

OFFICIAL DEVELOPMENT PROSPECTUS · 2026

# Sovereign Soil Initiative

## *Full Prospectus*

A comprehensive proposal for institutional partners, development finance institutions, and aligned investors. This document presents the Sovereign Soil model — collectively-owned Pan-African communities combining regenerative agriculture, cultural production, and diaspora economic sovereignty.

PRESENTED BY

Safe for Families Everywhere

STATUS

Active Fundraising · Phase 1

CAPITAL ASK

\$3M – \$8M Phase 1

DOCUMENT DATE

April 2026

✓ AgroGreen Dynamics – 500 Hectares Confirmed



# 01 Executive Summary

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## AgroGreen Dynamics — Land Partnership Confirmed

AgroGreen Dynamics has confirmed the ability to secure **500 hectares (~1,235 acres)** for the first Sovereign Soil community. This exceeds the original Phase 1–3 land target of 250–500 acres and validates the model at scale. AgroGreen is asking for a timeline to begin. This prospectus reflects that partnership as a live operational commitment.

**Sovereign Soil is the world's first collectively-owned Pan-African land and development initiative** — purpose-built to address the interlocking crises of Black land dispossession, food insecurity, diaspora economic exclusion, and the infrastructure vacuum across West Africa.

We are building sovereign communities where people of African descent — from the continent, the Caribbean, and the diaspora — can own land collectively, govern themselves democratically, grow their own food, educate their children, build businesses, and transmit wealth across generations. These are not charity villages or government housing projects. They are **self-sustaining cities designed to outlast their founders**.

## The Opportunity

West Africa is experiencing the fastest-growing urban population on Earth, a 125% surge in Nollywood and Pan-African media, and a generation of diaspora professionals seeking meaningful reconnection to the continent. At the same time, African nations import over \$35 billion in food annually — food that could be grown on African soil, by African hands, at African prices. The infrastructure to serve this intersection of demand does not yet exist at scale.

Sovereign Soil is building it.

## The Model

Each Sovereign Soil community is designed across **250–500 acres** (Phase 1 through 3 combined), with a confirmed first site of **500 hectares (~1,235 acres)** secured through our partnership with AgroGreen Dynamics. Communities are divided into functional zones: residential housing, regenerative agriculture, schools and STEM campuses, health clinics and maternity centers, commercial cooperatives, innovation corridors and studios, and utility infrastructure including solar, water retention, and biogas.

Every resident is a co-owner. Every enterprise within the community feeds back into a shared wealth pool. Land is held in a community trust — it cannot be sold, seized, or foreclosed. Governance is democratic. Wealth is intergenerational.

