EHAS JAMAICA

INNOVATION CENTER

$25 MILLION DEVELOPMENT & FIVE-YEAR BUSINESS PLAN



EDUCATE • EMPOWER • CREATE • SUSTAIN

A proposed Jamaica-based innovation campus for 1,500+ young people every year

CAPITAL TARGET	ANNUAL YOUTH TARGET	BASE-CASE BREAK-EVEN
US$25,000,000	1,500+	Year 5 (2031)

Prepared for EHAS Inc. and EHAS Jamaica Charity • November 2026 • Preliminary feasibility and investment concept

Document status & essential qualifications

PLANNING DOCUMENT This document describes a proposed project, not an approved construction budget, signed financing package, completed market study, investment offer, or promise of financial returns.

All capital costs, operating forecasts, occupancy assumptions, participation targets, job estimates and dates are illustrative planning assumptions stated in US dollars. The figures must be validated through site selection, engineering and architectural estimates, permitting, tax review, market research, staffing models and executed partner commitments.

“Operating break-even” means annual operating revenue exceeds annual operating expenses. It does not mean recovery of the initial $25 million capital outlay. Forecast operating surplus excludes depreciation, debt interest and principal, major replacement expenditures, taxes where applicable and any investor distributions.

Executive decision brief

EHAS Jamaica Charity proposes to develop a modern campus combining youth education, technology, robotics, engineering, literacy, entrepreneurship, financial capability, creative media, hospitality, agriculture and wellness. The design accommodates at least 1,500 unique young people per year at full operation, while selected commercial services help subsidize accessible youth programs.

The $25 million capital concept includes land, infrastructure, classrooms, specialized labs, a library, a professional studio complex with podcast, recording and green-screen acting facilities, fifteen creative retreat cottages, employee housing, a training farm and small livestock section, recreation and wellness facilities, equipment, professional fees and working-capital reserves.

The base-case model targets $6.35 million in annual operating revenue against $5.40 million in annual operating costs in 2031, producing a $950,000 annual operating surplus. An initial $2.5 million operating reserve is intended to help absorb the $2.25 million modeled operating deficits from 2027–2030, leaving little headroom if construction or commercialization is delayed.

INVESTMENT THESIS Build a mission-led, income-diversified institution where youth learn in real businesses, and commercial activity contributes to long-term program sustainability.

Contents

01 Executive summary & purpose
02 Campus and master-plan facilities
03 Capital budget and financing
04 Five-year delivery roadmap
05 Operating forecast and break-even
06 Commercial revenue streams
07 Youth programs and intended outcomes
08 Young Entrepreneurs & Investors Academy
09 Investor and sponsor value
10 Economic impact and governance
11 Capital campaign & implementation priorities
A Assumptions, sensitivities & required diligence

01 Executive summary & purpose

The opportunity

The EHAS Jamaica Innovation Center is envisioned as a national-scale youth advancement institution and Caribbean destination for applied learning, innovation, creative production and practical economic education. Its core purpose is to help young Jamaicans discover strengths, gain relevant skills and make informed decisions about employment, entrepreneurship and personal finance.

Unlike a conventional training center, the campus will integrate instruction with real enterprise activity. Students will see how an operating studio books customers and prices services; how a retreat manages occupancy and hospitality costs; how a farm tracks production and unit economics; and how a technology workshop moves from prototype to sale. Qualified mentors will translate these experiences into age-appropriate lessons and project portfolios.

Mission

To empower young people through storytelling, education, innovation, leadership, entrepreneurship and practical life skills—turning personal potential into sustainable opportunity.

Vision

To create a leading Jamaican innovation campus where young people can learn, build, perform, farm, innovate, create businesses and develop the skills and networks required to contribute to their communities and the wider economy.

