



BLUE MAHOE
C A P I T A L

Exploiting our unique capabilities and extensive experience
investing in the Caribbean to benefit from the wealth
creation opportunities in the region

GOALS

Preserve Capital

Earn Above Average Returns

Add diversification to your portfolio

WHY BLUE MAHOE?

We are Owners, Operators and Investors

‘I am a better investor because I am a businessman and a better businessman because I am an investor.’ – *Warren Buffett*

Blue Mahoe Capital, Inc. is the only SEC-regulated firm with a Caribbean focus and currently able to raise capital from Non-Accredited Investors.

The difference between speculating and investing can be distilled down to one word, “**Understand**”. At Blue Mahoe, we have a unique history dating back to 2018 of being Owners, Operators and Investors in excellent businesses globally thanks to our advisors. Our unique “hands on” operational experience in businesses across various sectors, allows us to thoroughly understand the businesses in which we invest in. We know what makes a successful business and, importantly, the underlying risks. Therefore, we measure and assess potential investments with incisive judgment.

- **Blue Mahoe Capital Inc.’s** investments include Blue Mahoe Real Estate Development, Blue Mahoe Investment Management, Sixth Region Investment Management and Nassau HoloWorld

- **Blue Mahoe Real Estate Development** is preparing to develop 700 affordable One-Bedroom houses in Jamaica

- **Blue Mahoe Capital Appreciation** has invested in a concentrated portfolio of publicly-traded equities listed on the Jamaica Stock Exchange since February 2020 with plans to list it as an actively managed fund in Jamaica and grow the AUM

- **Blue Mahoe Caribbean REIT** will launch in Q4 2025 as the *first* US-based REIT giving investors access to income-generating properties across the Caribbean



AND



THUS



WHY THE CARIBBEAN?

The Four Caribbean Tigers, Guyana, Jamaica, Barbados and The Bahamas, are reducing government debt and growing GDP

The region has a young, growing population with low consumer debt and is transitioning from inefficiency to efficiency which creates significant investment opportunities.

- **Developing** - Infrastructure (roads, ports, electricity, housing, etc.) significantly underdeveloped
- **Domestic driven** - Jamaica has added 300,000 new investors to the local stock exchange in the last 5 years and has the lowest unemployment rate since 1962. Guyana has tripled GDP Per Capita in 3 years
- **Export Opportunity** - Global telecommunications infrastructure has enabled the region to grow its exports of Outsourced Services similar to India but as a nearshore destination that speaks English. Guyana found oil and agricultural crops present a growth opportunity
- **Capital friendly** - The Caribbean is private sector friendly and allows for easy convertability of US Dollars into Local currencies and back. The Bahamas and Barbados have currencies pegged to the USD
- **Prudent Leverage** - Relatively low household debt and a high savings rate with reducing public sector debt



THE STRATEGY

Capitalizing On Select Trends

Blue Mahoe Capital Inc., will focus on capitalizing on select trends in the Caribbean as global investors seek geographic diversification and growth.

In the Caribbean these trends currently include:

- **Industrialization** - Massive growth in infrastructure and heavy industry sectors
- **Increased Urbanization** - Home builders, retail chain stores, etc.
- **Increases in per capita incomes** - Will drive demand for consumer goods and financial services
- **Education** - The Caribbean is a British-based education system with a highly educated population that is known to over-achieve in the USA, Canada and UK. Upskilling is required for 21st Century jobs, especially the information and knowledge sectors
- **Democratization of Wealth** - Most of the large businesses in the Caribbean are typically owned by a few wealthy families or the government. Capital markets are developing, government-owned institutions are being privatized and family owned businesses are being listed on public exchanges. This fractionalization of businesses creates opportunities for financial intermediaries to facilitate investments by the growing middle class
- **Development of Neighboring Emerging Markets** - Leveraging the benefit of a large regional market and connectivity to Africa, Caribbean businesses have the potential to become Emerging Market leaders
- **Scalability** - Global export opportunities and market access create substantial opportunities to scale as an English-speaking region in the same time zone as the US East Coast

BENEFITS

Regulated, Transparent, Publicly-Listed

Blue Mahoe Capital Inc., will combine the benefits of private investments with the advantages of a public listing

- Growth potential
- Entrepreneurial
- Nimble
- Concentration of ownership
- Focused
- Long-term perspective
- SEC-Regulated
- Governance
- Transparency
- Dividends
- Liquidity through public markets

Two Strategic Initiatives

Affordable Housing

- 70,000 Jamaicans qualify for National Housing Trust mortgages
- Limited supply of affordable houses (below J\$20 Million)
- Identify land owners and home builders to partner with
- Barbados needs 30,000 affordable houses
- Partner with government to deliver
- Guyana needs a minimum of 10,000 affordable houses

Asset Management

- Caribbean Diaspora wishes to invest back home, especially real estate
- Caribbean retail investors have limited access to actively-managed funds
- Expensive to access US real estate and US equities
- Caribbean pension funds seeking diversification outside the region
- Jamaica Stock Exchange is the most liquid and largest market in the region

THE OPPORTUNITY

Caribbean Housing Needs

Blue Mahoe Capital Inc., will finance affordable housing across the region

Over 13 Million people in the USA are of Caribbean heritage and more than 4.5 Million are born in the Caribbean. They have no easy way to invest back home.

US, UK and Canadian investors of Caribbean heritage want to invest back home and affordable housing in the region is a low-risk, high reward investment.

Jamaica's National Housing Trust, NHT, provides mortgages to all contributing citizens.

- **Single applicant: Up to J\$9 million**
- **Two co-applicants: Up to J\$17 million**
- **Three co-applicants: Up to J\$23 million**
- **Special provision: If the unit costs J\$14 million or less, single applicants may access up to J\$12 million**

Jamaica has **more than 70,000 NHT qualified citizens** and needs more than 100,000 housing solutions. Barbados is in need of **30,000** homes in the US\$100,000 to US\$250,000 price range and the government is willing to partner with financing partners to build more, having already delivered units. Guyana, Turks and Caicos and The Bahamas are also in desperate need of affordable housing solutions.

EXPECTED OFFERING

We will undertake a Regulation A Tier 2 offering in the USA to raise a maximum of US\$50 Million with a price of US\$10 per share and a minimum investment of US\$100 that would be open to all types of investors not just Accredited Investors and it would be valid in all US states. The majority of the capital would be used to build affordable housing across the region as well as make other impactful investments.

CURRENT PROJECT

Model unit already built and team is ready to commence construction of first units for sale. Phase A of the 2BR units sold out in 24 hours and Phase B sold out in 30 minutes at the J\$17 Million price. The **1 BR** units sell for **J\$8 Million**.

PENN VILLAGE

Located in St Catherine, close to Old Harbour, Penn Village is a perfect place for families to own their home. Development of 200 Homes at an affordable price



FEATURES

- Lots sizes start at 2400 sq ft
- Units are 400 sq ft
- Full bathroom
- Kitchenette Cabinets
- Ceramic floors
- Room for expansion to the units



AFFORDABLE HOUSING

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POSITIVELY IMPACTING THE CARIBBEAN

PREPARED BY



BLUE MAHOE
CAPITAL