### Capital Structure

**\$3M-  
\$8M**

Phase 1 Capital Raise

**\$900K-  
\$1.8M**

Year 1 Revenue Projection

**Mo. 6-  
8**

Projected Break-Even

**\$25M-  
\$50M**

Phase 2 / Series A Target

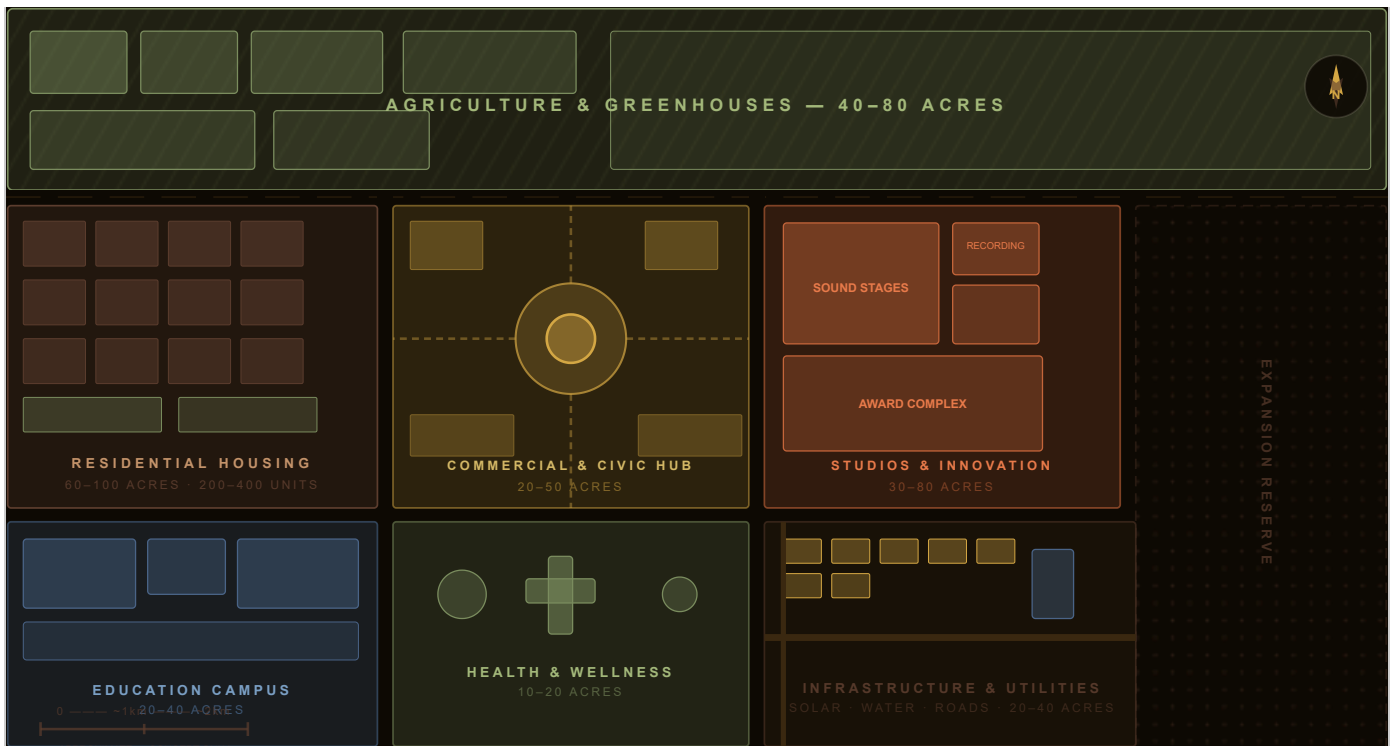
**500 ha**

Confirmed Land  
(AgroGreen)

**501(c)  
(3)**

Fiscal Sponsor — Safe for  
Families

COMMUNITY MASTER PLAN — 500-HECTARE SOVEREIGN SOIL SITE CONCEPT



- Agriculture & Greenhouses (40–80 ac)
- Residential Housing (60–100 ac)
- Commercial & Civic Hub (20–50 ac)
- Studios & Innovation (30–80 ac)
- Education Campus (20–40 ac)
- Health & Wellness (10–20 ac)
- Infrastructure & Utilities (20–40 ac)
- Expansion Reserve (remaining)

*Schematic master plan concept — not to exact scale. Final site plan determined by topography, title clearance, and AgroGreen partnership specifications.*

## Geographic Strategy

Phase 1 launches in **West Africa** — Burkina Faso as the primary site, with Nigeria and Mali as concurrent development markets. These locations were selected for land availability, government receptiveness, diaspora interest, and existing cultural and media infrastructure. The AgroGreen partnership operates in this region and is positioned to move quickly once a timeline is confirmed.

## Fiscal & Legal Structure

Sovereign Soil operates under the fiscal sponsorship of **Safe for Families Everywhere**, a registered 501(c)(3) nonprofit organization. This structure enables tax-deductible

contributions, institutional grant eligibility, and a transparent accountability framework for development finance institutions including AFREXIMBANK and the Dangote Foundation.

## Why Now

A convergence of conditions makes this moment uniquely ready: land is available through confirmed partners; diaspora capital is looking for Africa; African governments are actively courting diaspora investment; and the cultural moment — Afrobeats, Nollywood, Pan-African identity — has never been stronger. The infrastructure gap is real, documented, and solvable. Sovereign Soil is the solution.

### THE CORE COMMITMENT

This is not a pilot program or a proof of concept. With AgroGreen's 500-hectare land commitment confirmed and a full fiscal and legal structure in place, Sovereign Soil is an operational initiative awaiting capital to build. The founders are asking for partners, not permission.

02 **Founder Letter**

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## To our partners, funders, and future builders —

I started Sovereign Soil because I grew up watching Black families in America lose ground — literally and figuratively. I watched communities that had accumulated land, built businesses, and created culture get eroded by a system designed to concentrate wealth somewhere else. And I watched that same story repeat across the African continent and the diaspora — in Burkina Faso, in Lagos, in Kingston, in Compton.

The land is always taken. The culture is always commodified. The community is always scattered. And somehow, the people who built the most are left with the least.