Strategic objectives

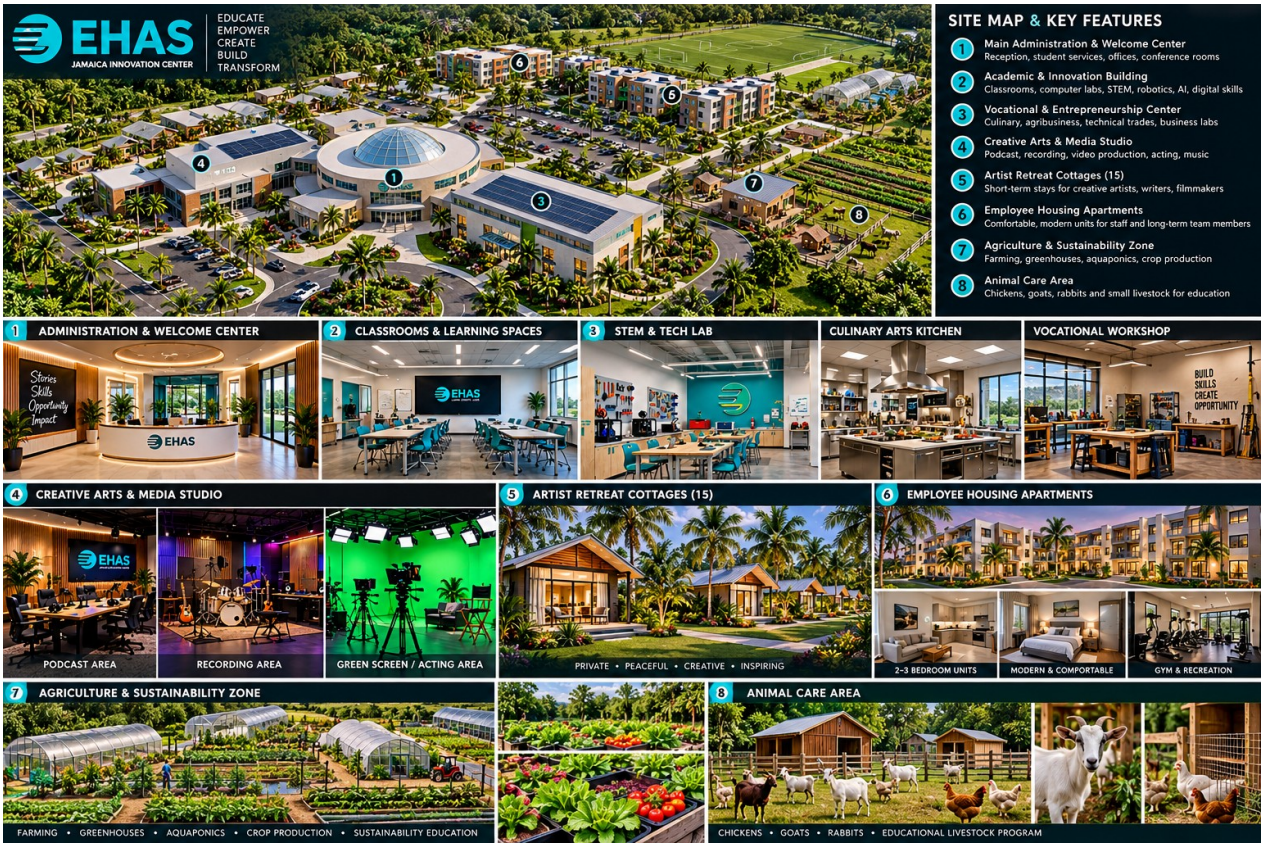
- Serve 1,500 unique young people annually after ramp-up, with transparent counts and safeguarding requirements.
- Deliver practical STEM, engineering, digital and creative skills alongside literacy, mentoring and career readiness.
- Teach financial literacy, business operations, saving, prudent investing and entrepreneurship through supervised experiential learning.
- Create diversified recurring operating income through hospitality, creative production, training, events, technology and farm-based enterprises.
- Create qualified Jamaican employment, purchase from local suppliers and build partnerships with schools, employers and public institutions.
- Build a durable financial model that targets annual operating break-even in the fifth year, without claiming capital payback.

Institutional identity

EHAS Inc. and EHAS Jamaica Charity should maintain a clear charitable mission and legal structure, with any investor-backed operating enterprises assessed separately for governance, tax, licensing and related-party safeguards. Charitable gifts, program sponsorships, loans and commercial equity investments are different capital sources with different obligations and should never be conflated.

02 Campus and master-plan facilities

The proposed campus is organized as an integrated academic, creative, residential and sustainable enterprise environment. Final building sizes and placement depend on land, topography, utility capacity, environmental conditions, transport access, planning approval and the project's funding sequence.



Conceptual master-plan montage illustrating the proposed mix of education, studio, retreat, staff housing and agricultural facilities. Not to scale.

