

Madinah 328

Investment Opportunity: Residential & Community Development in the Heart of Sevens
Plantation, Clarendon

JA\$1,500,000 per acre

Executive Summary

Madinah 328 is acquiring a strategically located 118-acre parcel for a mixed residential and community project branded "Madinah Meadows." The site borders the Rio Minho River at Sevens, Clarendon and sits next to the NHT Hummingbird community with an additional private housing scheme planned nearby.

01.

Strategic Location: The property shares a boundary with NHT's Hummingbird development and is positioned near another emerging housing site, creating a high-value residential corridor with established infrastructure support.

02.

Investment Structure: Investors subscribe by acre at JA\$1.5M per acre. Subscriptions are directly tied to specific acreage and are fully transferable within the project framework.

03.

Value Growth Mechanism: A simple cash-out structure allows investors to exit with a 20% uplift after the contract period, providing a clear path to returns while supporting the project's development timeline.

Why Invest: Project Highlights

- 📍 **Prime Location** - Strategic positioning adjacent to NHT's established Hummingbird development and near another upcoming private housing scheme. The site borders the scenic Rio Minho River at Sevens, Clarendon.
- 💰 **Exceptional Value** - Entry price of just JA\$1.5M per acre compared to local quarter-acre lots selling at approximately JA\$4M, representing significant undervaluation and growth potential.
- 🏡 **Multiple Use Cases** - Immediate agricultural access (within six months), planned residential development (Phase 1: 50 homes), and future community amenities create diverse value streams.



Project Overview: Development Concept

Phase 1 Residential: Our plan includes 50 units on approximately 30 acres, featuring serviced lots and model homes. Residents will benefit from adjacency to NHT's established Hummingbird community, creating a seamless neighborhood experience.

Community Facilities: Phase 1 will include plans for a place of worship and neighborhood center. A school may be deferred initially while we explore partnerships with nearby educational institutions to maximize resources and community integration.

Agricultural Access: Investors will enjoy early benefits with access for non-permanent, small-scale farming activities (such as crop trials) within six months of closing, subject to site protocols and environmental guidelines.



Investment Structure & Terms

Madinah 328 offers a transparent investment structure with clear terms and flexible exit options. Our investor-friendly approach ensures you maintain control over your investment while benefiting from the project's growth potential and community development.

01.

Investment Units: Each unit is priced at JA\$1,500,000 per acre, providing direct ownership reference to specific acreage within the project. Initial subscriptions are capped at 2 acres per investor to ensure broad participation, with waitlisting available for additional interest.




02.

Transfer & Exit Mechanism: Investors can assign or sell their subscribed acreage internally at original price +20% after any prescribed contract period (target: within six months). The buyer pays the uplifted amount, and the seller receives original principal plus 20%, minus standard legal fees.

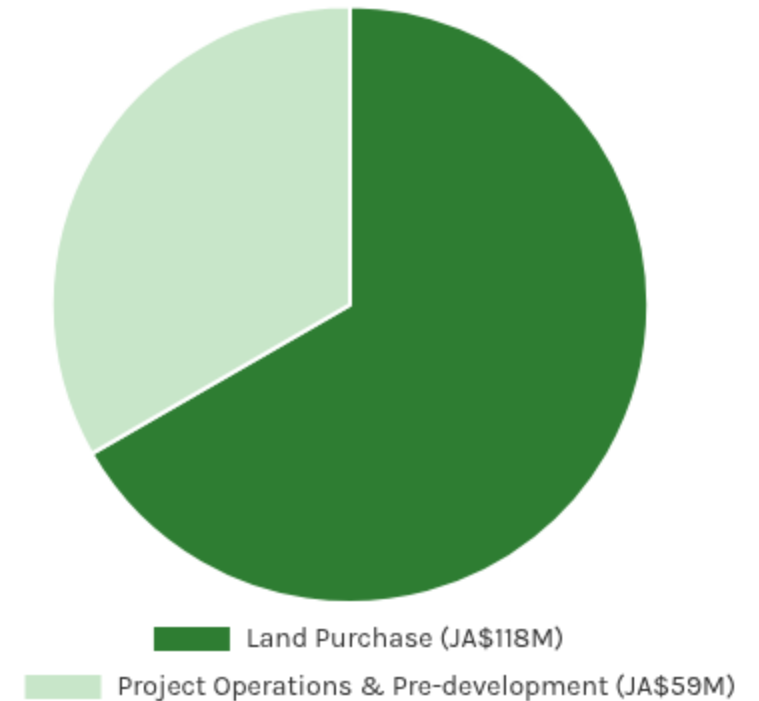
03.