I didn't want to build a nonprofit that provided services to that problem. I wanted to build something that **ended it** — a model for collective ownership so solid, so legally protected, so economically self-sustaining, that no external force could dismantle it in a generation.

That is what Sovereign Soil is. It is not a charity. It is not a real estate investment vehicle. It is a new model for how Black and African people organize land, build wealth, raise children, and govern themselves — together, on ground we actually own.

The African diaspora represents **over 150 million people** scattered across the Americas, Europe, and the Caribbean. We send billions of dollars back to the continent every year. We vote, we organize, we produce culture that shapes the entire world. What we do not have — what no one has built for us — is a sovereign place to return to. A community that was built by us, governed by us, and will be inherited by our children.

That is what we are building in West Africa. Starting with 500 confirmed hectares through our partnership with AgroGreen Dynamics — land that exceeds our original Phase 1–3 target — we are ready to break ground on the first Sovereign

Soil community. The infrastructure blueprints are done. The governance model is designed. The housing catalog is ready. The food systems and schools are planned down to the acre. AgroGreen is asking us when we want to start.

We are asking our institutional partners to help us answer that question.

The capital we are raising in Phase 1 — \$3M to \$8M — is not speculative. It funds land development, the first residential and agricultural infrastructure, cooperative enterprise formation, and the operational capacity to begin accepting founding builders and diaspora families. Projections show revenue of \$900K–\$1.8M in Year 1 and break-even by Month 6–8. This is a viable, scalable, replicable model. And it is a moral imperative.

I am not asking for charity. I am asking for investment in something that has never been built for our people at this scale — and that the world desperately needs us to build now.

The soil is ready. The partners are confirmed. We are ready to build.

With conviction and clarity,

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## **Antoine Perrin**

Founder, Sovereign Soil Initiative

Executive Director, Safe for Families Everywhere (501(c)(3))

Los Angeles, California, USA

[soilsovereign.com](https://soilsovereign.com) · [sovereignos-4.polsia.app](https://sovereignos-4.polsia.app)

[Twoperrin@gmail.com](mailto:Twoperrin@gmail.com) · (626) 283-2944

## 03 About Safe for Families Everywhere

**Safe for Families Everywhere** is the 501(c)(3) nonprofit organization that provides the fiscal and legal foundation for Sovereign Soil. It serves as the anchor entity through which charitable contributions are accepted, grants are administered, and the mission of the Initiative is legally protected.

### Legal Status & Structure

Safe for Families Everywhere is organized as a nonprofit public benefit corporation and holds federal tax-exempt status under Section 501(c)(3) of the United States Internal Revenue Code. This designation means that all contributions to the organization from U.S. donors are tax-deductible to the fullest extent permitted by law.

EIN (Employer Identification Number): **[TBD — to be confirmed by founder]**



#### 501(c)(3) Status

Federally recognized tax-exempt nonprofit. Contributions from U.S. donors are fully tax-deductible. Eligible for institutional and foundation grants.



#### Legal Anchor Entity

Holds land trust instruments, cooperative agreements, and partnership contracts on behalf of Sovereign Soil communities. Provides liability protection and legal continuity.



#### International Eligibility

U.S. 501(c)(3) status enables partnerships with international development finance institutions including AFREXIMBANK, the Dangote Foundation, and aligned multilateral funders.



#### Grant Administration

Manages grant receipts, fund disbursement, financial reporting, and compliance documentation for all major contributions to the Initiative.

## Mission Scope

Safe for Families Everywhere's organizational mission encompasses the promotion of housing security, food sovereignty, community self-governance, and economic empowerment for Black and African-descended families globally. The Sovereign Soil Initiative is its flagship program — the operational expression of that mission at continental scale.

## Governance & Oversight

The organization is governed by a Board of Directors responsible for fiduciary oversight, strategic direction, and mission fidelity. Board composition includes professionals in law, development finance, community organizing, and Pan-African economic development. **[Full board composition available upon request]**

## Relationship to Sovereign Soil

Safe for Families Everywhere is not merely an administrative entity — it is the values backbone of the Initiative. While Sovereign Soil communities will be operationally self-governing once established, the nonprofit holds the initial land trust structures, provides compliance and reporting infrastructure, and ensures that the founding commitments of the model — collective ownership, intergenerational wealth, democratic governance — are legally protected in perpetuity.

