

Investment Opportunity in Verano Residences

Executive Summary

Verano Residences is an ambitious luxury hotel project poised to redefine hospitality standards in Hunugale waththa, Kiulpane, Rambukkana, Srilanka. Designed with sustainability, modern technology, and unmatched guest experiences in mind, Verano Residences is seeking investors to join this transformative journey. We are offering a 50% profit-sharing arrangement to ensure mutually beneficial partnerships with our esteemed investors.

Vision

Tourism is one of the most prominent industries in the world, with financial profit often being its primary goal, however travel and exploration are endless, driven by humanity's constant need for new experiences and evolving desires. Beyond profit, our program aims to offer something truly valuable – a meaningful attitude towards human connection. Every guest will be guided by our highly qualified and intelligent staff, ensuring that their experience with us leaves them something priceless to take away.

Mission

We are excited to offer a crystal-clear path for an incredible journey ahead. We cordially invite a sharp, intelligent individual to join us as investor and help make our dream a reality. Additionally, we are eager to collaborate with an investor who is interested in working hand-in-hand with us. We look forward to welcoming those who share their experience, wisdom and insight. This is not just any tourism venture – it's something unique. If you are interested in learning more, we invite you to join us on this remarkable

Project Overview

Location: Hunugale waththa, Kiulpane, Rambukkana, Srilanka.

Vision: To create an eco-friendly, technologically advanced luxury destination for tourists and business travelers alike.

Features and Highlights:

- **Luxury Accommodations**
 - Four luxury apartments with two bed rooms, living area, dining area, two bathrooms and kitchen.
 - Twenty luxury rooms.
 - Twenty semi luxury rooms.
 - Srilankan Traditional Villa.
 - Swimming Pool (20*40 ft).
 - Kids Pool.
 - Two restaurants for guest and public use.
 - Reception hall of (3500 sqft) with gallery for 400 seaters.
 - **Advanced Facilities:** VRF AC systems, solar-powered hot water, food storage cool rooms.
 - **Smart Technology:** Robot receptionists and stewards for unparalleled service.
 - **Sustainability:** High and low land farming areas, eco-conscious designs.
 - **Entertainment and Wellness:** Gym, conference halls, restaurants, and entertainment spaces.
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Detailed Cost Breakdown

1. Construction Costs

| Description | Cost (USD) | Percentage of Total |
|--|--------------|---------------------|
| Structural and General Construction | 2,482,181.91 | 62% |
| Finishes and Floorings | 960,844.61 | 24% |
| Mechanical, Electrical, Plumbing (MEP) | 560,492.69 | 7% |

Subtotal: \$4,003,519.21 USD

2. Land Preparation and Services

| Description | Cost (USD) |
|---|------------|
| Primary Preparations (ground filling, utilities) | 35,055.89 |
| Temporary Establishments & Services | 33,830.64 |
| Architectural, Quantity Surveyor, Structural Engineering Services | 320,281.54 |

Subtotal: \$389,168.07 USD

3. Major Installations

| Description | Cost (USD) |
|--------------------------------|--------------|
| Security Boundary Wall | 30,495.22 |
| Main Entrance Gate | 4,764.88 |
| Water Tanks | 9,529.76 |
| 400kW Generator + Installation | 93,595.83 |
| VRF AC System | 1,102,729.08 |
| Solar-Powered Hot Water Supply | 40,841.82 |
| Cool Room (Food Storage) | 15,315.68 |
| Wi-Fi and Telephone Facilities | 22,122.65 |

Subtotal: \$1,319,395.92 USD

4. Furniture and Appliances

| Description | Cost (USD) |
|---|------------|
| 4 Luxury Apartments | 20,544.28 |
| 40 Luxury and Semi-Luxury Rooms | 86,178.96 |
| Reception Hall | 42,822.65 |
| Restaurants (2) | 12,865.17 |
| Lobby | 12,780.09 |
| Robot Services (Receptionist & Steward) | 9,870.11 |

