



PROJECT SUMMARY OUTLINE

ABSTRACT

This project is being conducted by the GUY-CAN INVESTORS GROUP INC.

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Contents

Table of Content

- 1. Introduction3
- 2. Description of Site.....4
- 3. Project Design.....5-6
- 4. Project Size.....6
- 5. Non-Technical explanation.....7-8
- 6. Duration of Project.....8
- 7. Potential effects on the environment.....8
- 8. Proposed plans to mitigate environment impacts.....8
- 9. Site Plan.....9

Introduction

GUY-CAN INVESTORS GROUP INC. is a business registered in Guyana. It is registered with the department of Business under the Company Act and is expected to be registered under the local content Act of Guyana.

Guy-Can Investors Group Inc. will be the owner of a completely new modern built Plaza operating under the name **SPECTRUM** that will consist of eight (8) buildings with different purposes. The plaza will be located at 14 Coglán Dam, Vreed-en-hoop, WCD and within five (5) minutes' walk to the busy Vreed-en-hoop shopping area and the Shore base Oil and Gas project approved and construction in progress.

The shareholders will invest an estimated two billion Guyana dollars (GUY \$2,000,000,000) over a period of time for the entire project. The project will be done in phases over a period of time estimated to be 4 years.

Definition

- Guy-Can Investment Group Inc. is a business registered in Guyana own and controlled by ten Guyanese born Citizen.
- Date for start of construction is February, 2023 and our tradesmen will have up to four (4) years to complete construction of all buildings and install all necessary equipment for a proposed available date of December 1st, 2026. The first building (roof top bar) is expected to start February, 2023 and be completed by August 31st, 2023 while the second building (supermarket) is expected to start May 1st, 2023 and be completed by December 10th, 2023

Mission statements

The mission of Guy-Can Investors Group Inc. is to provide the highest quality of professional services with greater emphasis on safety, comfort and professionalism, while working closely with our customers and regulatory bodies to find practical solutions, mitigate risks and seize opportunities.

Objectives

- To provide safe, comfortable and professional residential, retail and entertainment space in an efficient and effective manner for our customers.
- To meet the high demand across the community needs.
- To quickly gain market penetration and meet the needs of prospective customers.
- To capitalize on the growing need for these services in a developing community.

Site Description

The site is lot 14 Coglan Dam, Vreed-En-Hoop, West Bank Demerara. It consists of 3.45 acres of swampy lands which were previously used for the cultivation of rice. The northern and southern sides of the site are bound by trenches that are both approximately 27 feet wide. Currently, a bridge is being constructed over the northern trench. A water pump was used to assist the construction of the bridge.

Figure One: Satellite Map – The red circle indicates the site.



3. Project Design

Development

The proposed development consists of the construction of multiple buildings catering to various needs such as hoteling, recreation, entertainment and retail (see site plan attached). Raw materials (sand, stones, cement) will be supplied by a truck owned by our company. Upon ordering and receiving raw materials, on site workers will begin tasks that will be allocated daily. This project is estimated to be completed within three years and to see buildings erected during this period. These building will accommodate various as explained above. These buildings will be built in stages starting with the two first building as per plan, then to the back three buildings and finally to the three middle buildings as per plan. These buildings will hot restaurant, supermarket, roof top bar, pool hall, office space, gym, retail space and hotel. The entire site will be fenced and internal roads will be of concrete and aggregates giving the soil conditions, rainfall and the projected number of vehicles to be catered for. The piping and drainage network will allow for frequent washing of the facility to ensure cleanliness is maintained. The soil at these sites is firm clay with proper drainage and suitable load bearing capacity for setting up of these structures.

Utilities and Waste

Water will be supplied through GUYWA who has already installed the necessary elements for running water on site. Any electrical needs will be powered through GPL who has already placed the necessary elements for electricity on site. In terms of waste management, any human waste will be removed by Cevon's Waste Management through the use of their portable washrooms. Industrial waste will be removed via Puran's Garbage Disposal, specifically their skip bin services where necessary.