### FOR INSTITUTIONAL PARTNERS

AFREXIMBANK, the Dangote Foundation, and other institutional partners are invited to direct contributions and grant disbursements through Safe for Families Everywhere. Full financial statements, IRS determination letters, and governance documentation are available upon execution of an NDA or expression of interest.

## 04 Mission & Vision

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### MISSION STATEMENT

To build collectively-owned, self-governing communities on African soil where people of African descent can own land, grow food, educate their children, govern themselves, create culture, build enterprises, and transmit wealth across generations — free from the systems that historically denied them that right.

Sovereign Soil exists to close the gap between who Black and African people are — a globally dispersed, culturally rich, economically powerful people — and the material conditions most still live in. We are not interested in incremental improvement. We are building the infrastructure for a fundamentally different relationship between Black people and land.

### The Core Conviction

Land is not a commodity. It is the physical foundation of civilization — the basis of food, shelter, governance, culture, and wealth. When a people lose their land, they lose access to all of these. When they reclaim it, collectively and permanently, they regain the capacity to determine their own futures.

The Sovereign Soil model holds that **collective ownership is more durable than individual ownership** in contexts of systemic economic pressure. A community land trust cannot be foreclosed. It cannot be seized for individual debt. It cannot be sold off in pieces by heirs who need cash. It persists across generations because it belongs to everyone — and no one can unilaterally dissolve it.

### YEAR 1-2 · 2026-2027

#### Establish the First Community

Break ground on the first Sovereign Soil site in West Africa (Burkina Faso primary, Nigeria parallel). Complete Phase 1 infrastructure: residential units, agricultural zones, core facilities. Welcome the

first cohort of founding builders and diaspora families. Launch cooperative enterprises. Achieve operational break-even by Month 8.

#### YEAR 3-5 · 2028-2030

### Expand the Network

Scale the first community to full 500-hectare utilization. Launch a second community in a parallel market (Nigeria or Mali). Open the Sovereign Soil Studios complex for Pan-African media production. Establish the cooperative bank and formal diaspora onboarding pipeline. Raise Phase 2 / Series A (\$25M-\$50M) for full expansion.

#### YEAR 5-10 · 2030-2035

### A Continental Network

Five to ten Sovereign Soil communities operational across West, East, and Southern Africa. A replicable, documented community development model available to partner organizations globally. Pan-African Award Show and media ecosystem in full operation. Diaspora return pathways established and functioning at scale, serving tens of thousands of families.

#### YEAR 10-25 · 2035-2050

### Generational Transformation

A generation of children born into Sovereign Soil communities who have known nothing but collective ownership, quality education, food security, and cultural pride. Communities generating their own energy, growing their own food, and managing their own governance systems. A living proof — replicated across the continent and beyond — that Black and African people have always been capable of building sovereign civilizations. They simply needed the land.

## What Victory Looks Like in 25 Years

In 2050, a child born in a Sovereign Soil community in Burkina Faso will be the second generation to grow up on collectively-owned land. She will have been educated in a school that taught her in both French and Yoruba. She will have learned regenerative farming techniques alongside Western STEM curricula. She will have grown up watching Pan-African films produced in studios built next door to her home. When she inherits her portion of the community trust, she will not be able to sell it — but she will never need to. Because the community will provide everything her family needs, and she will be part of governing it.

That is the vision. It is not utopian. It is architectural. And the first 500 hectares are already secured.



## 05 Why Sovereign Soil Matters

The problem Sovereign Soil addresses is not abstract. It is documented in economic data, demographic research, and the lived experience of hundreds of millions of people. Five intersecting crises create the conditions — and the urgency — for this initiative.

**14% →  
 <2%**

Black land ownership collapse in the U.S. over the past century

**\$35B+**

Annual African food import bill — food grown nowhere near African soil

**150M+**

African diaspora members worldwide with no collective land base

**125%**

Nollywood box office growth — cultural production demand with no infrastructure

**42M**

African-Americans — capital holders with no collective African land stake

**0**

Fully-integrated, collectively-owned Pan-African communities at scale — until now

### The Land Crisis

Black land ownership in the United States collapsed from approximately 14% of Southern agricultural land in 1910 to less than 2% by the end of the twentieth century. This was not the result of market forces. It was the result of systematic dispossession: heirs' property fraud, tax sales, government seizure for infrastructure development, discriminatory lending, and outright violence. The same pattern — dispossession by design — has played out across the African continent as colonial land systems were replaced by post-colonial frameworks that preserved many of the same structural inequalities.