Recommended functional zones

ZONE	KEY FACILITIES	PRIMARY PURPOSE
Welcome & administration	Reception, offices, student services, meetings	Campus governance, admissions and visitors
Learning & research	Classrooms, library, computer / AI lab	Academic support, research and digital learning
Robotics & engineering	Maker benches, prototyping, electronics, tools	Hands-on invention and technical training
Creative production	Podcast, music/audio, film, green-screen acting, control suite	Media education and paid production services
Entrepreneurship & vocational	Training rooms, incubator, culinary lab	Business, trades and workforce development
Agriculture & sustainability	Greenhouses, crop beds, orchard, compost, poultry/goats	Food production and agribusiness learning
Residential & hospitality	15 retreat cottages and employee apartments	Creative tourism and staff retention
Wellness & recreation	Counseling, multipurpose hall, outdoor areas	Mentoring, health and community engagement

Detailed learning environments



Illustrative robotics and engineering maker space: modular benches, 3D printers, supervised tool zones and flexible project collaboration.

The robotics and engineering laboratory should feature clean workstations, storage for small components, 3D printers, entry-level electronics, robotics kits, prototyping supplies, technical safety equipment and age-appropriate work zones. Students should develop engineering notebooks, design challenges and demonstrable solutions for community problems.



Illustrative innovation hub and collaborative library-style learning environment with accessible meeting and study zones.

The library should integrate a physical collection, reliable connectivity, digital research access, quiet study, group collaboration, tutoring spaces, accessible resources and reading development programs. Classroom and library programming should support the existing EHAS Stories to Create curriculum and future school partnerships.

Creative arts, artist retreats and agriculture



Concept studio interior: separate podcast recording, music/audio production, green-screen acting, backstage green room and live control room.

The studio must be acoustically zoned for podcast interviews, voiceovers and music, with production control, editing suites, equipment storage, a green-screen film/acting stage and a separate performers' green room for wardrobe, makeup and preparation. Youth instruction takes precedence during protected learning hours; outside these blocks, paid commercial sessions create additional revenue.



Illustrative fifteen-cottage artist retreat village designed for short residencies, professional workshops and creative tourism.

The fifteen-cottage village could host writers, filmmakers, musicians and other artists for retreats and structured residencies. It should operate with bookable packages, accessible design, guest safety standards, housekeeping plans and clear opportunities for visiting professionals to mentor youth.



Illustrative agriculture demonstration zone, with greenhouses, crop beds, educational shelters, composting, water systems, poultry and small livestock pens.

The agriculture zone will demonstrate sustainable vegetable and fruit production, irrigation, greenhouse systems, composting, nutrition, small livestock care and agribusiness management. Poultry and goats are proposed at teaching scale rather than as high-volume commercial livestock. Agricultural layout must include veterinary arrangements, sanitation, handwashing, animal welfare, crop safety and separation from classrooms and residential areas.

Staff apartments, accessibility and resilience

Employee apartments should help attract and retain essential staff and visiting educators. Final unit mix and rental policy should follow a staffing study and independent valuation. Across the wider campus, the design should prioritize mobility access, safeguarding visibility, hurricane resilience, stormwater management, protected utilities, backup power and energy-efficiency measures where financially viable.

Preliminary land requirement

A roughly 20–35 acre search envelope is suggested for early site screening only. Acreage is not a fixed design requirement and may change substantially based on density, building levels, farm area, roads, open space and permitted site coverage. A surveyor and campus architect should establish the final land requirement before purchase.

03 Capital budget and financing

PROPOSED USE OF FUNDS	USD
Land acquisition and due diligence	$2,500,000
Site infrastructure, utilities, drainage and roads	$2,600,000
Education center, library and specialized labs	$5,200,000
Creative arts, film and recording studios	$2,000,000
Fifteen artist retreat cottages	$2,250,000
Employee residential apartments	$1,650,000
Agriculture, greenhouses and livestock	$1,100,000
Recreation, wellness and multipurpose facilities	$1,200,000
Technology, furnishings and specialized equipment	$1,450,000
Professional fees, permits and construction contingency	$2,550,000
Operating reserve and working capital	$2,500,000
TOTAL CAPITAL REQUIREMENT	$25,000,000

Planning allowances only; not engineer's estimates or committed funding. Budget categories may require reallocation after site and market diligence.

The $2.5 million operating reserve is included within the $25 million target; it must not be counted again as construction funding. A ring-fenced reserve policy should govern allowable use, reporting and replenishment.

