



# Executive Summary

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## Development & Modernization of Infrastructure: Investment Programmes & Campaign Planning

Prepared by:  
Anemone Investments LLC  
Trustee for the Von Keller Foundation Trust

# About Us

Von Keller Foundation Trust grant Nonprofits funding for building and facility expansion projects. Many Grantee wonder, "How do we get from dream to reality?" This guide is intended to assist them in doing so, beginning with an assessment of the organization's readiness, progressing to the planning of a capital campaign, and concluding with actual building.

## WE HELP NON-PROFITS

The first and second pages, the "Table of Contents," and the "Overview," provide a road map through the process. The Von Keller Foundation Trust Foundation, which focuses on capital projects in USA, and Africa, created the handbook to enable small and large Non Profit Grantee to plan ahead of time and thereby avoid all too common blunders. Of course, each capital project presents its own set of obstacles.

## COMMUNITY FORUM

In addition to our articles, we also have a grantees forum where members can ask questions about anything related to finance or investing.

You'll find experts ready and waiting to help answer any question you might have!



30 N. Gould Street 4000 Sheridan WY 82801  
www.von-keller.com  
info@von-keller.com



646-691-5802



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# Accessing Needs & Options

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# Determine Needs & Options and understanding the Project

## 01 | KEY ISSUES TO CONSIDER BEFORE GETTING STARTED

Consist of new construction, expansion, lease, renovation, or replacement of an existing facility Usually with a significant cost and useful life of at least 10 years.

Basic rules is the building should enhance the program and the mission of the grantee organisation

### Consider Key Issues before Getting Started

Quantify your space needs. Identify real needs versus “wants” or non-essentials.” Consider staff, volunteer, constituent, and visitor needs and usage



**Consider the impact of the proposed improvement on your operating budget. Will your program costs increase? What other projects in your community might compete with your efforts?**



### Utilize a third party to review your space requirements

Look realistically at all options. Explore renting, renovating, purchasing, expanding, or building

## 02 | CONSIDER A HIGH PERFORMANCE BUILDING

**Sustainable, green, and energy efficient are synonyms for high performance buildings. High performance buildings have lower annual operating costs.**

When designing, analyse interconnected issues:

site and building design

- energy and water efficiency
- resource-efficient construction
- lighting and mechanical design
- building ecology
- the costs/benefits of a green building approach

An aerial view of a city skyline, likely New York City, with a large, semi-transparent number '2' overlaid in the center. The buildings are dark and the sky is a deep blue.

# Organisational Readiness

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# Organisational Readiness

## Review Strategic Plan

### 01 | STRATEGIC PLANNING

A strategic plan defines your organization's long-term goals and the short-term implementation steps for getting there.

The proposed capital project should be driven by community and program needs and be consistent with the overall strategic plan

### 02 | ASSESS ORGANISATIONAL CAPACITY

Annual operations are not the same as capital projects. Your board, staff, and volunteers will require the following abilities and experience: Capability to raise funds Expertise in business strategy and financing choices

Design and/or construction experience Do you have the required abilities among your personnel, board, and volunteers?

### 03 | FORM AD HOC COMMITTEES

Form AD HOC Committees staffed with board or non-board members  
Capital Campaign Committee  
Building Committee.

- Both of these new committees will work closely with your existing
- Finance Committee or your
- Treasurer & Board Chair

### 04 | CAPITAL CAMPAIGN COMMITTEE

recruits campaign leadership; creates a case for support; creates the campaign plan and schedule; establishes the campaign management system; identifies and cultivates prospective donors; solicits gifts from prospective donors; and ensures that the campaign is completed successfully according to the plan and schedule.

# Organisational Readiness

## 05 | BUILDING COMMITTEE

Examines options and defines the scope of the project

Manages the facility planning process, develops the budget and schedules, selects the architect for the conceptual design, collaborates with the Finance Committee on the financial model, establishes a project management system, selects the building process and project team, and creates the long-term maintenance plan.

## 06 | BUDGET FOR PLANNING

Capital projects frequently necessitate knowledge that your staff and volunteers do not have. Examples include space needs assessments, evaluating fundraising readiness, early schematics, and feasibility studies. Be wary of specialists who promise pro bono labour in exchange for a fixed contract. Send out a Request for Proposal (RFP) that specifies the service sought, cost estimates, and an outline of the interview process.



An aerial view of a city skyline, likely New York City, with a large, semi-transparent number '3' overlaid in the center. The text 'Project Planning Process' is written in white, bold, sans-serif font across the middle of the image.

# 3 Project Planning Process

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## 01 | PROJECT PLANNING

Create a Facility Plan

Develop a Conceptual Design

Choose a Building Process and Project Team

Make a Schematic Design

Create the Financing Plan

Create an estimated project budget

Calculate the impact on the operating budget

Make a financial model

Implement a Project Management System

## 02 | DEVELOP A FACILITY PLAN

An architect or consultant can create a document outlining your space requirements. It has rough illustrations, timelines, and a story.

Space requirements  
Utility requirements  
Building rules, zoning requirements, etc.  
Environmental or community issues  
Architectural style, accessibility, geographic concerns, sustainable elements, and so on.  
Rough construction and ongoing maintenance cost estimate



## 03 | CREATE A CONCEPTUAL DESIGN

After understanding the space requirements and site recommendations from the owner, an architect or consultant produces a conceptual design of the project for people to review

- Though rough, the conceptual design is important since it is the first visual representation of the desired capital improvement



# Project Planning

Select a Building Process

## 04 | DESIGN-BID-BUILD:

Owner engages an architect who completes the design; after the design is completed, the owner contracts a construction business to build using a competitive bid process.

## 05 | DESIGN BUILD:

The owner employs a contractor. The contractor employs an architect/designer to create the project. The point person is the contractor.

## 06 | CONSTRUCTION MANAGEMENT AT RISK:



**The Construction Manager manages the construction crew and provides pre-construction services such as estimates and scheduling.**



### Utilize a third party to review your designs

Look realistically at all options. Explore renting, renovating, purchasing, expanding, or building

At the conceptual design or schematic phase, the owner employs a designer and later a construction expert who assumes risk for the project. The Construction Manager manages the construction crew and provides pre-construction services such as estimates and scheduling.

## 07 | SELECT A PROJECT TEAM

Seek competitive proposals from interested architects, construction managers, or general contractors  
Similar work experience and references

- Their quality control procedures
- If a green design, look for LEED® or other accredited professionals

# Project Planning

## Create a Schematic Design



### Reasons for considering financing or why you should consider borrowing money:

Spreads the cost of your project over its useful life

## 08 | CREATE A SCHEMATIC DESIGN

Floor plans, elevations, and perspectives are created using approved conceptual concepts. Engineers and specialists are involved; schematic designs can be submitted to planning commissions and review boards; and significant design characteristics are defined if a high performance building is being constructed.

## 09 | DETERMINE THE FINANCING PLAN

There are numerous funding sources, including cash reserves, capital campaign contributions, in-kind assistance, and government or foundation grant. Most capital projects also necessitate some form of funding, which must be repaid:

- Construction or bridge/gap financing: short-term loans to cover construction expenses and/or multi-year pledge payments at an early stage.
- Longer-term loans, such as mortgages or tax-exempt bonds, are examples of permanent funding.
- Moves your project forward sooner
- Preserves liquidity



**You need to be able to afford the cost of financing within your operating budget**



## 10 | DEVELOP AN ESTIMATED PROJECT BUDGET

Hard costs (for example, demolition, earthwork, on-site power generation, utility installation, building construction, parking, landscaping, and contingencies, among other things). Soft costs include architectural and engineering fees, surveys, studies, legal fees, permits, construction management, contingency, and Fixtures, Furnishings, and Equipment (F,F&E), among other things.