Accommodation for water tanks and generators

Utility services which include potable water and electricity for the facility will be provided by state agencies – The Guyana Water Incorporated and the Guyana Power and Light respectively. To guarantee a constant and safe water supply to the facility, water will be stored onsite in 500-gallon black tanks from where it will be pumped to various areas onsite. Two 250 kw silent diesel generators will be on hand to ensure that there is no disruption to the electricity supply for the buildings.

A 50ft x 8ft elevated platform will be constructed from concrete to the western and eastern side of each building (back of buildings) of the facility to accommodate water storage tanks while a 20ft by 15ft electrical room will be built at the back northern side of the project to accommodate the generators.

To guarantee a constant safe water supply to the facility, potable water that is supplied by the Guyana Water Incorporated (GWI) will be stored onsite in 500-gallons black tanks. To guarantee the safety of the water for food processing, the water will be treated chlorine.

Waste Management

Wastes generated from the operation of this facility will be responsibly managed in accordance with established environmental regulations to prevent and mitigate negative impacts to the environment.

All solid waste will be collected and disposed by an EPA compliant waste disposal company. Remaining wastewater will be treated and discharged via pipes into the drainage canal behind and at the front of the facility which drains into the Demerara River.

4. Project Size

The project will entail a capital investment of approximately two billion dollars (G\$2,000,000,000) with an expected annual turnover of three hundred million dollars (G\$300,000,000). Higher return on investment and a steady growth of business is expected as time progresses with the project generating direct employment opportunity for fifty plus persons during the initial construction phase and five hundred plus persons during the operational phase at the facility. This facility is expected to attract thousands of persons on a monthly basis.

5. Non-Technical Explanation of the Project

The proposed project is the establishment and operation Spectrum Complex at Lot 14 Coglum Dam, Vreed-en-hoop, West Bank Demerara on a 3.45 acres of agricultural land.

Guy-Can Investors Group Inc. is a professional service organization that is seeking to establish rental and retail space, entertainment space and to cater for the tourism boom in accordance with current demand of the market. We will provide modern, safe and professional space of high quality and ensure continuous maintenance of the properties.

Guy-Can Investors Group Inc. has been researching the feasibility of establishing residential space for foreign nationals who came to Guyana to work since 2020, entertainment and retail space demand. Our research indicates that there is a greater demand for modern professional services in Guyana; especially in Vreed-en-hoop community where there will be massive business opportunity in the Oil and Gas field. Recently, Exxon Mobil had advertised the need for residential spaces to rent from Vreed-en-hoop to Wales and West Coast Demerara. Further, according to public document massive construction has already began in Vreed-en-hoop, WCD. This project will required a large number of workers hence the demand for these services will be required.

This provides the opportunity for Guy-Can Investors Group Inc. to capitalize on this growing market and meet the needs of the community. Our overall strategy is based on strong customer satisfaction, high quality service, competitive pricing, safety, reliability, professional services, skills and experience.

With an investment of Guy \$2,000,000,000 we project a positive return on investment within the first year of operation. Additionally, from a conservative forecast, we project a positive cash flow in the first two years of commencement and continuously. All workers will be strictly from Guyana. This project after completions will provide hundreds of jobs to the Guyanese population.

The project will be designed to attract more of a retail and entertainment setting which caters for the huge demand due to the many off shores business currently being established nearby. The project will focus on the growing need of the community and to ensure high international best practices. It will create employment for over 500 persons in the community of Vreed-en-hoop and contiguous communities during its construction and operational phases. The project will operate at the highest standards to safeguard the environment and in accordance with the requisite laws and regulations of Guyana such as the Environmental Protection Act, 1996 and the Occupational Safety and Health Act, 1997.

The buildings would be constructed on the eastern section and western section of the land with the center catering for hundreds of parking space ensuring customers shopping in comfort. All buildings will be constructed of concrete and steel.

