

EDEN — VILLAGE —

Invest in More Than Property. Build Community.
SOLAI, NAKURU COUNTY, KENYA

FOUNDING INVESTOR PROSPECTUS

INVESTMENT OPPORTUNITY

KSh 2,000,000
US\$15,625

LIMITED TO 12 FOUNDING INVESTORS



THE VISION

To build East Africa's premier community where Africans and the African diaspora live, invest, and thrive together.



THE CONCEPT

- Boutique African-inspired cottages
- Wellness and retreat experiences
- Authentic culture and community
- Sustainable and eco-friendly living
- Hospitality with heart



WHY SOLAI?

- Peaceful countryside
- Beautiful natural scenery
- Authentic cultural experiences
- Affordable land values
- Proximity to Nakuru City

PHASE ONE DEVELOPMENT

- ✓ 4 Guest Cottages
- ✓ Community Gathering Space
- ✓ Outdoor Kitchen
- ✓ Gazebo & Fire Pit
- ✓ Walking Trails & Gardens
- ✓ Recreation Area
- ✓ Water Storage & Utilities
- ✓ Parking & Landscaping



CAPITAL REQUIREMENT

ITEM	KSH	USD (1 USD = 128 KSH)
Construction	1,100,000	8,594
Furniture & Equipment	250,000	1,953
Utilities (Water, Power, Systems)	150,000	1,172
Landscaping & Outdoor Works	150,000	1,172
Marketing & Branding	100,000	781
Working Capital (6 Months)	150,000	1,172
Contingency	100,000	781
TOTAL INVESTMENT	2,000,000	15,625

REVENUE STREAMS

- Overnight Accommodations
- Wellness & Retreat Packages
- Corporate Retreats & Meetings
- Events & Private Functions
- Cultural Tours & Experiences
- Food & Beverage Services
- Merchandise & Crafts
- Workshops & Training
- Long-term Stays & Rentals

INVESTMENT STRUCTURE



Maximum Investors: 12
Investment Per Founder:
KSh 166,667 (US\$1,302)
Ownership: 8.333%
Each Founder owns one-twelfth equity in the project.

SAMPLE MONTHLY DISTRIBUTIONS (Per Investor – 8.333%)

MONTHLY PROJECT PROFIT	KSH	USD
100,000	8,333	65.10
200,000	16,667	130.21
400,000	33,333	260.42
600,000	50,000	390.63
800,000	66,667	520.83
1,000,000	83,333	651.04

AUTHENTIC AFRICAN EXPERIENCE



RELAX. CONNECT. BELONG.



A COMMUNITY THAT GROWS TOGETHER



INVESTOR BENEFITS



8.333% Ownership Interest



Share of Distributable Profits



Quarterly Financial Reporting



Annual Investor Meeting



Priority Booking Privileges



Recognition as a Founding Partner



First Opportunity to Invest in Future Phases



**BLACK GLOBAL AFRICA
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Building Wealth Together.

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Solai, Nakuru County, Kenya

WHY INVEST?

You're investing in more than buildings. You're helping create sustainable tourism, local employment, community development, cultural connection, and a lasting legacy for Africans and the African diaspora.



EDEN VILLAGE

FOUNDING INVESTOR PROSPECTUS

Invest in More Than Property. Build Community.

Investment Opportunity

KSh 2,000,000

US\$15,625

Limited to **12 Founding Investors**

Solai, Nakuru County, Kenya

Presented by

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EXECUTIVE SUMMARY

Eden Village is a boutique eco-community located in Solai, Nakuru County, Kenya, designed to connect Africans and members of the African diaspora through authentic hospitality, wellness, and investment.

Unlike a traditional resort, Eden Village offers visitors an opportunity to experience African village life with modern comforts while creating employment and economic opportunities for the surrounding community.

The first phase seeks to raise **KSh 2,000,000 (US\$15,625)** from a maximum of **12 Founding Investors**.

OUR VISION

To build East Africa's premier community where Africans and the African diaspora live, invest, and thrive together.