Illustrative funding mix

SOURCE	TARGET	STRUCTURE
Major foundations and philanthropists	$13.0M	Primarily grants and charitable gifts
Public / land / infrastructure partnerships	$5.0M	Eligible grants, concessions or valued in-kind support
Corporate sponsorships and CSR	$4.0M	Multi-year sponsorship agreements and in-kind technology
Commercial investment / concessional finance	$3.0M	Separately structured ventures or responsibly underwritten debt
TOTAL	$25.0M	Requires noncash/cash reconciliation

If land or buildings are donated, the independently supported fair value should be disclosed separately from cash proceeds. No construction payment should depend on unverified pledges or conditional financing that cannot reasonably be drawn.

04 Five-year delivery roadmap

YEAR	CAPITAL	MAJOR DELIVERABLE	SERVICE SCALE
2027 · Year 1	$3.0M	Land, governance, environmental and site diligence, design, fundraising	Planning phase
2028 · Year 2	$7.0M	Initial infrastructure and core academic construction; off-site pilots	250 youth
2029 · Year 3	$8.0M	Core campus opens; labs, studios and agricultural programming expand	750 youth
2030 · Year 4	$5.0M	Retreat cottages, staff housing and commercial services ramp up	1,150 youth
2031 · Year 5	$2.0M	Complete remaining works; improve occupancy, operating utilization and impact reporting	1,500 youth

Stage gates

Gate 1 | Land and concept

Clean title, initial planning opinion, environmental screening, high-level facility schedule, baseline construction estimates.

Gate 2 | Funding and permissions

Sufficient committed funding, realistic cash draw schedule, construction approvals, final drawings and procurement controls.

Gate 3 | Safe first opening

Staffed programs, operating permits, safeguarding, insurance, digital infrastructure, safety inspections and working capital.

Gate 4 | Commercial scale-up

Evidence of accommodation demand, paying studio clients, employer training contracts and documented utilization targets.

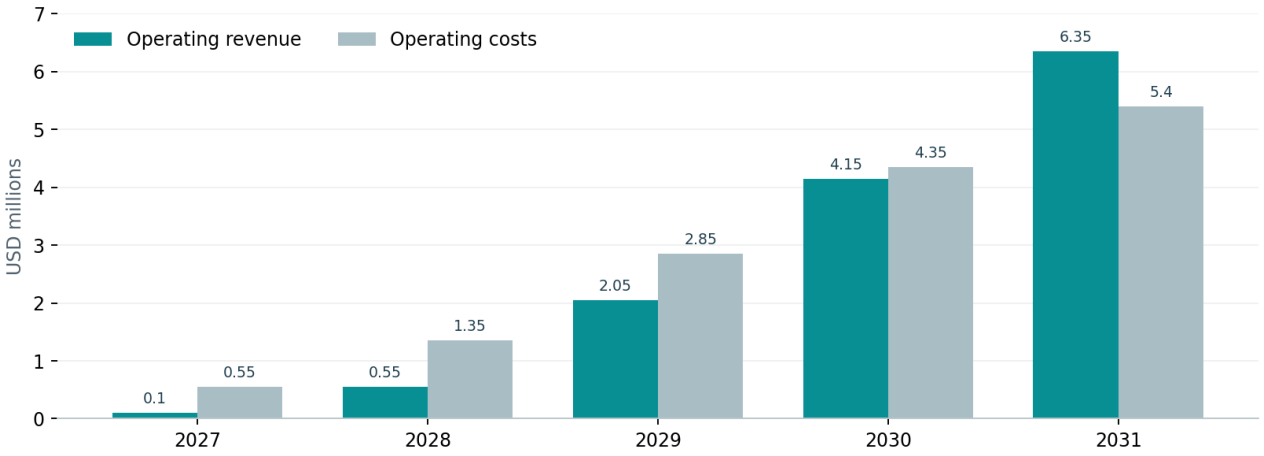
Gate 5 | Year 5 sustainability

Revenue-cost reconciliation, external impact evaluation, reserve replenishment and governance review.

Dependencies and sequencing

Education and mentorship services should begin through partner schools or temporary facilities before the entire campus is ready. The hospitality village and revenue-generating studio services should be commissioned only after validated demand studies. Any program launch serving minors requires child-protection procedures, approved staffing and age-appropriate supervision.

