

# Brentwood Closure White Paper

## Global M Finance LLC - Home Ownership Program (HOP)

**Project Name:** *Brentwood Closure*

### A Premier Caribbean Investment Opportunity

#### Executive Summary:

Brentwood Closure is an exclusive, all-inclusive luxury gated community located on the eastern side of Barbados. It is designed to cater to regional and international individuals who desire an income-generating Caribbean property with an island-life getaway experience.

A joint project by *Connect-In Caribbean Corporation*, in collaboration with building contractors *Affordable Homes Caribbean (AHC)* and *Global M Finance* a US-registered limited liability company.

Brentwood Closure provides a turnkey property solution for individuals seeking an asset class for short-term rentals and personal vacation use. The 48-unit development offers affordable, fully furnished, and amenity-rich housing units designed to meet high standards while yielding strong financial returns.

This document outlines the strategic vision, investment details, and operational plan for executing and managing Brentwood Closure, including a phased payment structure, property management solutions, and an attractive referral incentive.

---

#### Project Vision:

**Brentwood Closure** seeks to redefine Caribbean property ownership by offering high-quality, affordable homes that double as profitable rental properties. Each unit offers potential for revenue generation through short-term rentals, leveraging platforms like Air BnB. This property can also serve as a winter retreat for homeowners, capitalizing on Barbados' 3-S's year-round appeal of sun, sand, and seas.

#### Strategic Location:

Brentwood Closure sits in the scenic Diamond Valley area in the parish of St. Philip, Barbados, within a designated *3,049.6 square meter* property approved by the Town & Country Planning Department for development. This prime location combines natural beauty with accessibility to local amenities, attracting both tourists and long-term renters.

## Project Details:

### 48 Individual Units:

**Unit Size:** Each unit is approximately 500 Sq. Ft. accompanied by two comfortable bedrooms, an ensuite bathroom, a fully equipped kitchen, a living and dining area, laundry facilities with a washer and dryer combo, and a spacious patio for entertainment and relaxation.

**Design & Build:** The development will unfold across eight individual phases. Each phase features a Modern Amenitized Duplex Building containing four upper-level apartments and two basement apartments per building.

### Cost & Payment Structure In US Dollars:

- **Purchase Price:** \$150,000 per unit (apartment)
- **Payment Plan:** Three installments of \$50,000
- **Unit Ownership:** Each purchase covers the unit, its furnishings, and amenities. Land is held as a common area under the Condominium Act of Barbados and remains in the Real Estate Investment Trust (REIT) name --- Connect-In Caribbean Corporation (CCC)

### Plan of Action:

#### 1. Phase 1 Execution

Brentwood Closure (BC) development begins with *Lot #1*, establishing the foundation and core infrastructure for the entire community. Each phase will involve:

- Ground preparation and foundational works.
- Construction of a duplex building with sub-level infrastructure amenities.
- Completion of shared areas and landscaping.

#### 2. Financing & Payment Milestones

Utilizing a structured payment system to ease the financial commitment of potential homeowners:

- **Stage 1:** Initial \$50,000 deposit to initiate legal commitment and construction initiation.
- **Stage 2:** Midway installment upon completion of the building framework. Approximately 6 months
- **Stage 3:** Final payment upon project completion and handover of units.

#### 3. Service Fee Structure & Coverage

Unit property owner(s) are required under the Condominium Act of Barbados to commit to a monthly service fee. It is mutually agreed in writing that the monthly rate of USD 1,250.00 is paid directly to the REIT, thus ensuring consistent property maintenance and a stress-free ownership experience.

## The Monthly Service Fee Covers:

- **Insurance:** Protects property against any damage(s) and/or liabilities.
- **Utilities:** Water, electricity, Internet, and other essential services.
- **Property Maintenance:** Regular upkeep and repairs.
- **Waste Disposal Tax:** Sewage and garbage disposal tax.
- **Land Tax:** Local taxes and levies.
- **Lease Management:** Administrative fees for property leasing and management.
- **Miscellaneous:** Any other property-related matters on behalf of owners and maintenance.