## 11 | DEVELOP AN ESTIMATED PROJECT BUDGET

Consider the project's influence on the operating budget and make necessary revisions. Before construction: Possible drop in annual contribution, increased personnel during campaign During construction: Rentals, utilities bills, temporary relocation. Increased operating and programme expenses after construction



## 12 | CREATE A FINANCIAL MODEL

Consider the project's influence on the operating budget and make necessary revisions. Before construction: Possible drop in annual contribution, increased personnel during campaign During construction: Rentals, utilities bills, temporary relocation. Increased operating and programme expenses after construction



# Project Planning

## Establish a Project Management System

### 13 | ESTABLISH A PROJECT MANAGEMENT SYSTEM

**A good system implemented early in the process can help to avoid major issues later on. A strong system includes: proper project oversight while you focus on day-to-day operations.**

From start to finish, the onsite owner's representative should be the same individual. This individual works for you, not the contractor. Regularly scheduled meetings with logged and distributed minutes. A process for addressing difficulties and conflicts.

### 14 | CAMPAIGN PREPARATION

- **Consider conducting a feasibility study.**
- **Establish a campaign goal and budget.**
- **Determine Campaign Leadership**
- **Create a Support Case**
- **Create a Campaign Plan**
- **Begin the Silent Phase to Obtain Leadership Gifts**

### 15 | CONSIDER A CAPITAL CAMPAIGN FEASIBILITY STUDY

Interviews with key donors, board members, volunteers, and staff are conducted. The consultant recommends an attainable dollar goal, suggestions for improvements, and additional funding prospects. This is especially useful if you are unsure of your ability to run a successful campaign.



**This is a report compiled by a third party consultant to measure your chances of a successful capital campaign**

An aerial view of a city skyline, likely New York City, with a large, semi-transparent number '4' overlaid in the center. The buildings are dark and the sky is a deep blue.

# Campaign Planning Process

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# Campaign Planning

## Set Campaign Goal and Budget

### 01 | CAMPAIGN PREPARATION

- Consider conducting a feasibility study.
- Establish a campaign goal and budget.
- Determine Campaign Leadership
- Create a Support Case
- Create a Campaign Plan
- Begin the Silent Phase to Obtain Leadership Gifts

### 02 | SET CAMPAIGN GOAL AND BUDGET

The objective should be in line with the financial model. The budget should be comprehensive and contain the following items:

- Construction.
- Sustainable design and engineering
- Project management fundraising costs financing and interest expenditure

- Unrealized pledges resulting in bad debt Inflation or other cost increases.
- Fixtures, furniture, and equipment
- Programme ramp-up expenses. Consulting or professional service fees.
- Contingencies (% of overall construction cost).
- Ground breaking and opening day celebrations.

### 03 | IDENTIFY CAMPAIGN LEADERSHIP

The single most critical aspect of a capital campaign is leadership. The leadership team should comprise board members, community leaders, and senior staff.

**Members of the team should be able to: make or request big gifts. Individually or collectively, to have personal networks of those who can provide assistance. Inspire complete board involvement and support.**

The team should include at least 3-5 great solicitors who are good ambassadors for the organisation



# Campaign Planning

## Identify Campaign Leadership

### 04 | PREPARE A CASE FOR SUPPORT

**Good case statements: tie the need for the project to the organisation's mission/vision; are written from the donor's perspective; focus on benefits rather than features; are brief and plain in style; and include appealing schematic/visual material.**

### 05 | DEVELOP A WRITTEN CAMPAIGN PLAN

**The capital campaign is organised and coordinated by this person. It outlines the plan as well as the precise steps to be performed.**

A good strategy comprises the following elements:

- Brief summary of conceptual design
- Succinct form of case statement  
List of campaign leadership, their roles and responsibilities
- Gift model: an estimate of the number of presents based on their size

### 06 | BEGIN MAJOR GIFT SOLICITATION

Typically, the large gift or quiet phase lasts 3-6 months and involves personal solicitation of the board and significant donation possibilities.

**Early large gift prospect solicitation begins with individuals closest to the organisation: board members, campaign leadership, and prospects who are familiar with the initiative and ready to be approached.**



**Answers the question, "Why should I contribute to your campaign?"**

An aerial photograph of a city skyline, likely New York City, with numerous skyscrapers and buildings. A large, semi-transparent number '5' is overlaid in the center of the image. Below the number, the text 'Board Approval of Campaign & Project' is written in a white, sans-serif font. A thin green horizontal line is positioned below the text.

# 5 Board Approval of Campaign & Project

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# Board Approval Process

Typically, the large gift or quiet phase lasts 3-6 months and involves personal solicitation of the board and significant donation possibilities. This is the end of the road. Costs skyrocket from here on out.

## 01 | PREPARE A CASE FOR SUPPORT

**Good case statements: tie the need for the project to the organisation's mission/vision; are written from the donor's perspective; focus on benefits rather than features; are brief and plain in style; and include appealing schematic/visual material.**

## 02 | DEVELOP A WRITTEN CAMPAIGN PLAN

**The capital campaign is organised and coordinated by this person. It outlines the plan as well as the precise steps to be performed.**

A good strategy comprises the following elements:

- **Brief summary of conceptual design**
- **Succinct form of case statement**  
List of campaign leadership, their roles and responsibilities
- **Gift model: an estimate of the number of presents based on their size**

## 03 | BEGIN MAJOR GIFT SOLICITATION

Typically, the large gift or quiet phase lasts 3-6 months and involves personal solicitation of the board and significant donation possibilities.

**Early large gift prospect solicitation begins with individuals closest to the organisation: board members, campaign leadership, and prospects who are familiar with the initiative and ready to be approached.**

Proceed only if you can respond yes to the following statements:

- **We have the leadership and staff to see the project through**
- We have a firm estimate of the project's cost We understand the impact on our annual operating costs
- **We have implemented the appropriate project and campaign management systems. The project has the full support of the board.**



# Project Design Process

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## 02 | START DESIGN DEVELOPMENT (DDS)

The Project Team: Completes the design and project schedules; Holds a design meeting with all key stakeholders to restate project goals and verify that all new team members are on the same page; Refines drawings and plans to incorporate necessary features; creates and integrates sustainable design techniques; and reviews cost estimates again to ensure consistency!

## 01 | DEVELOP AN ESTIMATED PROJECT BUDGET

Begin the Design Development (DD) phase and finish the Construction Documents (CD). Solicit Construction Bids and Contracts Review Budget and Project Scope



## 03 | COMPLETE CONSTRUCTION DOCUMENTS (CDS)

The compilation of construction documents marks the end of the design phase. Previous designs become rigorous technical drawings with requirements needed to secure project permits and actual cost estimates.





## 04 | SOLICIT BIDS & CONTRACT FOR CONSTRUCTION...CONT.

CHECK references for the lead contractor and subcontractors There are various sorts of contracts:

- Cost Plus Guaranteed Maximum Price (GMP)
- Lump Sum Fixed Price
- Performance-based Fees for Time and Materials

## 04 | SOLICIT BIDS & CONTRACT FOR CONSTRUCTION

You will work with different professionals depending on your desired delivery method (general contractor, construction manager, designer, architect, LEED consultant, etc.).