The result is a global Black population that, despite enormous cultural, intellectual, and economic production, holds almost no collective stake in land — the foundational asset class of all wealth systems.

### The Food Sovereignty Crisis

Africa, despite possessing 60% of the world's uncultivated arable land, imports over \$35 billion in food annually. This is not because Africans cannot grow food — it is because the infrastructure for large-scale, community-owned agricultural production has never been systematically built. Sovereign Soil's agricultural zones, designed to produce food for community consumption and commercial export, directly address this gap.

## The Diaspora Disconnection

The African diaspora sends over \$90 billion annually to the continent in remittances — more than the total foreign direct investment in many African nations. These are people with capital, skills, and cultural connection to Africa. What they lack is a structured, legally secure pathway to *be* on the continent — to own land there, govern a community, and raise children in African culture without sacrificing economic security. Sovereign Soil is that pathway.

## The Infrastructure Gap

West Africa has zero purpose-built, Pan-African cultural production infrastructure comparable to what Hollywood built for the American film industry. Nollywood — already the world's second-largest film industry by volume — is producing films largely in makeshift facilities, on borrowed equipment, without the post-production infrastructure that could make it globally competitive. Sovereign Soil's Studio Zone is designed to fill that gap.

## The Governance Gap

Existing models for community land development — government housing, charity villages, commercial developments — all reproduce a common structural flaw: residents do not govern. They comply. Sovereign Soil's democratic governance model gives every resident a direct stake in community decisions, cooperative enterprise profits, and the long-term stewardship of the land trust. This is not a feature. It is the entire point.

### THE GAP NO ONE ELSE IS FILLING

No other organization is building what Sovereign Soil is building: a fully-integrated, collectively-owned community model that combines land security, food production, cultural infrastructure, education, health, and diaspora economic reintegration — on the

African continent, for African people, governed by African people. The gap is real. The need is documented. The solution is Sovereign Soil.

## 06 Community Model

The Sovereign Soil community model is the Initiative's core innovation. It is neither a real estate project nor a charity program. It is a **designed social and economic system** — a blueprint for how a community of Black and African people can organize around collectively-owned land and produce durable, intergenerational wealth.



### Collective Ownership

Land is held in a community trust. Every resident is a co-owner with equal stake. No individual can sell or encumber community land — it belongs to the collective, permanently.



### Democratic Governance

Community decisions are made through elected councils and direct-vote referenda. Every resident has one vote. Governance structures are designed to prevent the concentration of power.



### Builder Membership

Residents earn their stake through contribution — labor, skills, capital, or cultural production. Builder membership is how newcomers establish standing in the community governance structure.



### Wealth-Sharing

Profits from community enterprises — farms, studios, markets, clinics, cooperative bank — flow back into the community wealth pool. Distributions are governed democratically.



### Intergenerational Transfer

Community trust stakes are inherited by children born into or adopted by the community. Wealth stays in the community



### Diaspora Integration

A dedicated onboarding infrastructure allows diaspora members to apply, transition, and become full community members with land

across generations — it cannot be extracted by outside parties.

rights, governance voice, and economic participation.

## How Communities Grow

Sovereign Soil communities are designed to grow in three phases aligned with land development. **Phase 1** establishes the residential core, agricultural base, and essential services. **Phase 2** adds educational, cultural, and commercial infrastructure as the population grows and enterprises become profitable. **Phase 3** builds the full studio complex, innovation corridor, and expanded agricultural and commercial zones.

Each phase is designed to be self-funding once Phase 1 achieves break-even. The community does not depend on ongoing charitable giving to sustain itself — it generates revenue from agricultural production, enterprise leases, studio fees, cooperative market activity, and diaspora onboarding contributions.

## The Builder Compact

Every person who joins a Sovereign Soil community does so under what we call the **Builder Compact** — a mutual agreement between the individual and the collective. Builders commit to contributing to the community (through work, governance participation, or financial contribution), to respecting collective decision-making even when they disagree with outcomes, and to maintaining the land trust in perpetuity. In exchange, the community commits to providing secure housing, food access, educational opportunity, governance voice, and wealth participation for the builder and their family.

This is not a landlord-tenant relationship. It is a citizen relationship — to a community, not a state.

