

AVISTA

Bloomfield

# INVESTORS PROPOSAL



**PROVEN**  
PROPERTIES









# Investment Overview

PROVEN Properties is proud to present 'AVISTA at Bloomfield.'

This multifamily development is located in Mandeville, Manchester and consists of 78 apartment units. Construction on this development has been completed and units are still available for your next best investment.

**78 unit- Multifamily development** in  
Mandeville  
Manchester Jamaica

**Quality Construction**

**Low Vacancy** current  
occupancy at 95%  
(Short Term Rentals)

**Multiple Unit Options**  
mix of studios, 1  
bedroom and 2  
bedroom units

**Favorable Financing  
Terms** through  
partnership with  
VMBS

**Luxury Amenities**

**Stable Asset**  
Investment units are  
cash flow positive.

**Competitive  
Acquisition Price**

**Short Term and Long  
Term Rental**  
allowable in keeping  
with strata by-laws



# Who is PROVEN Properties?

**PROVEN Properties Limited** is a real estate development and investment company with a proven track record of delivering value to our partners and clients. The company is a wholly owned subsidiary of Proven Group Limited (PGL) which is listed on the Jamaica Stock Exchange. We invest in local and regional residential and commercial real estate deals for capital gains and recurring income.

At PROVEN Properties we are uncompromising in our pursuit of positive returns for our investors through the acquisition and development of properties. With decades of expertise and knowledge of the market, we are unmatched in our ability to design and implement iconic real estate projects in the Caribbean which are high in demand and generate high yields with projects including: EIGHT (Jamaica), The Sullivan (Jamaica), GIAU (Jamaica), Cesar (Jamaica), Via at Braemar (Jamaica), The Lagoons (Grand Cayman) and PROVEN Place (Jamaica).

PROVEN Properties' commitment to delivering excellence to our investors has birthed PROVEN Properties' Property Management Services - ensuring our developments are well-maintained to retain high property value as well as to keep amenities and services operating at the highest level.

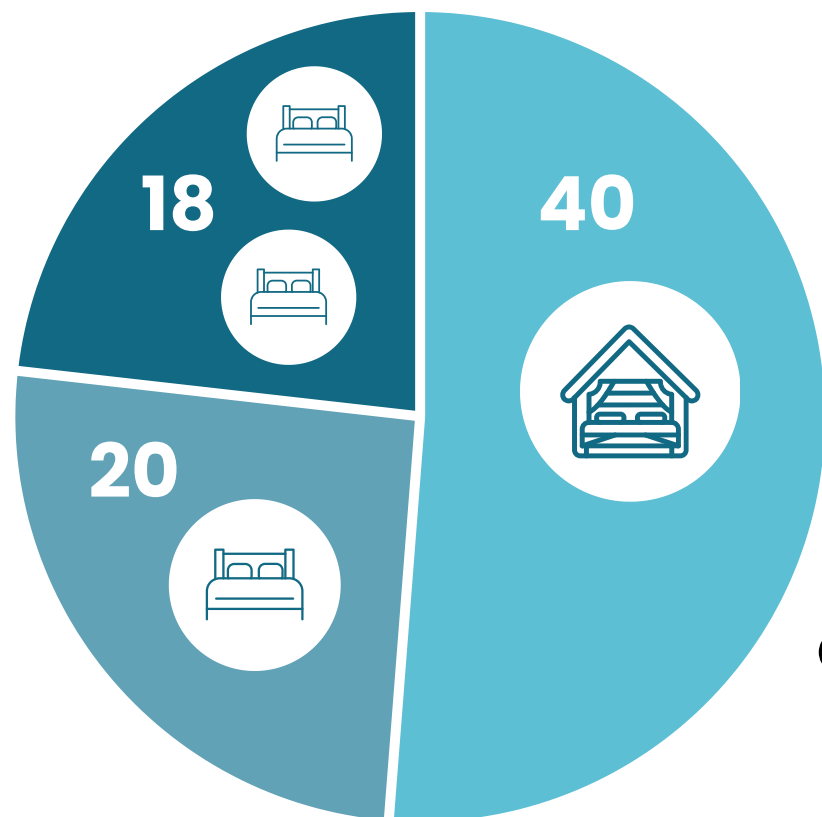






# Investment Description

AVISTA at Bloomfield is a multi-family residential development enveloped in the historical property of Bloomfield Park. These meticulously designed apartments are the first of its kind in Mandeville, offering well-appointed residences and superb amenities.