## 05 | REVIEW BUDGET & PROJECT SCOPE

Review expected budget with bids in hand If bids come in high, highlight specific areas that are over-budgeted Propose 'alternates' to lower budget, if required Forward to Building Committee/Board



An aerial view of a city skyline, likely New York City, with a large, semi-transparent number '7' overlaid in the center. The buildings are densely packed, and the sky is a clear blue. The overall image has a blue tint.

# Project Funding Process

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# Final Project Funding Process

Typically, the large gift or quiet phase lasts 3-6 months and involves personal solicitation of the board and significant donation possibilities. This is the end of the road. Costs skyrocket from here on out.

## 01 | FINAL CAPITAL CAMPAIGN

**Create Campaign Management**  
**Continue the Campaign's Silent or Major Gift Phase**  
**Complete the Financing Plan**  
**Set a campaign goal and begin the public phase of the campaign.**

## 02 | HIRE CAMPAIGN MANAGEMENT

**A donor database that your staff understands and uses well**  
**A donor management system that tracks and prioritises prospects as they are identified, researched, cultivated, asked, and recognised**  
**Sufficient staffing to handle the extra burden of office support, special events, and donor relations**

Clearly defined communication that outlines how information flows to and from your organisation, as well as who makes decisions. Proactive volunteer support. Volunteers must be informed in order to properly assist.

## 03 | COMPLETE SILENT PHASE OR MAJOR GIFTS PHASE

- Work to complete the solicitation of major gift prospects
- Normally, once the dollar goal for this phase is (nearly) met, the public phase will quickly follow
- Major gift solicitor volunteers should be given an orientation from an experienced fundraiser
- Solicitation is personal and occurs only after the prospective donor is well informed about the project and the solicitor is well informed about the prospective donor.

## 03 | FINALIZE FINANCING PLAN

1. Your financial model will contain the options for financing the
2. project. You may use:
3. A line of credit
4. A bank loan
5. Tax-exempt bonds
6. Construction loan that will convert into a mortgage
7. Personal loan from donor or supporter
8. Government loan guarantee program
9. Self-financing from cash reserves





## 05 | LAUNCH PUBLIC PHASE OF CAMPAIGN

With significant fundraising momentum, board backing, and a core of strong donors, you can launch the public campaign. Normally, a special event is planned to highlight the key leadership of the campaign and inform the audience that the campaign's wider solicitation of support will begin. Donors, potential donors, volunteers, staff, community leaders, and selected beneficiaries are invited.

## 04 | SET CAMPAIGN GOAL

Following the completion of the construction/design bids and the major gift phase of the campaign, the board will confirm or amend the final campaign target.

**Because of low fundraising or higher construction expenses, the goal may be maintained or modified. Before the public launch, update marketing materials to reflect any changes in goals and project scope.**



## 05 | PUBLIC CAMPAIGN

Normally, a special event is planned to highlight the key leadership of the campaign and inform the audience that the campaign's wider solicitation of support will begin.

**Donors, potential donors, volunteers, staff, community leaders, and selected beneficiaries are invited.**



# Begin Construction Process

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# Construction

Commemorate Groundbreaking

## 01 | CELEBRATE GROUND BREAKING

- Commemorate Groundbreaking
- Implement the Donor Recognition and Facility Dedication Project Management Plan.
- Create a long-term maintenance and facility plan.

## 02 | CELEBRATE GROUND BREAKING

Hopefully, most or all of the monies will be raised prior to breaking ground. If not, it can be an excellent opportunity to raise awareness of the initiative among contributors and potential funders.

Hard-hat tours can give donors the impression that they have exclusive access and special treatment. Regular construction updates offer good content for donor newsletters and email blasts. You can often obtain media coverage during construction, especially if you are showcasing green or sustainable design.

## 03 | IMPLEMENT PROJECT MANAGEMENT

Once you begin construction, mistakes often carry a big price tag. Having a project management system in place avoids miscommunication and mistakes

- Have a point person who is engaged from start (design) to finish (construction)
- Ensure that you have a complete, accurate and thoroughly understood design
- Schedule weekly meetings and distribute minutes that document decisions and any problems that arise



**Always store your property taxes, maintenance bills, insurance, permits.**



## 04 | PLAN FOR DONOR RECOGNITION & FACILITY DEDICATION

attracts media attention and community visibility; and serves as a prospective fundraising event for the new facility.

## 04 | PLAN FOR DONOR RECOGNITION & FACILITY DEDICATION

Do not undervalue the significance of a dedication ceremony. It emphasises the impact the new facility or upgrades will have on your service community. Recognises and thanks campaign contributors;



## 05 | DEVELOP A LONG-RANGE MAINTENANCE & FACILITY PLAN

When the project is completed, the work does not end! A reserve fund (or building endowment) should be established to cover ordinary repairs and maintenance and to help pay for future capital needs.

# Resources

**Supporting materials are available from the following websites:**

- [www.von-keller.org](http://www.von-keller.org) (von Keller Foundation)
- [www.von-keller.com](http://www.von-keller.com) (Anemone Investment LLC)

**Workshops:**

- 3D Printing Workshop
- The Construction Process

**Other Organisations:**

- Raw Gold & Diamond Co. LLC
- One Africa One People Foundation
- CRIN Oil & Gas Company
- Emkago World Company
- Nizam Aviations Private Jet Charters

# Estimated Project Budget Costs

**What exactly is accounting?** Accounting is the process of recording where revenue comes in and where it goes. If you don't keep proper records, it may be difficult to determine how much income you received from your rentals each month or year. What if no one kept track of who paid how much?

## Possible Hard Costs

- Land Acquisition
- Demolition
- Earthwork
- On-site power generation
- HazMat Remediation (contaminated soil, asbestos)
- Utility installation or upgrade
- Building Construction (specifically, the impact of
  - envelope, HVAC, and lighting alternatives on long-term performance)
  - Visitor parking (consider minimizing employee parking and subsidising / encouraging alternative transportation choices)
  - Native landscaping and efficient irrigation (if irrigation is necessary)
- Contingency for hard costs

## Possible Soft Costs

- Architectural & Engineering Fees
- Surveys, Soil Testing, & Environmental Studies
- Legal Fees, including Permitting & Entitlements
- Construction Management
- LEED® (Green Building) certification and documentation fees
- Project Administration
- Cost of Fundraising
- Moving Expenses
- Fixtures, Furnishing and Equipment (FF&E)
- Occupancy environmental and building operation educational program
- Ground Breaking and Opening Day
- Ceremonies/Celebrations
- Contingency for soft costs

# Type of Contracts

**There are various ways to contract with a builder; selecting the best technique for your specific project is critical.**

**They are as follows:**

**Lump Sum Fixed Price** – A fixed fee for a certain area of labour. Consider this sort of contract if your project is well-defined and clear, with few unknowns. As long as the scope of work does not change, the contractor bears the risk of cost overruns - keep an eye out for modification orders!

**Guaranteed Maximum Price** – The contractor bears the risk of cost overruns above a specified price for a specific scope of work. Again, the project should be clearly specified, but if there are any unknowns, this sort of contract will tell you what the worst case scenario will be and provides the contractor with an opportunity to save money (typically, cost savings are divided with the contractor to add incentive to beat the budget).

