



**ALFRAN DEVELOPMENT LIMITED
(ALFRAN)**

“...Living Royally”

COMPANY PROFILE

June, 2020

COMPANY PROFILE

Established in April 2019, Alfran Development Limited (ADL) is a modern developer of multifamily homes. Our products and services reflect the skills and passion of our workforces. Alfran, is in the business of building construction, property management, property development, project management and sale of property.

Company Overview

With over a decade of experience in property development and construction management, Mr. Patrick Cameron has partnered with Alfran as an in-house consultant to provide the expertise garnered from the construction of several modern housing projects within the Kingston and St. Andrew Corporate area.

Having served as the lead construction contractor on the project, Condominiums of Drumblair and several others within the Constant Spring, Drumblair and Norbrook Communities, Mr Cameron is currently applying his knowledge to the development of ‘The Hamptons’ in New Kingston and can only add a wealth of experience to the work of Alfran in partnership with leading contractors Landmark Developers. Together with Alfran, they will breathe life and prestige into the “Genesis 28”, which is a premium housing development.

Principal of the Alfran Development Limited, Mr. Alrick Francis brings to the fore, significant experience in Strata Management, Property Management and property acquisitions. This development management experience has informed his knowledge on the best and most cost-effective way to fulfill, the average home owner’s expectations of modern convenience along with cost-effective, tasteful living.

Value Statement

Our core values are the guiding principles of the organization's culture and inform our interactions with our stakeholders and clients. These values are aligned with our business aspirations. They represent the quality and character of our organization and reflect our leadership thrust in our industry. The core values of Alfran Development Limited are;

1. Service to Humanity

Our customer is at the heart of everything we do. We are passionate about meeting and exceeding our customers' needs and expectations.

2. Trust

We strongly believe a solid foundation of trust is necessary for any organization to be effective and therefore, we work steadfastly to honor our commitments to our clients and stakeholders. Trust is at the essence of delivering on what we promise and is rooted in everything we do.

3. Integrity

We value our reputation and conduct our business with integrity, adhering to moral and ethical principles and standards.

4. Quality:

Our focus on quality is in every aspect of our business, not just our developments but also our services, our operations and our people. We are committed to providing the highest quality, which means that we continually strive to be and provide the best value for money in all that we do.

Keys to Success

- Knowledge of the construction, property management and the development industry
- Experience in the field
- Access to the best team of consultants in the construction industry
- Access to one of the best construction contractors in the industry
- Always current with the latest technological advancement
- Use of modernized construction equipment
- Use of poured-in-place concrete walls
- Great Location
- Loan Technical support from the mortgage bank

CONTACT INFORMATION:

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Project Brief

FOR

THE GENESIS 28 (MULTIFAMILY DEVELOPMENT)

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JANUARY 2020

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Amenities

Project flow chart

Project Description

The proposed development (**The Genesis 28**) is a multi-family housing development off the desirable Waterloo Avenue in Kingston. The project is a strata development comprised of twenty-four one-bedroom convertible apartment units. Each level from one to six has four apartment units with two types of unit floor spaces; type A and type B. These units will make the perfect home for the discerning homeowner.

“**The Genesis 28**” is stylishly-modern, with luxury at the core of its design and features access to the most convenient and safe living amenities in the city of Kingston.

The development is conveniently located within the Liguanea Plains of St. Andrew, close to all amenities of a modern city. **The Genesis 28** is a neatly tucked away oasis close to the sprawling lawns and courtyard of the historic Devon House.

The building is elegantly designed in a vertical seven floors elevation with creative use of glass to provide a modern contemporary finish with two points of entry.

Each apartment will include an air conditioning unit, burglar alarm systems, as well as provisions for cable television, internet and telephone. In an effort to maintain a pleasing atmosphere and aesthetic, units will be equipped with washroom space, thereby eliminating the need for outdoor laundry facilities.

The architectural landscape of the roof is a city view which includes an attractive infinity pool, entertainment bar and lounge, a state of the art wellness centre/gym, and additional recreational space. Other specific design features are further listed under the heading ‘Amenities.’