Studio units: **40**  
One bedroom units: **20**  
Two bedroom units: **18**







# Value Proposition

**24-HR Fitness Centre**

**Open Floor Plans**

**Clubhouse and Lounge  
Areas**

**Contemporary  
Interiors**

Investing in this property means more than just acquiring a property for long or short term rental; you're providing a comfortable experience for guests staying at your investment. You are essentially creating a home away from home.



# Why invest in AVISTA?

**01**

**Low risk of capital investment loss**

(Investment backed by real property)

**04**

**Special Financing**

(via VMBS partnership)

**02**

**Potential Immediate Cash Flow**

**05**

**Excellent Amenities**

**03**

**Equity Appreciation**

**06**

**Well Maintained Asset**

THE OPPORTUNITY



# Market Overview:

## Short Term Rental in Mandeville

Mandeville is a growing rental market with strong key indicators that demonstrate future growth.

**US\$ 91**

**Average Daily Rate**

**49%**

**Reduction in Crime  
YOY**

**90%**

**Occupancy rate  
at AVISTA**

**Limited luxury  
Accommodation**

**& Outdated Hotels  
in Mandeville**

**35%**

**Occupancy rate in  
Mandeville**

**33%**

**Earnings Growth  
YOY\***

### Existing Guest Profile

**84%**

International Guests (Business  
travelers, Digital Nomads,  
Vacation travelers)

**57%**

USA

**50%**

GEN Z

\*AirBnB Earnings YOY



# Financial Analysis: Short Term Rental

|                                              | YEAR 1 |        | YEAR 2 |        | YEAR 3 |        | YEAR 4 |        | YEAR 5 |        |
|----------------------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Gross Income                                 | \$     | 31,025 | \$     | 33,507 | \$     | 36,188 | \$     | 39,083 | \$     | 42,209 |
| Total Operating Income                       | \$     | 31,025 | \$     | 33,507 | \$     | 36,188 | \$     | 39,083 | \$     | 42,209 |
| Total Operating Expenses                     | \$     | 10,728 | \$     | 11,801 | \$     | 12,981 | \$     | 14,279 | \$     | 15,707 |
| Net Operating Income (NOI)                   | \$     | 20,297 | \$     | 21,706 | \$     | 23,207 | \$     | 24,804 | \$     | 26,502 |
| less Mortgage Expenses -Principal + Interest | \$     | 8,552  | \$     | 8,552  | \$     | 8,552  | \$     | 8,552  | \$     | 8,552  |
| ANNUAL CASH FLOW                             | \$     | 11,745 | \$     | 13,154 | \$     | 14,655 | \$     | 16,252 | \$     | 17,950 |
| Return on Investment (ROI)                   |        | 12%    |        | 13%    |        | 14%    |        | 14%    |        | 15%    |

**13%** Average Annual  
Return on Investment (ROI)

Projections are estimates only and are subject to change.  
Based on an average daily rate of US\$100

## Debt Structure

Acquisition Price:  
**USD 156,900**

Loan Amount:  
**USD 141,520**

Loan Type:  
**Mortgage**

Interest Rate:  
**5% (USD)**

Interest Rate Type:  
**Variable (after 1<sup>st</sup> 2 years)**

Amortization:  
**35 years**

Capital Fit-Out  
Input:  
**USD 20,000**

Numbers are estimates and may  
change after closing.



# Investment Highlights

**78 unit-  
Multifamily  
Development**



**High Occupancy  
Rate**



**Concierge Services**



**24-HR Secured  
Complex**



**High Quality  
Construction**



**Potential for  
Immediate Cash  
Flow**



**Exclusive Financing  
Terms**



**Short & Long term  
rental opportunity**



**Equity  
Appreciation**







# Thank You

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