**Cost Plus** – The contractor will charge you the real project expenses plus a set fee. When there are a lot of unknowns in a project, contractors are required to add more contingencies to their budget, which raises the price. In such a circumstance, a Lump Sum or Guaranteed Maximum contract may be either unrealistic or prohibitively expensive. Cost Plus charges only the actual project costs, plus a pre-negotiated fee for project overhead and profit. The danger of cost overruns, on the other hand, is the owner's responsibility!

**Time & Materials** – Like a Cost Plus contract, each hour of labour and each cost for materials, subcontractors, or equipment are marked up and passed on to the owner. This sort of contract is frequently utilised for smaller projects or those with a high degree of uncertainty (such as historic renovation projects).

**Design Build** – A whole distinct species! A design-build contract involves the architect and engineering team, as well as a contractor.

# Financial Model Outline

**What exactly is accounting?** Accounting is the process of recording where revenue comes in and where it goes. If you don't keep proper records, it may be difficult to determine how much income you received from your rentals each month or year. What if no one kept track of who paid how much?

## Project Budget:

- Include all hard and soft costs
- Escalate costs over time as anticipated (project inflation)

## Capital Campaign

- Project pledges according to your campaign plan
- Project future cash payments of pledges
- Include allowance for bad debt (usually 2-5%)

## Operating Budget - Revenues and Expenses

- Forecast the project's impact on your monthly budget
- Look at periods before, during and after construction
- Consider the capital campaign's impact on
  - fundraising
  - Consider the added expense of running a new facility

## Financing Plan- Both short-term & long-term

- Identify any short-term "gap" financing needs
- Include debt service of any long-term bonds or loans

## Cashflow

- Overlay all components above into a cashflow pro
- forma
- Make sure you are always projecting positive
- cashflow

## Assumptions

- Keep track of all financial assumptions you make
- above
- Throughout the project, always challenge your
- assumptions



# Sample Loan Type

**THIS CHART IS AN EXAMPLE FROM March 2007.**

It is intended for illustrative purposes only. Details are subject to change and you must check with the lender for current information. Mile High Housing Fund provides short-term loans to nonprofits and for profits for the development or preservation of affordable housing and to nonprofits that serve low-income populations for the purchase and/or construction of facility space:

[See List Appendix A Attached.](#)

Type of Financing	Loan Amount	Term of Loan	Repayment Terms	Collateral	Timing: Application to Approval	Timing: Approval to Close
Pre-development unsecured loans	Up to \$150,000	12 months maximum	Flexible	N/A	5 business days	2 business days
Pre-development secured loans	Up to \$250,000	12 months maximum	Flexible	Up to 90% Total Loans-to-Value	10 business days	5 business days
Acquisition loans	Up to \$1,000,000	24 months maximum	Monthly interest only	Up to 90% Total Loans-to-Value	10 business days	5 business days
Construction loans	Up to \$1,000,000	24 months maximum	Monthly interest only	Up to 90% Total Loans-to-Value	10 business days	5 business days
Bridge loans (to cover shortfalls)	Up to \$1,000,000	24 months maximum	Flexible	Up to 100% Total Loans-to-Value with commitment for funds being bridged	10 business days	5 business days
Mini Perm loans	Up to \$500,000	60 months maximum	Principal & interest payments amortized up to 20 years	Up to 90% Total Loans-to-Value	10 business days	5 business days

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# Case Statement Outline

**There are numerous ways to structure a Case Statement; here is one example outline.**

**Brief Synopsis:** Include the objective of the organisation, the reason for this project, a brief explanation of the project, the amount and timeline of the capital campaign, and a call to action (donate!)

**The Project's Community Need: Why is this project a NEED rather than a WISH? How would this initiative assist in meeting the needs and resolving challenges in your service community?**

**The Organisation:** A brief history, mission, vision, and explanation of your programme now and in the future (including how this project will bring you where you need to go). Include a breakdown of how this project will impact your operations budget.

**The Team: Volunteer leadership, Board members, essential staff, and any consultants, architects, engineers, or contractors you are working with comprise the Team.**

**The Project:** Describe the project, its components, and the concrete advantages that each component will give to your service community. Include any graphics you have, a project budget overview, including hard and soft expenditures, and a project timetable.

**The Capital Drive: Give a brief overview of your Campaign Plan, including the Leadership, a phased campaign timetable, and any big gifts given so far. Include a list of naming opportunities for donor recognition, perhaps as an attachment.**

**Call to Action:** Remind the reader of the positive impact a donation to your cause will have on the community. Include contact information for individuals who want to learn more.

# Gift Models

## TRADITIONAL CAMPAIGN - "GIVING PYRAMID"



- 1 gift @ \$250,000
- 2 gifts @ \$100,000
- 5 gifts @ \$50,000
- 10 gifts @ \$25,000
- 50 gifts @ \$5,000

## CONCENTRATED GIVING CAMPAIGN



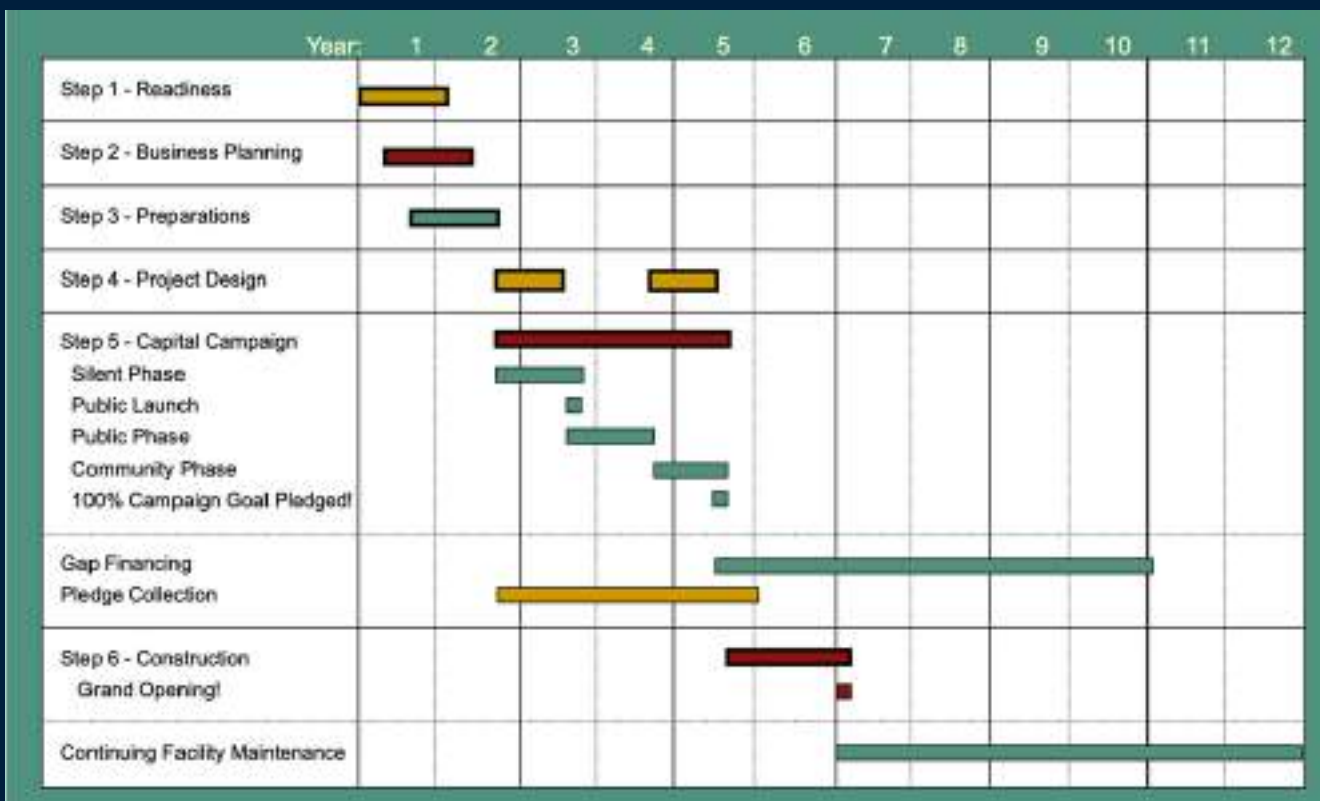
- 1 gift @ \$25,000
- 2 gifts @ \$10,000
- 5 gifts @ \$5,000
- 10 gifts @ \$2,500
- 50 gifts @ \$500