## 4. Property Management and Lease Agreements:

Upon completion, units will be managed by a professional property management firm - REIT:

- **Maintenance & Monthly Upkeep:** Regular inspections and upkeep to retain property value and functionality.
- **Occupancy Management:** Ensuring high occupancy rates via professional marketing and Air BnB listings.
- **Lease Agreements:** Structured leases on behalf of owners to maximize rental income whenever units are unoccupied by owners.
- **Revenue Stream:** Efficient processes to deliver attractive returns to investors/homeowners, aiming for year-round occupancy.

## 5. Sales and Referral Incentives:

An industry standard finder's fee of 3% is offered to agents, homeowners, and individuals who refer buyers, incentivizing rapid sales of all units. This commission-based strategy will enhance the sales momentum to secure a stable cash flow for the development of Brentwood Closure. Individuals can earn up to \$4,500 from every solid person they refer to purchasing any unit. **NB:** 3% is paid from each homeowner's deposit towards their purchase and will be paid out in accordance with company policies.

## Homeowner/Investor Benefits:

### 1. Ownership Flexibility

Brentwood Closure enables partial or full ownership for individual investors, providing an affordable entry into Caribbean property ownership and by extension, the real estate market.

**2. Revenue Generation Potential**

With its prime location and well-appointed units, Brentwood Closure offers consistent demand through short and mid-term rental opportunities, tapping into the ever-growing Caribbean tourism market.

**3. Hassle-Free Maintenance**

A \$1,250 monthly service fee covers all essential services, maintenance, and administrative requirements, thus, making ownership of these units stress-free.

**4. Investment Returns**

Projected returns are expected to be competitive, supported by the area’s strong tourism sector, Barbados’ stable real estate market, and the management team’s expertise in property marketing. By simply adopting the Air BnB principles for leasing short-term rentals --- a homeowner can receive up to 75% of the monthly income from the REIT leasing program.

**E.g.** 28 Days of rental from any month at an approximate daily rate of USD 175.00

<b>Income</b>	\$ 4,900.00	From Monthly Rentals
<b>Expense</b>	<u>\$ 1,250.00</u>	Monthly Maintenance Fees
<b>Balance</b>	\$ 3,650.00	This works out to be a <u>74.4898%</u> monthly return on investment (ROI)

**Analysis:**

A Caribbean getaway home goes to work immediately as an asset class that pays for itself within 4 years, thus generating a continuous retirement passive income stream for creating generational wealth.

**Conclusion**

Brentwood Closure is an exceptional opportunity for any individual or investor looking to own a high-value property in the Caribbean that yields attractive financial returns through managed short-term rentals as demonstrated above.

As for returning nationals, repatriates, first-time homeowners, or individuals just seeking a vacation home, this kind of opportunity is well-priced and put together to give peace of mind in an asset class that puts their money to work for them in multiple ways with maximum returns.

Supported by experienced partners in Connect-In Caribbean Corporation (REIT), Affordable Homes Caribbean (Developers), and Global M Finance LLC (Financial Brokers), this project stands to redefine Caribbean property investments for local and overseas buyers.

***Are You Interested In Knowing More?***

**\*\*Click Here\*\*** to navigate our network for project details and learn how you too can own a piece of this extraordinary opportunity.

### **Join The Movement & Have Access To:**

- Current and future projects
- One-on-one consultation with our team members
- A 3% referral commission (finder's fee)
- Marketplace for real estate & construction professionals
- Resources – Articles on industry trends
- Private community area

**NB:** Imagine owning a high-value property in the Caribbean that not only offers you a slice of paradise but --- at the same time generates substantial financial returns in a short period. Brentwood Closure presents an exceptional opportunity for individuals and investors alike to enter the thriving market of managed short-term getaway rentals.

REITs are easy because they don't hide anything – they're open books! They tell you exactly how much they're making, what properties they own, and how it's all managed, which means that if you want to know what's happening with your investment, all you need to do is look; with that said, let Global M Finance and their team guide you through the entire process today...

This document was prepared by Corrie St. Brewster and edited on 11/21/2024 – 10:42 Pm