sustainable urban development and is becoming a trailblazer in the real estate industry.

The Project

Homebridge by Earthland Global is a project aimed at providing affordable and sustainable housing solutions in the Caribbean and Latin America. The company will work with local governments to build mixed-use, green, and accessible housing developments with modern architecture that emphasizes wellness and community interaction. The developments, powered by renewable energy, will range from 250 to 2,000 units and have access to retail amenities and outdoor recreation. Homebridge aims to become a leader in the affordable housing industry in the region and obtain high LEED and DGNB certifications. The project seeks to address the pressing need for sustainable housing and contribute to the "silent housing revolution".

Housing Market Crisis - Caribbean & Latin America



According to the Inter-American Development Bank (IDB), 45% of the population in Latin America and the Caribbean lacks adequate housing and resides in substandard structures built with inferior materials or lacking basic amenities. The Washington-based financial institution noted that rapid migration to cities and the formation of new households have exceeded the supply of urban housing, causing a substantial segment of the region's population to reside in vulnerable, informal settlements located in surrounding areas that are highly susceptible to climate risks.

“ The major shortage in the region represents an enormous opportunity to build housing that is green, resilient to natural disasters, and offers the best possible economic value.

”

“ Working in tandem with the public and private sectors, we can tap into investor appetite and develop incentives and financial instruments so the people of Latin America and the Caribbean can live in decent and affordable homes.

”

- IDB President Mauricio Claver-Carone (2022)

The Caribbean and Latin America are currently undergoing a transformative "silent housing revolution," as the governments in each country work to address the pressing need for affordable and sustainable housing solutions. As a result, property developers have a unique opportunity to enter into public-private partnerships and benefit from the various subsidies available for affordable housing real estate.

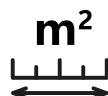
Homebridge by Earthland Global is well-positioned to make a significant contribution to this revolution, through its close collaboration with the governments of the Caribbean and Latin America to provide sustainable, mixed-use multifamily developments that are resilient, green, and accessible to the masses. With established relationships with governments in most countries in the region, Earthland Global is poised to leverage these connections to achieve its goal of providing affordable, sustainable housing solutions to the people of the Caribbean and Latin America.

Homebridge's sustainable mixed-use, affordable multifamily project is a trailblazer in the Caribbean and Latin America, aiming to attain the highest possible LEED and DGNB certifications. These unique developments, ranging from 250 to 2,000 units and powered by renewable energy, are located on 15 to 50 acres of land throughout the region. The modern and contemporary architecture, which incorporates sustainable building materials and prioritizes wellness, is designed to encourage walking and community interaction. Residents will have access to retail amenities on the ground floor and ample opportunities for outdoor recreation, fitness, and play.



Units: 250 - 2,000

Renewable Energy Powered
Green Roofs
Electric Vehicle Infrastructure
Fruit and Vegetable Gardens



Land: 15 - 50 acres

Underground Parking
Bicycle Facilities
Green Spaces
Water Conservation



Retail: 20,000 sqft - 5 acres

Restaurants
Convenience Stores
Fitness Spaces
Entertainment Spaces



Architecture: Modern/ Contemporary

Wrap Apartments
Tree lined ground floor
High ceilings
Natural light



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Project Snapshot



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Development:	Homebridge by Earthland Global
Country Options:	<u>Caribbean:</u> St. Lucia, St. Vincent & The Grenadines, Jamaica, Barbados, Guyana, Trinidad & Tobago, Puerto Rico, Dominican Republic, British Virgin Islands, Cayman Islands <u>Latin America:</u> Brazil, Chile, Argentina, Colombia, Panama
Project Investment:	USD \$50 - \$150 million
Description:	Mixed-Use Multifamily Developments
Primary Power Source:	Renewable Sources of Energy
Development Structures:	<ul style="list-style-type: none">• 20 - 40% affordable housing• 15-50 acres• 250 - 2,000 units• Ground Floor Retail: 20,000 sqft - 5 acres
Revenue Model:	<ul style="list-style-type: none">• Commercial Lease• Residential Rent to Own (Barbados)• Residential Lease
Access to Government Concessions:	Yes. 30 - 60% reduction in build costs, tax concessions and subsidies dependant on country.
Developer Expense:	30% of the value of the project
Build Cost of each Development:	20% of the value of the project. Makes up 70% of total project cost.
Cap Rate:	5 - 11%
Vacancy Rate:	4 - 6%
Average ROI on each Development:	8 - 14% p.a
Payback Period:	4 - 10 years
Exit Strategy:	Hold and Manage, or; Sale



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Summary of Available Incentives and Concessions



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Value Added Tax on Building Materials:	Exempted
Tax Holidays:	15 - 99 years
Duties:	Exempted
Required building material and equipment, consumables, expendables and durables	Exempted
Corporate Income Tax Exemption:	10 - 20 years
Customs duties on building materials, construction equipment and some promotional materials.	Exempted
Capital Gains Taxes:	Exempted
Exemption of import duties on food and beverages for resorts with more than 100 units.	Exempted
Depreciation on depreciable equipment and other assets.	Accelerated
Profits and Dividends:	Repatriated
Double Taxation:	Relieved (where applicable)
Foreign Tax Credit:	Credited
50% tax concessions of the cost of building developments or installing systems to produce electricity from sources other than fossil fuels:	Relieved
Withholding Tax on dividends earned from shareholders:	Exempted
Payment of tax on interest earned by financial institutions for financing the development and installation of renewable energy systems and energy efficient products:	10 years
Capital expenditures against revenues:	10 - 15 years (written off)
Property & Land Tax	Reduced or Exempted



For more information, contact us:

info@earthlandglobal.com

www.earthlandglobal.com

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