## HOURLASS CAMPAIGN



- 25 gifts @ \$25,000
- 10 gifts @ \$15,000
- 5 gifts @ \$10,000
- 15 gifts @ \$5,000
- 100 gifts @ \$1,000

# Sample Campaign Schedule



# Acknowledgements

**This guide was developed in 2023 by Her Royal Highness, Ndira von Keller-Njoku, Executive Director of the Von Keller Foundation Trust and Clynton Lamar, founder of the Lamar Construction. The projects are funded by the von Keller Foundation Trust**

## VON KELLER FOUNDATION TRUST

Established in 2010, the von Keller Foundation Trust focuses on capital projects in the United States and Africa. Its main areas of interest are:

- 1) Education;
- 2) Sustainable Farming;
- 3) Animal Conservation;
- 4) Children, youth, and family well-being; and
- 5) Community Development and Revitalization.

**The Trust also participates in initiatives, collaborating with other public and commercial organisations to bring value to innovative projects or ideas. After 30% of the project cost has been committed, the Trust usually makes awards in the form of challenge grants.**

Grants are awarded once the campaign goal has been met. At the end of the fiscal year (12/31/22), the Trust's market value was \$455,000,000. Since 1997, HH Ndira von Keller has served as Executive Director of the von Keller Foundation Trust.

## APPRECIATION FOR THE 2007 REVIEW COMMITTEE:

Both the PowerPoint presentation and the PDF word document were rewritten in 2023 with the assistance of a professional review group comprised of experts in fundraising, construction, finance and lending, nonprofit management, and high performance buildings.

Dr. Liz Johnson, (von Keller Foundation Trust), Emeka Nnaji ( One Africa One People Foundation and Greg Peters (Raw Gold & Diamond Co. LLC), Mechelle Lang (Lamur Construction), Richard Lamur (The Tallman Group), Mildred Smith (Southern Veteran Company), and Charlie Stephen G. Johnson (Raw Gold & Diamond Co.) served on the committee. Beulah LaMotte, who worked as both technical coordinator and editor, deserves special recognition.



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**DEVELOPMENT & MODERNIZATION OF INFRASTRUCTURE**

# APPENDIX A: Development & Modernization of Infrastructure: Investment Programmes & Campaign Planning

Anemone Investments LLC – A von Keller Foundation Trust

NO.	NAME	DESCRIPTION	LOCATION	AMOUNT
1	Targeted Micro Economics (TME-Systems)	Building Smart cities in rural area using Affordable housing, 3D Technology. Each community will with 21 different scalable and sustainable business models for each community	Multiple Locations United States	\$2,512,564,312,124
2	eTranzUSA, Inc. (ETU), with our partially owned subsidiaries, eTranzGlobal, Inc. (ETG) and Pacific Coast Holding Company, Inc. (PCHC),	high speed, high density, rapid transit systems  purchase the land for the vehicle manufacturing plant in  prototype system in the Eastern, build and purchase the equipment for the manufacturing plants, battery manufacturing plant in Los Angeles, amusement parks in plus sports stadiums	Davis, Ca, Fresno, Ca, Richmond, CA, San Francisco  Bay Area Honolulu, Hawaii, TX, Los Angeles, Antelope Valley and Fresno,	\$15,141,454,121,911 \$5,021,986,421,311
3	JERICO PROSPERITY GROUP INC	Venture Funding: Funding for small businesses Homeless Initiative, Prisoner Assistance Re-entry Program, Fighting Hunger/Clean Water initiative Infrastructure: The United States, the institute report concludes, needs to invest \$2 trillion to rebuild roads	Throughout United States	\$4,186,347,843,625
4	Bahamas Medical Institute and Research, Limited	The Bahamas Enrichment Project proposes a medical and social project for the Bahamas and the state Georgia of the USA to eliminate the progressive issues of alcohol and drug abuse, obesity, and 3 chronic diseases of interest as well as the care of the elderly.	Location for #1 is Freeport Grand Bahama.	\$5,523,181,198
	USA Tribal Organization (NCAI) National Indian Organization. Bureau of Indian affairs.	Build Affordable Housing, Clean Drinking Water, Sewer Systems, Hospitals manufacturing new Renewable Energy products, Rail Systems, food systems and e-cars.	Throughout USA Indian Reservation Nations.	\$3,101,199,133,927
6	Canadian Indigenous Reserves. First Nation Indian Reservations	Build Affordable Housing, Clean Drinking Water, Sewer System, Hospitals, manufacturing new Renewable Energy products, Rail System, food system and e-Cars	Wikwemikong, Sangeet. Utikoomak Lake, Suckered Creek, Wabasha, Ermineskin, Unipouheos, Wabasha, White Fish Lake, Alexander, Enoch Cree, Fox Lake, Drift Pile River, John D' or Prairie Reservations	Budget \$999,817,872,911 Estimated Jobs Created = 1000 Generate 200,000,000 in New business on the reservations
7	Institute of Notre Dame Housing	Affordable Housing Using 3D Printing Technology	Baltimore, Maryland	\$76,020,191
8	Calirojae Conference Center	Community Development Center Using	Mobile, Alabama	\$5,020,198
9	Hands Up Charities	3D Printing Technology to Build homes for homeless women	Mobile, Alabama	\$5,031,388