Habitable rooms provided:

- 24 one bedroom, two type:
 - a) Type A – 1250 sqf (18 units)
 - b) Type B – 1350 sqf (6 units)

Parking

- Provided – 2 per unit
 - a) Basement Parking - 839.2.sqm
 - b) Ground Floor Parking - 752.7.sqm

Amenity

- Provided – 679sqm
 - a) 300sqm @ ground
 - b) 379sqm @ roof

Figure 1. The Genensis 28

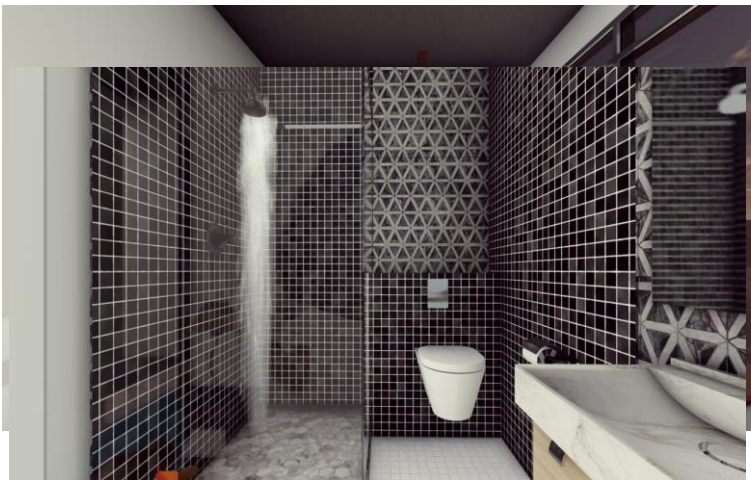


Figure 2. Building Design Showing Roof Top Amenities



Figure 3. Other Amenities



Figure 4. Building Design Showing Ground Floor Parking



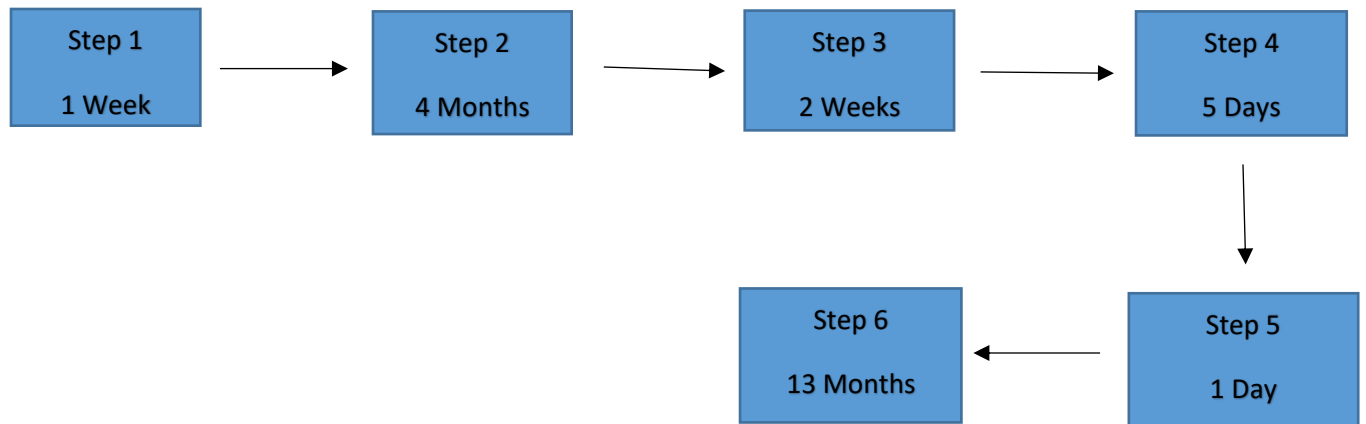
Above: Glass framed Balcony on each unit at 4ft wide – 25ft length

Amenities

- Fire Alarm System with Smoke and Heat Detectors
- Fire Water Well with sprinklers
- CCTV and Electronic Access/24 hour security
- Infinity Pool
- Entertainment Bar and Lounge
- Wellness Center/gym and sauna
- 2 parking per unit
- Electronic Gate
- Elevator
- Solar for common area
- Standby Generator (optional for units)
- Backup water supply
- Conference Room

Project Flow Chart

- Step 1 Generate estimate for expenditure
- Step 2 Acquire relevant legal approvals and assistance (permits, lawyer, architect etc)
- Step 3 Remove existing structure
- Step 4 Prepare land for constructions (fencing, treatments, etc.)
- Step 5 Conduct final meeting with all stakeholders to establish that which is expected of each and the relevant time intervals.
- Step 6 Construct the housing units





Contact:



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Genesis 28

Price Listing & Sales

Attorney at Law

Rachel Donaldson

Rachel Donaldson and Associates

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Genesis 28

Located at 28 Waterloo Avenue Kingston, the development has twenty two (22) unit for sale. The descriptions are as follows:

- 16) Units at 1250sqft
- 6) Units at 1350sqft

Starting Date: March 2020

Estimated Completion: May 2021

[Payment Plan](#)

Non Mortgage Clients

20% On signing (Deposit)
25% After 90 days
30% After 180 days
15% After 370 days
10% Balance on Completion

Payment Plan Mortgages

Pre-Approval needs to be submitted with offer

10% On Signing (Deposit)
15% After 90 days
75% Balance on Completion