05 Operating forecast and break-even



YEAR	OPERATING REVENUE	OPERATING COST	SURPLUS / (DEFICIT)
2027	$100,000	$550,000	($450,000)
2028	$550,000	$1,350,000	($800,000)
2029	$2,050,000	$2,850,000	($800,000)
2030	$4,150,000	$4,350,000	($200,000)
2031	$6,350,000	$5,400,000	$950,000
CUMULATIVE	$13,200,000	$14,500,000	($1,300,000)

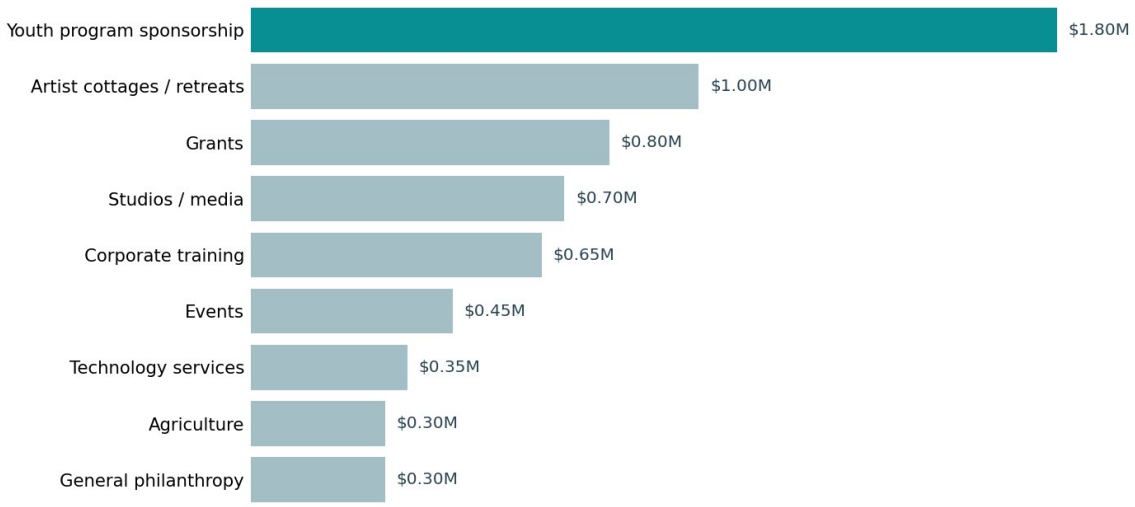
Operating revenues may include grants and donations as well as earned income. Assumes projects are delivered and income materializes at forecast pace.

ANNUAL OPERATING BREAK-EVEN 2031 is the first modeled year with operating revenues above operating expenses: $6.35M less $5.40M = $950K surplus, approximately a 15% operating margin.

The first four operating years produce $2.25 million in aggregate deficits. In the exact base case, the proposed $2.5 million reserve would cover these deficits with $250,000 remaining entering Year 5. The total five-year operating result is still a $1.30 million deficit; therefore cumulative operating break-even is not reached within this five-year window.

The model is before interest, debt repayments, depreciation, replacement capex, taxes where applicable and any permitted commercial distributions. It is not a capital payback schedule and should not be used to promise an investor a return.

06 Commercial and recurring revenue streams



ANNUAL YEAR-5 SOURCE	TARGET	OPERATING PRINCIPLE
Youth program sponsorship contracts	$1.80M	1,500 sponsored places × average $1,200
Artist cottage stays and retreats	$1.00M	Lodging, residencies and guest services
Education and foundation grants	$0.80M	Recurring funded program commitments
Studio and media production	$0.70M	Rental, editing, production and education content
Corporate and professional training	$0.65M	Paid workforce, AI and leadership courses
Events and conferences	$0.45M	Venue, workshops and event services
Technology and innovation services	$0.35M	Prototyping and supervised service delivery
Agriculture and related products	$0.30M	Produce, plants and value-added activities
General philanthropy	$0.30M	Unrestricted gifts and annual giving
TOTAL	$6.35M	

Cottages: illustrative lodging unit economics

Fifteen cottages × $250 average nightly rate × 365 days × 65% paid occupancy = approximately $889,688 of gross annual room revenue. The model assumes a further approximately $110,000 in retreat-related fees and guest services, producing about $1.0 million in gross revenue before housekeeping, booking commissions, staffing, food, utilities, taxes, marketing and maintenance.

Commercial use and mission protections

The studio, maker spaces, event venue and retreat facilities should have transparent booking policies and full-cost pricing. Protected educational hours, youth safety zones, noise management and staff oversight are essential.