10	Breaking the Cycle Project	Community Outreach and Education	Opa Locka, Florida	\$2,121,002
11	Hope Outreach Center	Affordable Housing for Battered Women Using	Miramar, Florida	\$20,481,298
12	Emancipation Now	Affordable Housing Using 3D Printing Technology & Education for the Diaspora	U.S./Caribbean/African Nations	\$36,123,282,357
13	Veterans Village	300 Affordable homes using 3D Printing for Veterans with Mixed Use Development	Irving, Texas	\$12,022,123,291
14	La-Mana Housing Development	3D Printing Technology for US, Pacific Islands & Africa	U.S./Pacific Islands/Africa	\$10,013,181,343
15	Sacred Circle	Drug & Alcohol Treatment and Life Restoration Center	Port St. Lucie, Florida	\$10,787,465
16	Life Changers Ministries	Developing a STEM Education Program in Rural Mississippi	Jackson, Mississippi	\$3,979,343
17	Everlasting Life World Ministries	Building Church Using 3D Printing Technology	Laurel, Maryland	\$25,776,112
18	Ayala Housing Restoration and Remediation	FEMA Hurricane & Tornado for Affordable Homes Using	Houston, Texas	\$372,113,098
19	Houston Praise & Worship Center	Rehabbing Homes Using 3D Printing Technology	Houston, Texas	\$3,030,551
20	Opa Locka Landing Development	173 Affordable Apartments Units in Rural development	Opa Locka, Florida	\$155,022,991
21	Sanora Care Youth Housing and Training	Affordable Housing for Children Aging out of Foster Cares Using	Raleigh, North Carolina	\$10,302,111
22	Starks Education, Athletic, Leadership	New Building - Student Education and Athletic Training Facility	Pembroke Pines, Florida	\$4,101,089
23	His & Her Medical and Mental Health Clinic	New Community Medical Clinic	Oxon Hill, Maryland	\$13,202,564
24	Jakob's Home Veterans Housing Development	100 Apartment Units for Homeless Veterans	Grand Bay, Alabama	\$20,400,212
25	VT Towing and Transportation Project	Green Energy Automation and Electric Car Charging Stations	Mobile, Alabama	\$5,102,121
26	Prichard Alabama Project	Rural Housing Using 3D Printing Technology	Prichard, Alabama	\$18,204,343
27	Insight Development Project	Rural Housing Using 3D Printing Technology	Theodore & Semes. Alabama	\$20,498,565
28	Calvary Chessed Academy	Charter Education boarding school Academy	Miami Gardens, Florida	\$23,199,342
29	True North Development- Bowie Project	Building Homes 3D Printing Technology (how many)	Bowie, Maryland	\$180,199,022
30	NuTech Smarth Energy Project	Smart Technology and Electric Vehicle Automation	Capitol Height, Maryland	\$4,306,201
31	Candy Page Project	New Metal Building for Manufacturing for Food Processing Plant	Arlington, Virginia	\$333,458,145
32	Pro-Team Complex	New Metal building for Sports Training Center	Decatur, Georgia	\$989,789,879
33	Dean Hamilton Patient Rehab Project	New Patient Physical Rehabilitation Facilities	Port St. Lucie, Florida	\$15,206,440
34	LeVellege Assisted Living Project	New Build Facility for Pensioner Assisted Living	Beltsville, Maryland	\$10,103,210
35	Life Restoration Veterans Project	480 Affordable Apartment homes for Disabled Veterans	Dania Beach, Florida	\$21,321,099
36	All About Veterans	New Metal Building for Disabled Veterans Training Facility	Birmingham, Alabama	\$12,200,676



37	The Lofts of East Baltimore Project	New Build Affordable Housing	Baltimore, Maryland	\$51,972,484
38	Serenity Homes Senior Living Project	New Building Development Senior Housing	Pompano Beach, Florida	\$32,103,121
39	Health & Wellness Center Project	New Building Health & Wellness Center	Kingston, Jamaica	\$287,987,476
40	Housing & Healthcare Solutions Project	2000 Affordable Low-Income Estate including Three (3) Clinic's	Montego Bay, Jamaica	\$113,426,076
41	Daughters of Zion Project	New Building Hotel & Hostel for Women Shelter	Sheridan, Florida	\$51,695,342
42	Environment Technology Maritime Global Solutions (ETM Global Solutions)	Environment Technology Maritime Global Solutions strives to provide safe, environmentally-friendly, cost-effective, and reliable energy storage solutions for EV Automobile, E-Bikes, E-Golfcarts, E-scooters, E-Boats, and E-Agriculture Vehicles based on Graphene Technology.	Multiple Countries around the World	\$100,454,121
43	Chicago Cultural Immersion Edutainment Cluster  Community Restoration Projects	Build out culturally immersive edutainment structures that houses and transmits the African /Indigenous cultural experience as a monetizable development engine.	Chicago, Illinois, USA	\$10,921,377
44	Developer Resource Group (DRG) / Advanced Infrastructure Technology (AIT)	Manufacturing of Infrastructure Building Products in Composites. Roads, Bridges, Utility Poles, Sea Walls etc.	NY/NJ Florida Texas Vicksburg, Mississippi Arizona N Arizona S Puerto Rico Ohio	\$297,419,624  Includes approx. \$40,969,126 in commercial real estate to house manufacturing plants
45	Developer Resource Group (DRG) / Blue Diamond Basalt (BDB/BDX)	The processing of Basalt rock into rovings to supply the composite industry for building material.	Vicksburg, Mississippi	\$50,481,298
46	Developer Resource Group (DRG) / Trains Refurbish Development International Inc. (TRDI)	Refurbishing of Metro & Rail Cars,	New York State	\$193,864,577
47	Developer Resource Group (DRG) / Eco Global Tec	New technology in Tire Recycling  Manufacturing of Railroad Ties (sleepers) Rubber Manufacturing Supply high quality recycled material back to the tire industry	New York	\$21,025,010
48	Caring for Seniors Home Care	Rural Medical Clinic New Built	Elkridge, Maryland	\$7,530,020
49	True North Apartment Complex	New Apartment Estate 379 on the Maryland Transportation Route	Largo, Maryland	\$112,040,056

50	Saints John Farms	New Built traditional medicine Bio Mineral Balance Food Forestry Agriculture farms Alkaline water Herbal Teas Manufacture Solar Farm -Premier Green -Healing complex Manufacture -Solar Farm 112 Acres	Saints John Arizona	\$200,190,780
51	Natural Pain therapy	Opioid Prevention and Correction centers and Manufacturing facilities	California Los Angeles San Diego, San Francisco, Arizona, Austin Texas, Michigan, Ohio	\$800,320,045
52	Green Healing Villages	Move to Africa worksheet)	Africa Tanzania Dars Salaam Zanzabar Tanzania Uganda Kampala Ghana Accra & Kamasi Kenya Lake Bogoria	\$400,345,981
53	African Museum of Art & Learning Center	new Building Science Museum	Miami Gardens, Florida	\$8,055,390
54	Kingdom of Empire Project	New Affordable Housing Estate	Arlington, Virginia	\$40,080,375
55	Well Vested Projects	200 New Housing	Homestead, Florida	\$23,092,510
56	Serenity Senior Homes Project	New Building Estate Pensioner Senior Housing	Pompano Beach, Florida	\$54,026,715
57	Children's Den Daycare Project	New building Children's Center	Capital Heights, Maryland	\$28,477,418
58	Williston Apartment Complex	New Build Affordable housing Estate 200 Apartment Units	Williston, Florida	\$19,749,131
59	Jones Arts and Entertainment Center	New Metal Build Conference Center	Montgomery, Alabama	\$16,849,664
60	Monetize Entertainment Media	Information Technology for Social Commerce and Revenue Sharing	Gardenia, California	\$22,132,422
61	R & W Soul Kitchen Project	Restaurant which will also serve Homeless in Alabama	Mobile, Alabama	\$12,365,112
62	Natural Pain therapy	Built new facility for Opioid Prevention and Correction centers and Manufacturing facilities	California Los Angeles San Diego, San Francisco ,Arizona, Austin Texas, Michigan , Ohio	\$800,121,496
63	Femme 360 Project	400 New Housing Estate for Homeless Women and Children	San Bernardino, California	\$63,321,000
64	NuTech Smarth Energy Project	Smart Technology and Electric Vehicle Automation	Capital Heights, Maryland	\$23,275,593
65	Monetize Entertainment Media	Information Technology for Social Commerce and Revenue Sharing	Gardenia, California	\$22,877,153
66	Beyond Four Walls Project	Build a New Church and Community Outreach	Miramar, Florida	\$10,174,046
67	Mrahaha Education Project	Build Historically Black College	Charlottesville, Virginia	\$1,202,096,354