Governance & Transparency: The project maintains transparent registers of subscribed acreage, a formal Directors' Board for oversight, and regular investor communications (weekly bulletins for first 12 weeks, monthly thereafter). Material changes require investor notification per project bylaws.

How Investment Funds Are Used

-  **Land Acquisition** - JA\$118,000,000 allocated for the purchase of the 118-acre parcel at Sevens Plantation, securing this strategically positioned property bordering the Rio Minho River.
-  **Project Operations** - Estimated JA\$59,000,000 allocated to fund a dedicated full-time project team starting October 1, 2025, including Project Manager, Project Officer, and Administrative Support positions.
-  **Pre-development Activities** - Funds directed toward comprehensive surveys, planning, engineering assessments, and securing necessary approvals, with special focus on engaging NHT for mortgage eligibility and project support.

Investment Fund Allocation (in millions JA\$)



Timeline: Key Milestones

01

02

03

04

24 September 2025

Company formation (Madinah 328) completed with governance appointments and legal structures established. Initial investor documentation prepared and formal agreements drafted for immediate execution.

26 September 2025

Transaction day - 10% deposit lodged to meet offer requirements. This represents the official closing milestone and secures the 118-acre property. Investor subscriptions formalized at JA\$1.5M per acre.

1 October 2025

Full-time project team begins work, including Project Manager, Project Officer, and Administrative Support. Fundraising drive launches alongside initial technical planning and approvals process.

October-December 2025

Surveys, concept master planning, and NHT engagement for project recognition and mortgage eligibility. Procurement strategy development for Phase 1 servicing with 50 homes on 30 acres begins.

20%

Investor Uplift

Our investment model offers a straightforward return mechanism through internal transfers. A 1-acre subscription at **JA\$1,500,000** can be assigned with a 20% uplift at **JA\$1,800,000**, yielding a **JA\$300,000** gross gain before transaction costs.

This transparent exit mechanism provides investors with liquidity while maintaining project stability. Additional upside potential exists through serviced lot sales and home construction once approvals are in place. While this structure provides a clear path to returns, actual timing depends on market demand and is not guaranteed within a specific timeframe.

Risk Factors & Mitigation

Identifying challenges and solutions for Madinah Meadows

Approvals & Timeline



- **Risk:** Regulatory approvals may delay project timeline
- **Mitigation:** Early technical scoping to anticipate requirements
- **Mitigation:** Dedicated full-time project team starting October 2025
- **Mitigation:** Regular, transparent investor updates on progress

Funding Pace



- **Risk:** Capital raising timeline may affect development schedule
- **Mitigation:** Diversified capital outreach to local and diaspora investors
- **Mitigation:** Staged funding tranches aligned to project milestones

Market Risk



- **Risk:** Housing demand fluctuations affecting absorption rate
- **Mitigation:** Strategic adjacency to NHT Hummingbird community
- **Mitigation:** Proximity to other emerging private developments
- **Mitigation:** Phased entry points for investors and homebuyers

Construction Costs



- **Risk:** Building material and labor inflation impacting margins
- **Mitigation:** Value-engineered housing types for cost efficiency
- **Mitigation:** Competitive tendering process for contractors
- **Mitigation:** Strict budget controls and progress monitoring

Contact & Next Steps

Investor Forum: Sunday, 28 September 2025



Sponsor/Developer: Madinah 328



Project Lead: Wade Brown



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Ready to invest? Join us at the Investor Forum for a comprehensive project briefing, legal documentation review, and Q&A session. Initial subscriptions are capped at 2 acres per investor to ensure broad participation.