## Enterprise Ecology

Each community is designed to host a diverse ecology of cooperative enterprises that collectively produce food, services, and cultural goods for internal consumption and external sale. These enterprises include:

- **Agricultural Cooperative** — farms, greenhouses, aquaponics, seed bank, food processing
- **Media & Studio Cooperative** — sound stages, recording studios, film production, animation
- **Commercial Cooperative** — markets, retail plaza, admin services
- **Cooperative Bank** — internal credit union, savings, micro-lending to builders
- **Health Cooperative** — clinics, maternity center, dental, healing spaces
- **Education Cooperative** — schools, STEM campus, vocational training

Each cooperative is governed independently by its workers and members, subject to the overarching community governance framework. Surplus is distributed to workers first, with a percentage flowing into the community wealth pool.

## 07 Land Ownership & Governance

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### AgroGreen Dynamics — Model Validated at Scale

The confirmed partnership with AgroGreen Dynamics for **500 hectares (~1,235 acres)** in West Africa demonstrates that the land acquisition component of the Sovereign Soil model is not theoretical. A credible, experienced agricultural partner has reviewed the model and is prepared to move. They are asking for a timeline to begin. This is proof of concept.

### The Community Land Trust Framework

At the legal foundation of every Sovereign Soil community is a **Community Land Trust (CLT)** — a nonprofit legal entity that holds land in perpetual trust for the benefit of the community. This structure, developed over decades in the United States and now applied globally, provides permanent protection against the three most common causes of community land loss: individual financial distress, speculative purchase, and inheritance fragmentation.

Under the CLT framework:

- The land trust holds title to all community land permanently
- Individual households hold long-term ground leases (typically 99-year renewable leases)
- Ground leases are heritable — they pass to children and designated successors
- Ground leases cannot be sold at market rate — resale formulas preserve affordability
- The CLT board is governed democratically by community members
- The land cannot be seized for individual debt; only the leasehold interest is subject to lender claims

### Adapting the Model for West Africa

The CLT structure will be adapted to the specific land tenure frameworks of Burkina Faso (and subsequent host nations). This requires careful legal work with local counsel to ensure the community trust instruments are recognized under national law, that the land rights of diaspora members are protected, and that governance structures comply with host-country nonprofit and cooperative law.

Safe for Families Everywhere is coordinating this legal work with international development law specialists. **[Legal partner firm to be named — available upon execution of NDA]**

## Governance Architecture

Community governance operates on three levels:

LEVEL	BODY	SCOPE OF AUTHORITY	SELECTION
<b>1 — Foundational</b>	Community Land Trust Board	Land trust management, long-term stewardship, CLT constitution amendments	Elected by all leaseholders, staggered 3-year terms
<b>2 — Executive</b>	Community Council	Day-to-day governance, budget approval, enterprise oversight, dispute resolution	Elected by all community members, 2-year terms
<b>3 — Direct</b>	General Assembly	Major decisions, constitutional amendments, enterprise formation/dissolution	All community members; supermajority (66%) required for fundamental changes

## Digital Governance Infrastructure

Sovereign Soil will implement digital tools to support transparent, accessible governance — including a community portal for proposal submission and voting, transparent financial dashboards showing enterprise performance and wealth pool distributions, a land registry

tracking all ground leases and inheritance designations, and secure communication systems for community deliberation.

These tools are particularly important for engaging diaspora members who may hold community stakes while living abroad, enabling them to participate in governance remotely and maintain active citizenship in the community.

## **Conflict Resolution**

The community governance framework includes a formal conflict resolution process rooted in restorative justice principles and African customary law traditions. A Community Court — staffed by elected community elders and trained mediators — handles internal disputes before any external legal intervention. This keeps community conflicts within the community wherever possible and builds internal capacity for governance.

### **AGROGREEN PARTNERSHIP — LAND SECURITY**

The 500-hectare land commitment from AgroGreen Dynamics will be formalized through a binding land acquisition agreement between AgroGreen, the host-country CLT entity, and Safe for Families Everywhere. Legal instruments are in preparation. The partnership removes land acquisition as a risk variable from Phase 1 execution — the land is secured; capital is needed to build.