68	Tsalagi Nation Project	Community Development & Infrastructure	Cumberland, Rhode Island	\$1,312,829,049
69	National Water Commission	Replacement & Rehabilitation of Wastewater Treatment Plants, Damns, Pipelines & Potable water. 3) 4)\$3.5B. 5) 30,000 jobs.		\$3,502,742,068
70	The Port Project	Port, Airport, Municipal and Infrastructure	Freeport, Bahamas	\$34,585,841,090
71	Nails and Spa Training Center	Training Center to Educate Women	Houston, Texas	\$2,198,473
72	FSF Collegiate Project	Building Center for Young	Baltimore, Maryland	\$1,492,354,029
73	AGAPE Community Housing Project	3D-Printing for Community Housing Development	Jacksonville, Florida	\$114,562,860
74	Nevis Project	New Building Public Works Project	Charleston, Nevis	\$129,636,071
75	Kingdom Learning Center Project	New Building learning Child Development Center	Miramar, Florida	\$1,859,755,305
	<b>TOTAL</b>			<b>\$31,077,490,843,366</b>



# ANEMONE

**ESTD INVESTMENTS 2022**

## APPENDIX A:

# Development & Modernization of Infrastructure: Investment Programmes & Campaign Planning

NO.	NAME	DESCRIPTION	LOCATION	AMOUNT
1	Transit-oriented development (TOD) projects	Used for transit and transit-oriented development (TOD) projects	10 AFRICAN COUNTRIES	\$989,799,589,979
2	Sunshine Mega Port Terminal & City Scale Development	Mega Deep-Sea Port	Ondo State Nigeria	\$99,801,024,061
3	Economic Rural Area Development	Building Smart cities in rural area using 3D printing technology. Each community will with 18 different Local scalable and sustainable business models for each community	Ondo State Nigeria	\$32,102,010,838
4	Medical City Hospital (18)	Advance Medical Centers For 18 Local rural Area	Ondo State Nigeria	\$24,843,560,891
5	Agricultural Development & Agricultural Equipment	No Child go Hungry (Operation Feed The Children	Ondo State Nigeria	\$19,901,070,532
6	Affordable Housing Construction	18,000 Unit Affordable Housing Construction	Ondo State Nigeria	\$25,701,530,069
7	Water Desalination	Clean Drinking Water for 18 local Rural Area	Ondo State Nigeria	\$22,900,290,091
8	Dove Humanitarian Trust	Affordable low Income Homes- Namibia, Botswana, Angola, Mozambique	Namibia,	\$199,988,898,001
9	Spectrotechnica Ltd. Transport project	High-Speed Magnetic-Levitation Transportation across cities within Nigeria and West Africa SubRegional Countries	Nigeria	\$186,757,491,241
10	Spectrotechnica Ltd. Transport project	BRAND NEW - 50,000 Units of 2 and 3 Bedrooms Single Family Homes with drinkable water plant, and 24/7 renewable electricity supply		\$15,499,385,991
11	Spectrotechnica Ltd. Ports Projects in Nigeria	Ports Concession Project from Nigeria Port Authority Management: Four (4) number of Ports and Terminals Structures. Creation of Industrial zones for siting factories and agro-allied processing plants for export and staffs living quarters	Calabar Port Complex Koko Port Complex Sapele Port Complex Warri Port Complex	Total Jobs to be created: 155,000  Total Cost: \$55,445,750,891
12	Spectrotechnica Ltd. Power Projects	DC-AC Inverter Transformer Power Unit For Small Businesses & Single Home Use (10KW/12.5kVa AC, 240v, 50Hz Output) Maintenance-free systems. System Warranty:10 Years	Nigeria East	\$59,819,995,431

13	Bauchi-Gwana Cement Factory & Aggregate Plant	Establishing an ultra-modern, eco-friendly cement and aggregate plants - 1.5 million metric tons per annum cement manufacturing, producing, and processing factory & 600 metric tons per hour aggregate plant	Gwana in Alkaleri Local Government Area, Bauchi State, Nigeria	\$624,074,658
14	Gombe Cement Factory & Aggregate Plant	Establishing an ultra-modern, eco-friendly cement and aggregate plants - 1.5 million metric tons per annum cement manufacturing, producing, and processing factory & 600 metric tons per hour aggregate plant	Ashaka Village in Funakaye Local Government Area, Gombe State, Nigeria	\$624,074,658
15	Oyo Industrial Food Crops Farms & Production	Establishing industrial food crop farms and production of rice, maize (corn), tomato, sweet potato, soybean, melon, cassava, yam, plantain, banana, ginger, and turmeric with at least 500 – 1,000 acres for each crop	Multiple locations in Oyo State, Nigeria	\$1,644,530,499
16	Oyo-Ogun-Osun-Lagos Industrial Animal Farms & Meat Production	Establishing industrial animal farms and meat production factories of beef, poultry, fish, and shrimps	Multiple locations in Southern and Northern Nigeria	\$1,644,530,499
17	National Industrial Fertilizer Company (NIFCO)	Establishing four ultra-modern, eco-friendly industrial fertilizer production plants with production capacity of 1.5 million metric tons per annum for each plant or cumulative capacity of 6 million tons per annum	Four locations in the NE, NW, SW, and SS regions of Nigeria	\$7,411,763,837
18	Gombe Airline	Establishing operational passenger airline and goods cargo to various locations in Nigeria and neighboring countries starting with 3 aircrafts	Gombe, Gombe State as Hub/Base	\$503,411,288
19	Ghana Green Town	6000 UNITS OF AFFORDABLE HOUSING - Building green, eco-friendly, self-sufficient and sustainable low cost but quality affordable housing units using state-of-the-art modular prefabricated building technologies. Integrated solar panels to provide plug and play electricity, solar powered water purification systems to independently provide clean, fresh water to the housing complex. Recyclable waste treatment system to produce electricity that will be stored in independent Smart Grids. Create direct and Indirect jobs.	Multiple Locations at Accra, Kumasi, Takoradi, Ho, all in Ghana West Africa.	\$301,978,191
20	Covenant Oil and Minerals Enterprise	Mining & Refinery	Lagos, Nigeria	\$750,141,696
21	Liberian Pride	500 Low Income homes New Houses and Schools and infrastructure	Monrovia and Gbarnga, Liberia	\$569,749,243
22	Maclear Project	NEW HOMES Building Design, Construction and Operation	Blantyre, Malawi	\$3,611,478,107
23	Malawi Hospital & Humanitarian Projects	3D Hospital Design and Community Development	Lilongwe, Malawi	\$2,825,963,642
24	IDS Industry Service and Plant Construction	3D Building Technology for Project in South Africa	Johannesburg, South Africa	\$21,395,723,498