6. Duration of the project

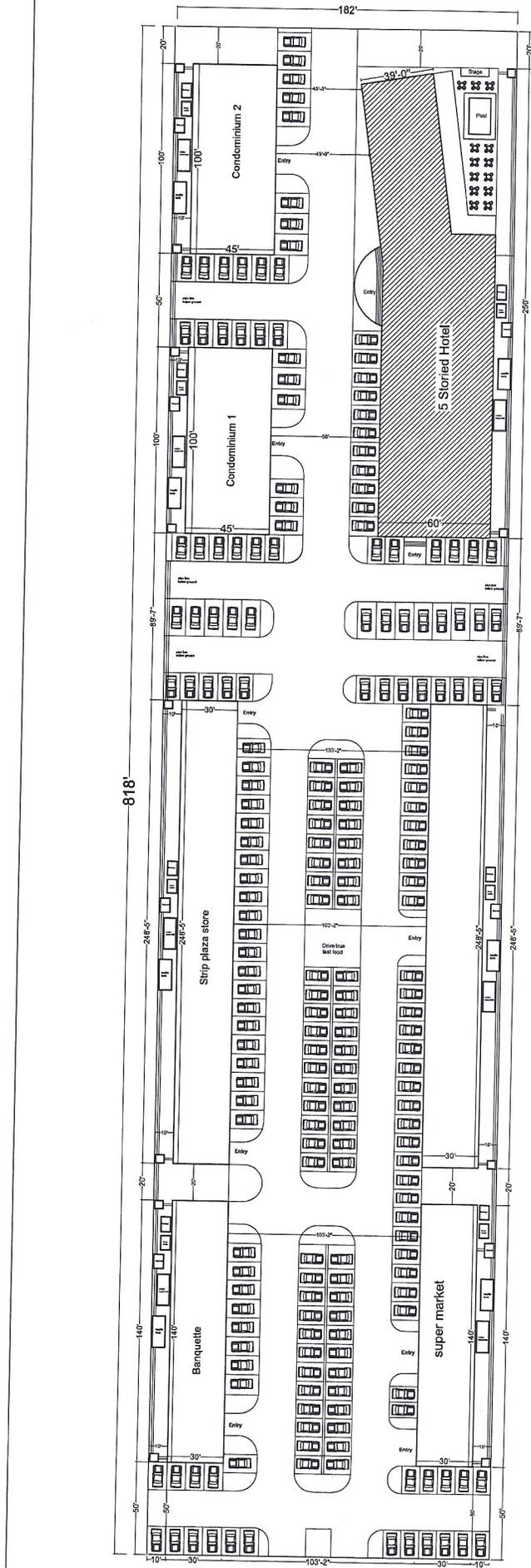
	Project	Start Date	End date
1	Bridge	11/14/2022	12/15/2022
2	Sandfill	11/25/2022	12/31/2022
3	Rooftop Bar	2/2/2023	8/31/2023
4	Supermarket	5/1/2023	12/10/2023
5	Taxi / Guard Hot	8/1/2023	11/30/2023
6	Hotel	1/3/2024	12/15/2024
7	GYM	1/4/2025	6/30/2025
8	Condo 1	5/1/2024	6/30/2025
9	Condo 2	4/1/2024	5/31/2025
10	Store	4/1/2025	10/31/2026
11	Drive thru	7/1/2026	11/30/2026
12	Road & Parking	1/4/2022	12/15/2026

7. Potential effects on the environment which may result from the existence of the project:

This project has no potential environment risk to the land, soil, water or the use of natural resources. In fact this project will benefit hundreds of residence with the community. However, should there be any effects identified during the lifespan of this project; management will ensure that such effects be eliminated and all guidelines being of EPA are being adhere to.

8. Proposed plans to mitigate environmental impacts

As indicated above, currently there are no environmental impacts foreseen, however, should there be any environmental impacts arises management will adhere to all EPA regulations and requirement to mitigate such impacts immediately.



SITE PLAN
SCALE: 1/16" = 1'-0"