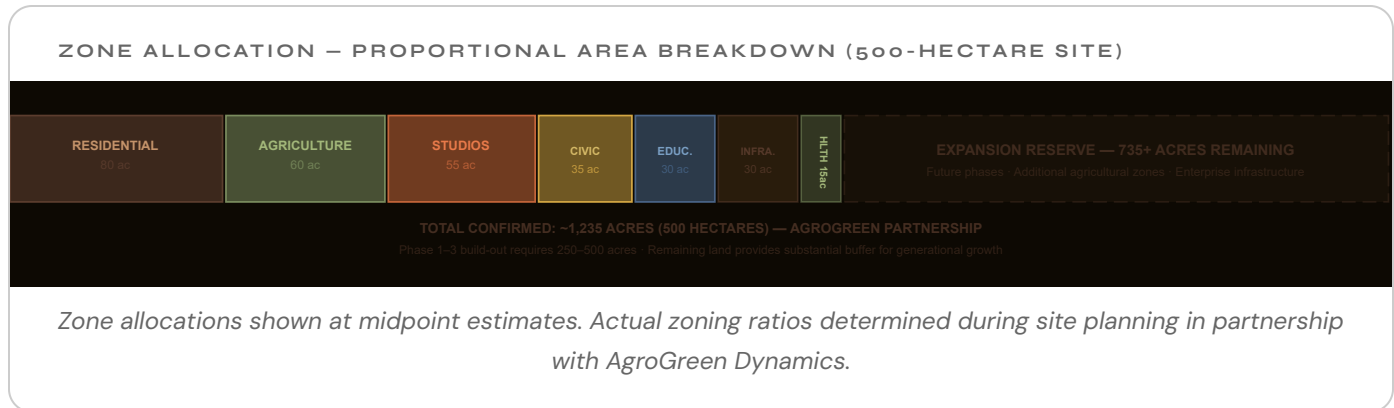
## 08 Infrastructure Zones

Each Sovereign Soil community is organized into **eight functional infrastructure zones**, each designed for a specific category of community life. The zoning model reflects the principle that a truly sovereign community must be *completely* self-sufficient — not partially served.

The total land footprint for a full Phase 1–3 community is **250–500 acres**. AgroGreen Dynamics has confirmed the availability of **500 hectares (~1,235 acres)** for the first site — exceeding the combined Phase 1–3 target and providing significant buffer for future expansion and agricultural scale-up.

ZONE	ACREAGE	PRIMARY FUNCTIONS
<b>Residential Housing</b>	60–100 acres	All housing unit types; streets, pathways, shared green space between homes; community garden plots
<b>Agriculture &amp; Greenhouses</b>	40–80 acres	Open field cultivation, greenhouse facilities, aquaponics, seed bank, food processing center, cold storage, poultry and livestock areas
<b>Education Campus</b>	20–40 acres	Early childhood through secondary school, STEM center, coding and robotics labs, vocational training, library, Black history and cultural museum, media arts school
<b>Health &amp; Wellness</b>	10–20 acres	Medical clinics (primary and specialist), maternity and birthing center, dental offices, mental wellness facility, herbal medicine garden, fitness and rehabilitation center
<b>Commercial &amp; Civic</b>	20–50 acres	Community market and retail plaza, cooperative bank and credit union, administrative offices, legal aid center, diaspora welcome and onboarding center, guest lodges

ZONE	ACREAGE	PRIMARY FUNCTIONS
<b>Studios &amp; Innovation</b>	30–80 acres	Film and TV sound stages, recording studios, news production center, animation and AI workstations, maker spaces, 3D fabrication lab, warehouses, innovation corridor, workshop facilities
<b>Infrastructure &amp; Utilities</b>	20–40 acres	Roads, pathways, parks and green corridors, security zones, water retention and treatment, solar farm and battery storage, biogas plant, recycling facility, EV charging and transport depot
<b>Expansion Reserve</b>	Remaining land	Reserved for future population growth, additional agricultural zones, or new enterprise infrastructure as the community scales beyond Phase 3
<b>Total — Phase 1–3</b>	<b>250–500 acres</b>	<b>Confirmed AgroGreen site: ~1,235 acres — provides full Phase 1–3 footprint plus substantial expansion capacity</b>



## Population Capacity

At **250 acres**, a Sovereign Soil community can comfortably support **1,000–1,500 residents** with full agricultural, commercial, and cultural infrastructure. At **500 acres**, the community grows to support **several thousand residents** while dramatically expanding agricultural output and commercial enterprise capacity.

The confirmed AgroGreen 500–hectare site (~1,235 acres) provides the footprint for a mature, full–scale community — not just Phase 1 infrastructure. This scale allows the community to be genuinely self–sustaining from the beginning, rather than beginning small and struggling to grow into viability.

