

# Investment Opportunity

## For Profit and Compelling Social Impact



### BUSINESS DESCRIPTION

American Homebuilders of West Africa (AHWA) is a for-profit LLC that designs, builds and sells high quality, affordable housing in West Africa. AHWA markets homes to members of the West African diaspora, private sector professionals, employee cooperatives and others in West Africa. AHWA offers buyers three key benefits they are unable to access elsewhere: security of their investment, quality construction, and access to finance. AHWA has demonstrated proof-of-concept and positive cash flow in Guinea and plans to expand to neighboring countries (e.g. Sierra Leone, Ivory Coast, Senegal) in 2017 to help alleviate the regional housing shortage of approximately three million units.

### INVESTMENT OPPORTUNITY

American Homebuilders of West Africa (AHWA) seeks equity investment of \$2M-\$5M to fund expansion into neighboring countries in West Africa. Preferred investor profile is an individual, family office or foundation that shares the AHWA co-founders' passion for fiscally profitable investment with positive social impact.

### AHWA AT-A-GLANCE

- **YEAR FOUNDED:** 2014 (Pennsylvania LLC)
- **US HEADQUARTERS:** Philadelphia, PA
- **REVENUE SOURCE:** Housing sales in West Africa
- **FUNDING:** Seed funding (\$1.3M total)
- **PERFORMANCE:** Cash flow positive from Q2 2017
- **TOTAL EMPLOYEES:** 15 (majority in Conakry, Guinea)

### HOUSING SALES TREND

	2015	2016	2017*
Bookings (US \$)	\$115,000	\$1,010,500	\$2,583,046
New Deposits	1	11	42

\* Projected based on Jan - Sep 2017 data



### MODEL HOMES PROVIDED

AHWA offers buyers 5 different models; ranging from an affordable, entry-level, 2 bedroom, 1 bath "row" house (Columbus) to a top-of-the-line, luxurious, 3,000+ square foot villa.

Model Name	Price	Size	Picture
Columbus	\$32,000	854 sq ft 79.3 m <sup>2</sup>	
Atlanta	\$53,000 (base) \$70,000 (lux)	1,053 sq ft 97.8 m <sup>2</sup>	
Philadelphia	\$75,000 (base) \$90,000 (lux)	1,400 sq ft 130.1 m <sup>2</sup>	
Chicago	\$93,000 (base) \$135,000 (lux)	1,778 sq ft 165.2 m <sup>2</sup>	
New York	\$175,000 (base) \$235,000 (lux)	3,035 sq ft 282 m <sup>2</sup>	

### INVESTOR RELATIONS CONTACT

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