25	Sao Tome' and Principe Infrastructure Project	Infrastructure, Power, and Communication 3D Printing Technology	Sao Tome', Sao Tome & Principe	\$862,494,352
26	Humanitarian/Infrastructure/Hospital	NEW BUILD Hospital and Community Development	Freetown, Sierra Leone	\$2,613,281,238
27	Hospital & Humanitarian Project	NEW BUILD Hospital and Community Development	Juba, South Sudan	\$754,621,340
28	IntraBuild Project	3D Housing and Infrastructure	Kampala, Uganda	\$5,437,284,148
29	Sugar Cane Plant	NEW METAL BUILDING Manufacturing Plant	Kampala, Uganda	\$638,459,325
30	Sierra Leone Projects	3D Housing and Infrastructure	Freetown, Sierra Leone	\$491,662,819,235
31	Abuja Housing Projects	3D Housing and Infrastructure	Abuja, Nigeria	\$527,264,614
32	Plateau State Technology/Film Village	3D Housing Technology and Community Development	Lagos, Nigeria	\$8,151,643,951
33	Amira Refinery	Precious Metal Refinery Plant	Malabo, Equatorial Guinea	\$2,341,676,432
34	Ivory Coast Development Projects	3D Hospital Design and Community Development	Abidjan, Côte d'Ivoire	\$852,487,201
35	Covenant Investments Ltd	3D Housing and Infrastructure	Accra, Ghana	\$1,185,936,731
36	Globalpak	3D Printing Building Design for Manufacturing	Kumasi, Ghana	\$11,356,462
37	Noryshy International Housing Complex	3D Housing and Infrastructure	Nigeria East	\$410,845,120
38	Darko Farms	Business Expand Poultry Processing Plant	Kumasi, Ghana	\$34,249,050
39	Royal Address	200,000 Housing Units using 3D Printing	Accra, Ghana	\$36,574,921,704
40	Housing projects for human development by Groupe de Maisons Internationale	Building homes utilizing 3D printing technology in different locations outside but along the boundaries of Abidjan city Ivory Coast. Types varies from 2 bed semidetached Vilas up to 4 plus ground storey apartments. Includes access roads, street roads, solar lightings, water/ electric and net access, parks, hospitals, schools and wet/dry markets.	Abic2 Ghi Jaga Ministry of Construction	\$660,289,320 \$498,526,784 \$280,816,201 \$7,368,723,029
41	Farm industry development by Jamak Group	Farm industries development must not compromise or damage the environment of Ivory Coast. Trees uprooted must be replaced, harmful chemicals must never be employed, water supplies must not be contaminated and wastes must be recycled. Bongouano Ivory Coast Cassava/ Yum Cultivation Banana plantation Chicken Broilers Piggery Commercial Farming Chocolate and Cashew Nuts, Equipment Labor Land, Machineres, Plots	Ivory Coast	\$1,232,460,021

42	Solaris non nicotine bio jet fuel project	Solaris is a nicotine and GMO-free crop variety that yields significant amounts of sustainable oil (as feed-stock for bio jet fuel) and high quality animal feed. Off-takes for green jet fuel from airlines, crude oil and animal feedstock exists	Multiple locations in Southern Africa.	\$900,921,125
43	10 Megawatt Kinetic Power Plant electricity Generation Project	Ekurhuleni Municipality has awarded and signed a Power Purchase Agreement for SA World Gateway Pty Ltd to build a 10MW Kinetic Power Plant and sell electricity to the Municipality	South Africa	\$900,121,071
44	Extraction of oil stored underground in mines	The Strategic Fuel Fund (SFF) has been faced with a considerable challenge as Oil reserves stored in underground caverns begin to negatively impact the surrounding environment. With it's unique and differentiated technology Uwoyela has been tasked to extract the oil, refine and take it to the market. In the process the company will be restoring the land to its original state and freeing up new resources and opportunities for future generations.	South Africa	\$51,624,021
45	De-Aar Logistics and Infrastructure Hu	The Project entails construction of an inland inter-modal system comprising of: Container Terminal, Vehicle parking Terminal, Warehouse/Cold room Terminal.	South Africa	\$39,423,976
46	Valoe back contact solar factory	Valoe South Africa will establish a 150MW and start a manufacturing company of PV modules in Midrand at Lord's View Industrial park based on Valoe back contact module technology and manufacturing technology	South Africa	\$35,856,012
47	Sterling Homes Limited & Partners	172,000 Units of Affordable Housing Development for the working class, for and on behalf of the government of Ghana	Across Ghana	\$7,498,598,474
48	Prime Trust Holdings Limited	Venture Funding: Funding for Small and Medium sized businesses	Across Ghana	\$5,051,753,645
49	Abecomb Cocoa Processing Company	Cocoa Processing into Cocoa Butter, Powder and others	Ghana	\$125,185,632
50	Strasol Global Limited	Quarry mining and stones production, mining logistics and construction	Ghana	\$150,258,496
51	Ghana Railways Company	Railway's infrastructure development, the distance is 793 kilometers	Across Ghana	\$15,142,596,873

52	Transit-oriented development (TOD) projects.	Used for transit and transit-oriented development (TOD) projects Nigeria, Ethiopia, Tanzania, Liberia, Democratic Republic of the Congo, and other sub-Saharan African countries	Nigeria,	\$1,023,956,748,523
53	Abecomb Cocoa Processing Company	Cocoa Processing into Cocoa Butter, Powder and others	Ghana	\$125,157,853
54	Covenant Oil & Refinery Project	Mining & Oil Refinery	Lagos, Nigeria	\$752,484,319
55	Strasol Global Limited	Quarry mining and stones production, mining logistics and construction	Ghana	\$150,357,159
56	Saint Johns Az 112 acres	Built with 3D Printing technology traditional medicine Bio Mineral Balance Food Forestry Agriculture farms Alkaline water Herbal Teas Manufacture Solar Farm		\$200,587,354
57	Green Healing Villages		Africa Tanzania Dars Salaam Zanzabar Tanzania Uganda Kampala Ghana Accra & Kamasi Kenya Lake Bogoria	\$401,432,712
Total (\$)				\$3,392,051,281,335

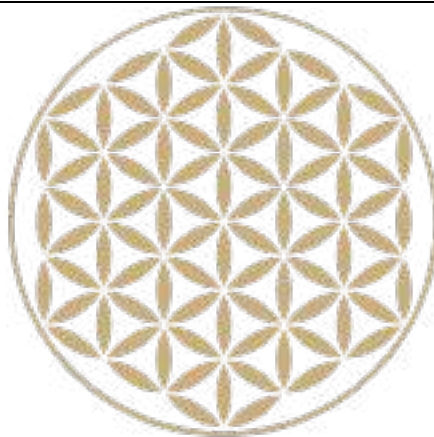
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ESTD INVESTMENTS 2022



## APPENDIX A: Development & Modernization of Infrastructure: Investment Programmes & Campaign Planning

NO.	NAME	DESCRIPTION	LOCATION	AMOUNT
1	<b>New Silk Grass Real Estate Development Project, Commerce Bight Port Project, Placencia Municipal Airport Expansion Project, Placencia/Independence Toll Bridge development Project</b>	1500 rural affordable housing units, infrastructure hybrid transportation/air, water ports/institutional, with Municipal wraparound services, generate high employment driven economic impact outcomes	Stann Creek District, Belize	\$82,743,542
<b>TOTAL (\$)</b>				<b>\$82,743,542</b>



**ANEMONE**  
ESTD **INVESTMENTS** 2022



### Project Management

von Keller Foundation  
von-keller.com  
[info@von-keller.com](mailto:info@von-keller.com)  
+1-646-691-5802