Business lines should be reviewed individually for actual gross margins rather than assuming gross receipts equal available program cash.

Financial sustainability caution

More than half of Year 5 revenue under this scenario is still driven by external education funding, philanthropy and sponsored enrollments. EHAS should secure multi-year contracts wherever possible and test a downside case in which sponsorship income and cottage occupancy are materially below plan.

07 Youth programs and intended outcomes

The educational proposition combines EHAS Stories to Create personal development with academic and technology learning, career readiness, creative arts, agriculture and financial education. Each youth should have an intake assessment, a defined program pathway, appropriate mentorship, a work product or capstone, and an exit or next-step plan.

PRIMARY ANNUAL PATHWAY	YOUTH PLACES	ILLUSTRATIVE LEARNING OUTPUTS
Robotics, AI and engineering	300	Prototype, coding project or technical design
Entrepreneurship and business	300	Business model, pricing plan, customer validation
Creative arts and media	250	Podcast, script, film short or portfolio
Agriculture and sustainability	200	Crop plan, growing log, budget or enterprise idea
Career and vocational readiness	200	Career map, professional skills and employer exposure
Financial literacy and leadership	250	Budget, savings plan and investment simulation
TOTAL UNIQUE PRIMARY PLACES	1,500	Supplemental workshops permitted; count each youth once

Program capacity and access

One example is four ten-week cycles of approximately 375 students each, supplemented by school partnerships, evening sessions and structured holiday programming. Student numbers should be verified against teaching ratios, room capacity, transport access, safeguarding, time-on-task and program resources. Means-tested sponsorship should support equitable access.

Illustrative program outcome targets

MEASURE	TARGET	VERIFICATION
Complete agreed learning pathway	85%	Attendance and completion records
Improve measured financial knowledge	80%	Comparable pre/post assessment
Complete a business or technical project	75%	Reviewed capstone or portfolio
Report greater confidence and direction	80%	Baseline/final surveys

MEASURE	TARGET	VERIFICATION
Participate in career or mentoring activity	90%	Participation logs
Receive documented next-step plan	100%	Advisor-approved individual plan

Targets are aspirational and must not be described as achieved outcomes until independently measured.

Student safeguards and learning ethics

Youth activities must be supervised, age-appropriate, inclusive and accessible. Commercial businesses should not rely on unpaid child labor. Any paid youth work must follow applicable employment law, safety standards and guardian-consent requirements. Program data should be collected and retained with suitable privacy safeguards.

08 Young Entrepreneurs & Investors Academy

EHAS should make financial capability a cross-campus signature offering, not a one-time workshop. Every participating young person should understand how an enterprise earns money, what expenses reduce its profit, how cash flow differs from accounting profit, why saving matters, and what risk means before considering investments.

Six-stage learning journey

1. Money foundations

Income, spending plans, saving, emergency reserves, debt, interest, taxes and credit literacy.

2. Business fundamentals

Customer needs, market research, prices, cost of goods, payroll, gross margin, cash flow and entrepreneurship ethics.

3. Build a student enterprise

Team project, product or service design, startup budget, simple sales test and customer feedback.

4. Investing safely

Compound growth, asset classes, stocks, bonds, diversified funds, risk versus return, fraud awareness and patient long-term investing.

5. Pitch and evaluate

Communicate a business case to qualified mentors, including operating assumptions, risks, expected costs and social value.

6. Next-step plan

A practical pathway to additional study, apprenticeships, employment, saving, incubation or an independently assessed startup.

Learning by observing campus businesses

CAMPUS OPERATION	EDUCATIONAL BUSINESS LESSON
Recording and podcast studio	Service pricing, customer contracts, utilization and equipment maintenance
Creative retreat cottages	Occupancy, booking channels, guest satisfaction and fixed/variable costs
Agricultural demonstration farm	Yield, input costs, waste, distribution, basic unit economics
Event and conference center	Marketing, ticketing, event budgeting and vendor management
Robotics / prototyping lab	Product development, intellectual property awareness and pricing

Investment instruction should begin with simulations rather than real-money trading. Any real investing activity involving minors needs suitable legal review, parental involvement and supervision by licensed or appropriately qualified professionals. EHAS should not advertise guaranteed returns or provide individualized regulated investment advice.

