

سكوترا

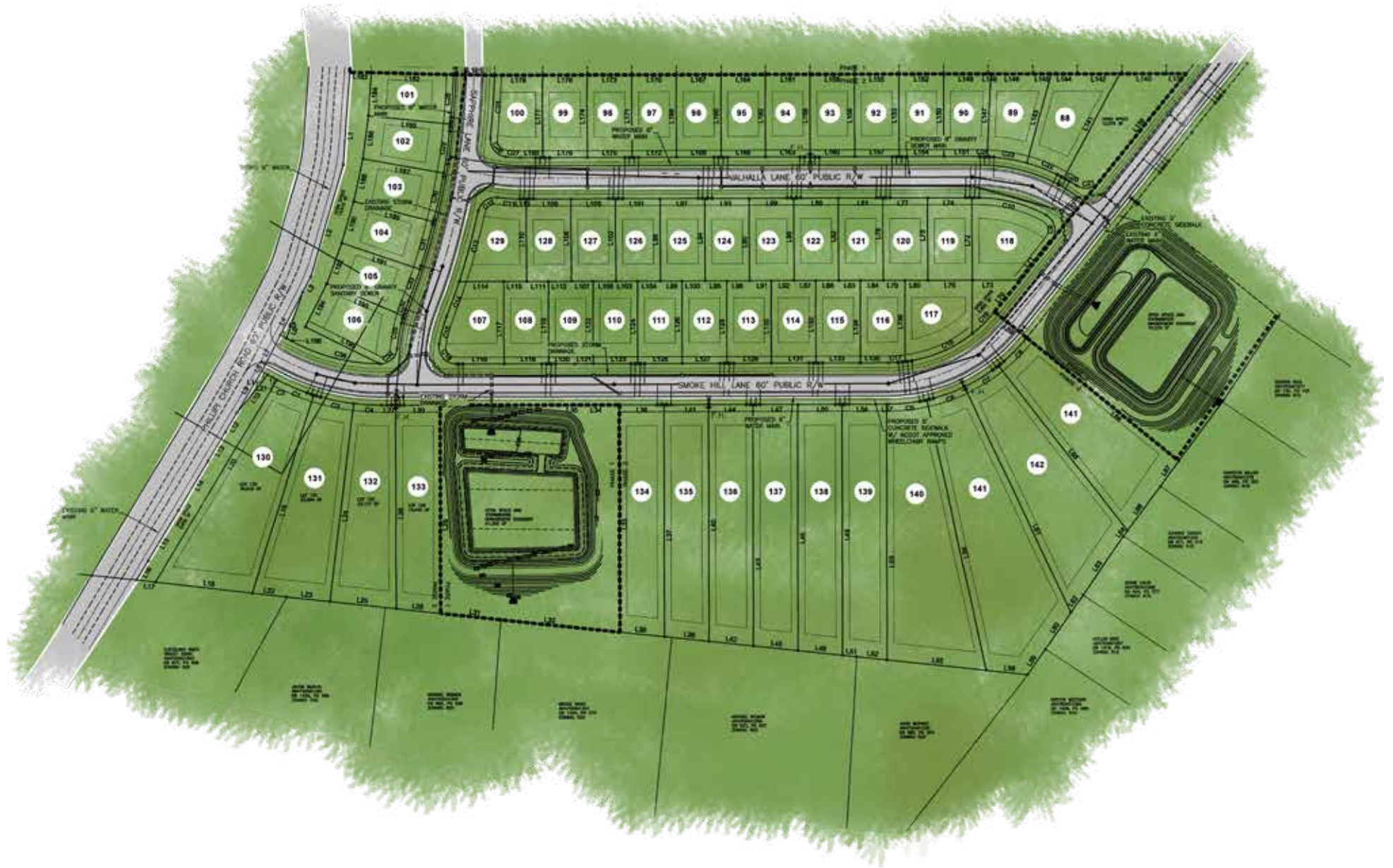
SOCOTRA

Grow with Us, Invest in Development



Invest in Socotra - Your Gateway to High Returns

Welcome to "Socotra," an exclusive subdivision project nestled in the serene locale of Raeford, NC, USA. We are excited to present an unparalleled investment opportunity in Phase 1 of our development, comprising 125 premium lots.



Why Invest in Socotra?

1- Strategic Location:

Raeford's charm and growth potential make it an ideal place for modern living. This tranquil town offers access to urban amenities and is strategically located near major highways, making it perfect for families and professionals.

North Carolina's growth is driven largely by domestic migration, with significant net gains from states like California and New York. Recent data shows that migration accounted for 95% of the state's population growth between July 2021 and July 2022, with a net gain of 100,000 people.

Additionally, Raeford is conveniently located near Fort Liberty, the second-largest military base in the U.S., enhancing its appeal.



2- Financial Opportunity:

Invest \$44,000 per lot and enjoy a substantial return with each lot selling at \$65,000.

3- Profitable Venture:

With a total construction cost of \$5,625,000 and a potential sales revenue of \$8,125,000, our project promises a lucrative profit of \$2,500,000.

4- Investor Advantage:

Benefit from a remarkable 50% profit share, ensuring your investment is both secure and highly rewarding.



ONE

Phase 1 Highlights:

| | |
|--------------------------|-------------|
| Number of Lots: | 125 |
| Investment per Lot: | \$44,000 |
| Sale Price per Lot: | \$65,000 |
| Total Construction Cost: | \$5,625,000 |
| Total Sales Revenue: | \$8,125,000 |
| Total Profit: | \$2,500,000 |
| Investor Profit Share: | 50% |
| Timeline: | 18-month |



Overall Project Details:

Whole Project Cost: \$27,000,000

Townhouse Development: \$2,160,000

Developer Apartments: \$8,100,000


Total Cost: \$37,260,000

Future Phases:

Phase 2 Cost: \$14,567,500

Phase 3 Cost: \$14,567,500





Seize this exclusive opportunity to be a part of the "Socotra" success story. Join us in creating a vibrant community while enjoying robust financial returns.

Invest in Socotra Today!

For more information, contact us at

info@jkgc-us.com
or visit: jkgc-us.com/socotra