Subtotal: \$185,061.26 USD

5. Equipment and Tools

| Description | Cost (USD) |
|----------------------------------|------------|
| Kitchen Equipment (x3) | 142,946.36 |
| Conference Hall | 3,726.82 |
| Laundry Room | 23,484.05 |
| Electronic & Safety Devices | 19,685.76 |
| Gym and Entertainment Facilities | 40,841.82 |

Subtotal: \$230,684.81 USD

6. Other Expenditures

| Description | Cost (USD) |
|--|--------------|
| Legal Processing, Machinery Hire, Landscaping, Documentation | 1,839,583.55 |

Subtotal: \$1,839,583.55 USD

Grand Total

\$7,986,556.43 USD

Funding Sources

1. Investor Contributions:

- Target Amount: [Insert amount; e.g., \$5,000,000 USD]
- Percentage of Total Cost: [49%]

2. Owner Equity:

- Target Amount: [Insert amount; e.g., \$2,000,000 USD]
 - Percentage of Total Cost: [Insert percentage; e.g., 25%]
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Return on Investment (ROI) Analysis

Projected Annual Revenue: [\$3,381,447]

Projected Annual Profit Margin: [30%]

Estimated Payback Period: [4 years]

ROI Calculation:

$$\text{ROI} = \frac{\text{Net Profit}}{\text{Investment Amount}} \times 100$$

Example ROI:

- Investment Amount: \$8,000,000 USD
 - Annual Net Profit: \$1,014,434 USD
 - ROI: $(1,014,434 / 8,000,000) \times 100 = 12.6\%$ (1,014,434 / 8,000,000) $\times 100 = 12.6\%$ (875,000/8,000,000) $\times 100 = 12.6\%$ annually.
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Investor's Profit and Benefits

Profit Opportunities

1. Profit-Sharing Model:

- Investors will receive 50% of the net profits generated by the Verano Residences hotel project.
- Profit distribution will commence after the completion of the project and stabilization of operations (expected within 6 months post-launch).

2. Capital Appreciation:

- The value of the property is expected to increase over time due to the growing demand for luxury accommodations.
- After the payback period we intend to allocate 15% of the annual profit for the next 10 years as a form of acknowledgement.

Investor Benefits

1. Transparent Operations:

- Regular updates on the financial and operational status of the project.
- Access to quarterly or annual performance reports.

2. Prestigious Association:

- Partnering with a high-end, sustainable hospitality brand.

3. Exclusive Perks:

- Complimentary stays and discounts at the property for personal or business use.
- Invitations to exclusive events hosted by Verano Residences.

4. Sustainable Investment:

- The project incorporates eco-friendly initiatives, aligning with global trends in sustainability, making it a socially responsible investment.
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Terms and Conditions

1. Investment Amount:

- The minimum investment amount required is [**\$8,000,000.00 USD**].

2. Profit Distribution:

- Profits will be calculated and distributed quarterly based on audited financial results.
- Profit sharing will begin six months after project completion or as per agreed terms.

3. Ownership and Decision-Making:

- Investors will have direct control over operations and receive regular updates and reports.
- Major project decisions will be communicated transparently.

4. Exit Clause:

- Investors can exit the project after a minimum lock-in period of [4–5 years].
- The exit value will be determined based on the market value of the investment at the time of exit.

5. Risk Disclaimer:

- The investment is subject to market risks, including fluctuations in tourism demand, operational challenges, and unforeseen economic factors.
- The project will strive to mitigate risks through strategic planning and management.

6. Legal Compliance:

- All investments will comply with local and international financial regulations.
 - Investors are required to sign a formal agreement outlining the terms of the investment.
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Project Timeline

| Phase | Duration |
|-----------------------------|-----------|
| Pre-construction Activities | 02 months |
| Land Preparation | 02 months |
| Structural Construction | 10 months |
| Installations & Finishes | 04 months |
| Furnishings & Final Setup | 03 months |
| Total Estimated Duration | 21 months |

Conclusion

The Verano Residences project represents a lucrative investment opportunity, offering competitive ROI and profit-sharing benefits. The proposed timeline ensures a phased approach to project completion, with transparent financial planning and operational efficiency at its core.

Interested parties can schedule a one-on-one presentation to discuss the project in more detail. For inquiries and further details, please contact.