Partnership opportunities

Potential curriculum and delivery collaborators include financial regulators' financial education initiatives, youth entrepreneurship organizations, local banks and credit unions, universities, technical institutions, employers, creative professionals and vocational trainers. All partnerships would be subject to due diligence and written agreements.

09 Investor and sponsor value propositions

Funders should see a clear distinction between donated capital, restricted sponsorships, program contracts, debt and investment into eligible commercial businesses. Each form of participation offers different recognition, rights and financial consequences.

PARTNER TYPE	PRIMARY CONTRIBUTION	POTENTIAL BENEFIT
Foundation / major donor	Gift or restricted grant	Documented impact, appropriate recognition, naming by agreement
Corporate sponsor	Multi-year funding, cash or equipment	CSR outcomes, brand exposure, staff volunteering, talent pipeline
Public-sector partner	Land, infrastructure, program funds	Youth skills, local jobs, development and community outcomes
Commercial equity investor	Funding a distinct for-profit entity	Contractual ownership; possible dividends or capital value, subject to risk
Impact lender	Loan or concessionary finance	Repayment and contractual interest, subject to credit risk

Proposed donor recognition tiers

PARTNERSHIP	ILLUSTRATIVE LEVEL	OFFERING
Founding Visionary Partner	$5,000,000+	Campus-wide founding recognition; negotiated naming discussions
Innovation Building Partner	$2,000,000+	Building/facility recognition, subject to policy and rights review
Technology & Education Partner	$1,000,000+	Named labs, scholarships or flagship educational areas
Youth Development Partner	$250,000+	Sponsored cohorts and outcome reporting
Community Impact Partner	$50,000+	Program/event recognition and progress updates

Protecting the nonprofit purpose

Philanthropic donors and sponsors should receive recognition and impact reporting rather than a promise of financial profit. The charitable organization should not distribute charitable surpluses for private gain. If equity capital is pursued, counsel should assess an appropriately ring-fenced commercial entity or joint venture with arm's-length arrangements and transparent conflict-of-interest controls.

A separate investment memorandum is necessary

A possible $3 million commercial-financing component may support eligible hospitality or media operations, but an actual investment offer would need entity-level projections, asset ownership analysis, taxes, debt coverage, valuation, investor rights, distribution restrictions, exit assumptions and risk disclosures. The modeled $950,000 campus operating surplus cannot simply be allocated to private investors.

10 Economic impact, governance and risk

Economic and social impact

At maturity, an indicative planning range of 75–120 direct jobs covers educators, mentors, administrative personnel, technical instructors, production staff, hospitality employees, agriculture specialists, grounds staff, facility management and security. This is not a labor-market study. Secondary benefits could include local procurement, creative-sector collaboration, youth business creation and greater participation in emerging industries.

Governance architecture

- Designate a development steering committee with construction, legal, finance, education, hospitality and community expertise.
- Establish documented procurement rules, delegated authority, vendor selection procedures and independently reviewed financial statements.
- Adopt policies for conflicts of interest, related-party transactions, reserves, safeguarding, staff screening and incident response.
- Separate educational impact accounting from commercial venture reporting, including restricted grant funds and commercial revenues.

- Publish a quarterly dashboard: build progress, budget-to-actual, enrollment, learning outcomes, commercial utilization and cash runway.

Primary risks and mitigations

RISK	IMPACT	MITIGATION
Land / permitting delays	Schedule and cost	Legal title review, planning opinions and environmental diligence
Capital overruns	Funding gap	Quantity surveyor estimates, contingency and stage-gated procurement
Underfilled cottages / studios	Weak earned revenue	Independent market study, pre-sales and flexible pricing
Weak grant renewals	Operating deficit	Multi-year sponsor contracts, reserves and diversified revenues
FX, inflation and climate	Uncertain costs	Sensitivity tests, resilience and procurement risk management
Safeguarding / operating incidents	Youth trust and legal exposure	Screening, training, supervision, insurance and independent reporting
Staff attrition	Delivery disruption	Training, fair compensation and carefully costed housing support

Regulatory workstream

Before signing commitments, obtain qualified Jamaican legal advice concerning charitable status and governance, land title and planning, environmental and construction approvals, investment structure, taxes, insurance, importation, labor and youth safeguarding. The project may need approvals from local and national authorities depending on the chosen site and final uses.