OUR MISSION

Develop sustainable hospitality communities that generate economic growth while celebrating African culture, relationships, and entrepreneurship.

WHY KENYA?

Kenya is one of Africa's leading tourism and investment destinations, offering:

- Stable and growing tourism industry
- International airport access
- English-speaking business environment
- Year-round favorable climate
- Expanding African diaspora interest
- Competitive development costs

WHY SOLAI?

Solai offers:

- Peaceful countryside
- Beautiful natural scenery
- Authentic cultural experiences
- Affordable land values
- Proximity to Nakuru
- Opportunity for future expansion

THE EDEN VILLAGE EXPERIENCE

Guests enjoy:

- Boutique African-inspired cottages
- Walking trails
- Wellness retreats
- Community gardens
- Outdoor dining
- Campfires
- Cultural experiences
- Nature and relaxation

PHASE ONE DEVELOPMENT

Construction includes:

- ✓ Four guest cottages
- ✓ Outdoor kitchen
- ✓ Gazebo
- ✓ Walking paths

- ✓ Gardens
- ✓ Recreation area
- ✓ Parking
- ✓ Water storage
- ✓ Landscaping

REVENUE STREAMS

Multiple income sources strengthen long-term sustainability:

- Overnight accommodations
- Retreat packages
- Corporate retreats
- Wellness programs
- Family events
- Cultural tours
- Food services
- Merchandise
- Educational workshops

CAPITAL REQUIREMENT

Item	KSh	USD
Construction	1,100,000	8,594
Furniture	250,000	1,953
Utilities	150,000	1,172
Landscaping	150,000	1,172
Marketing	100,000	781
Working Capital	150,000	1,172
Contingency	100,000	781
TOTAL	2,000,000	15,625

FOUNDING INVESTMENT

Maximum Investors:

12

Investment per Founder:

KSh 166,667

Approximately

US\$1,302

Ownership

8.333%

SAMPLE MONTHLY DISTRIBUTIONS

Monthly Project Profit

KSH 100,000/USD 781

KSH 200,000/USD 1562.50

KSH 400,000/USD 3125.50

KSH 600,000/USD 4687.50

KSH 800,000/USD 6250.00

KSH 1,000,000/USD 7812.50

Investor Distribution

KSH 8,333/USD 65.10

KSH 16,667/USD 130.21

KSH 33,333/USD 260.41

KSH 50,000/USD 390.63

KSH 66,667/USD 520.84

KSH 83,333/USD 651.04

INVESTOR BENEFITS

Founding Investors receive:

- 8.333% ownership interest (subject to the legal structure adopted)
 - Share of distributable profits
 - Quarterly financial reporting
 - Annual investor meeting
 - Priority booking privileges
 - Recognition as a Founding Village Partner
 - First opportunity to invest in future phases
-

GROWTH STRATEGY

Future phases may include:

- Additional cottages
- Wellness spa
- Conference center
- Organic farm
- Tiny home community
- Retirement village
- Cultural learning center

RISK MANAGEMENT

The project aims to reduce risk through:

- Multiple revenue streams
- Conservative financial planning
- Reserve funds for maintenance
- Professional financial reporting
- Phased development
- Local management

EXIT OPTIONS

Potential exit mechanisms, subject to the governing agreements, may include:

- Ongoing profit distributions
- Buy-back of investor interests
- Sale of the project
- Refinancing
- Expansion into new developments

WHY INVEST?

You're investing in more than buildings.

You're helping create:

- Sustainable tourism
- Local employment
- Community development
- Cultural connection
- A lasting destination for Africans and the African diaspora

CALL TO ACTION

Become One of Only 12 Founding Investors

Total Project Capital: KSh 2,000,000 (US\$15,625)

Investment Per Founder: KSh 166,667 (US\$1,302)

Ownership Interest: 8.333%

Location: Solai, Nakuru County, Kenya

Presented by: Black Global Africa Investment Group

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