11 Capital campaign and implementation priorities

Three-stage $25 million campaign

STAGE	TARGET	PRIORITY
Founding commitments	$5M	Land, detailed feasibility, approvals and preparation
Construction commitments	$12M	Core facilities, infrastructure and specialized equipment
Completion & sustainability	$8M	Retreats, staff accommodation, farm and operating reserve
TOTAL	$25M	Reconciled cash and properly valued in-kind funding

Strategic stakeholder outreach

A structured outreach program should target Jamaican national and local leaders, education and youth-sector stakeholders, the Jamaican diaspora, private foundations, development-finance entities, major Jamaican companies, technology companies, creative industries, hospitality partners, colleges and community leaders. The objective is to secure specific commitments—not only general expressions of enthusiasm.

First 120 days: leadership action agenda

1. Approve this concept as an internal planning basis, without authorizing construction or investment solicitation on its numbers alone.
2. Create a project steering group and agree on a transparent reporting and approval framework.
3. Issue a land-search brief and screen candidate sites for utilities, access, title, planning constraints and future expansion.
4. Commission independent architecture, quantity-surveying, feasibility, environmental and market work.
5. Obtain written legal and accounting guidance on nonprofit-versus-commercial structure and investment options.
6. Create a prospectus for philanthropic sponsors and a separate lender/investor package for eligible commercial assets.
7. Secure early educational and corporate partnership letters, pilot program agreements and preliminary demand validation.
8. Build a dynamic 60-month forecast, downside-case stress test and disciplined drawdown calendar.

2031 success scorecard

MEASURE	BASE-CASE TARGET
Unique youth served annually	1,500
Annual operating revenue	$6.35M
Annual operating costs	$5.40M
Annual operating surplus	$0.95M
Annual operating margin	Approximately 15%
Primary pathway completion	85% aspirational target
Direct employment	75–120 planning range
Artist cottages	15 operational units

A Assumptions, sensitivities and diligence checklist

Core financial assumptions

- All amounts are denominated in nominal US dollars without a detailed inflation, exchange-rate or interest-rate schedule.
- Annual youth sponsorship: 1,500 sponsored places at average $1,200 each in 2031; this requires market validation and signed sponsor commitments.
- Cottage gross revenue: 15 units × $250 per night × 365 × 65% occupancy, plus around $110,000 in guest service/retreat income.

- No net present value, internal rate of return, payback period or dividend yield is calculated; commercial investments require standalone models.
- General grants and gifts are modeled as recurring operating revenue only for scenario purposes; capital campaign receipts are separate.
- A $2.5 million reserve is embedded in the $25 million use-of-funds budget and would need controlled deployment.
- The campus's cumulative operating loss over 2027–2031 is $1.30 million even though annual profitability begins in 2031.

Scenario stress tests to complete

SENSITIVITY	CONSERVATIVE CASE TO TEST	KEY QUESTION
Cottage demand	45% vs. 65% occupancy	Will retreat income still cover direct costs?
Program sponsorship	20% lower than target	Can enrollment be subsidized without service cuts?
Operating expenses	15% higher than plan	How much additional unrestricted reserve is needed?
Construction costs	15–25% over preliminary budget	What scope must be phased or redesigned?
Campus opening	6–12 month delay	How are cash runway and grant commitments affected?

Required validation before circulation as a formal investment prospectus

- Land identified, title reviewed, topographic survey and planning parameters obtained.
- Architectural room schedule, acreage and construction phasing specified.
- Local quantity-surveyor estimate, third-party costing and contingency established.
- Five-year monthly integrated P&L, cash flow and balance-sheet model completed.
- Commercial demand studies for lodging, recording, events and paid training completed.
- Target operating staff headcount, compensation, service contracts and utilities costed.
- Legal memorandum on governance, charitable purpose, taxes, licenses and investment structures obtained.
- Safeguarding, accessibility, resilience, environmental and livestock compliance procedures approved.
- Written sponsorship and program-contract pipeline developed.
- Independent impact measurement design and annual-reporting plan approved.

Closing case for support

EHAS Jamaica Innovation Center presents a compelling opportunity to link youth development with economic participation. Its strongest promise is not merely a campus of impressive buildings, but an ecosystem that connects education with practical enterprise, creative opportunity, technology, responsible financial decisions and service to communities. The next step is to transform the illustrated concept into an independently validated, phased and fundable project.

CENTRAL MESSAGE A sustainable place where Jamaican young people learn how to imagine opportunity, build useful skills, understand money, create value and shape their futures.