## Climate Adaptation

All infrastructure zones will be designed with climate–appropriate specifications for the host region. The Sahel variant (applicable to Burkina Faso and Mali sites) emphasizes shade structures, water retention earthworks, drought–resistant crops, and passive cooling in building design. The humid tropical variant (applicable to coastal Nigeria and similar sites) emphasizes drainage, humidity management, and crops suited to year–round rainfall.

## Phased Build-Out

Not all zones are built simultaneously. The phasing sequence prioritizes immediate livability and revenue generation:

- **Phase 1:** Residential core + Agricultural zone + Health essentials + Admin/commercial hub
- **Phase 2:** Education campus + Expanded agriculture + Studio Phase 1 + Cooperative bank
- **Phase 3:** Full studio complex + Innovation corridor + Expansion housing + Infrastructure completion

# 09 Housing Models

Sovereign Soil housing is not generic development housing. It is a carefully designed catalog of unit types, each built for a specific stage of life and family composition — and all built to a common standard that expresses the identity, climate resilience, and material sovereignty of the community.

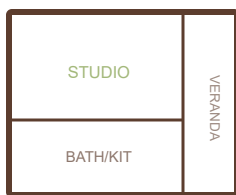
All units are constructed using **Compressed Earth Block (CEB)** technology — locally-sourced earthen materials compressed into structural blocks that are thermally efficient, low-carbon, and deeply rooted in West African building tradition. Every unit includes a solar rooftop package, rainwater collection system, shaded veranda, outdoor cooking area, and kitchen garden zone.

Exterior design integrates **Adinkra and Yoruba-inspired decorative elements** — a visual vocabulary that marks these as Pan-African spaces, not transplanted Western developments.

### STANDARD FEATURES — ALL UNITS

Rainwater collection system · Solar rooftop package · Biogas or composting toilet option · CEB (Compressed Earth Block) walls · Shaded veranda · Outdoor cooking area · Kitchen garden zone · Adinkra/Yoruba-inspired exterior details · Available in dry Sahel and humid tropical climate variants

### UNIT TYPE FOOTPRINT COMPARISON — SCHEMATIC FLOOR PLANS



**TYPE A — STUDIO**

30–45 m<sup>2</sup>



**TYPE B — 1 BEDROOM**

50–70 m<sup>2</sup>



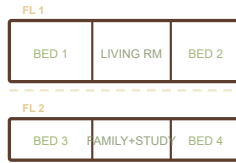
**TYPE C — 2 BEDROOM**

80–110 m<sup>2</sup>



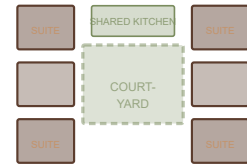
**TYPE D – 3 BEDROOM**

140–170 m<sup>2</sup>



**TYPE E – 4 BED DUPLEX**

180–240 m<sup>2</sup>



**TYPE F – COMMUNAL PAVILION**

4–8 Private Suites

*Schematic floor plan concepts — not to scale. All units include solar rooftop, rainwater collection, CEB walls, and Adinkra/Yoruba-inspired exterior detailing.*

## Unit Catalog

UNIT TYPE A

30–45 m<sup>2</sup>

### Bachelor / Studio Unit

**Beds:** Studio **Baths:** 1 **Floors:** 1

Sleeping area, small kitchenette, bathroom, and small veranda. Shared laundry and community garden nearby. Compact, efficient, and fully self-contained for solo living.

→ Ideal for: students, elders, interns, volunteers, teachers, and single professionals transitioning into community life

Solar rooftop

Rainwater collection

CEB walls

Veranda

Shared laundry

Kitchen garden

UNIT TYPE B

50–70 m<sup>2</sup>

### One Bedroom Cottage

**Beds:** 1 **Baths:** 1 **Floors:** 1

Full bedroom, bathroom, open living room, kitchen, covered front porch, and small backyard garden plot. Designed for comfort and simplicity.

→ Ideal for: couples, retirees, young professionals, and diaspora individuals making an initial transition to community living

Solar rooftop

Rainwater collection

CEB walls

Front porch

Back garden

Outdoor cooking

## UNIT TYPE C

80-110 m<sup>2</sup>**Two Bedroom Bungalow****Beds: 2   Baths: 2   Floors: 1**

Two bedrooms positioned on opposite sides of the unit for privacy. Two full bathrooms, open-plan kitchen and dining area, generous covered veranda, and space roughed in for future expansion.

→ Ideal for: small families with young children, couples with a home office or creative space need

Dual bathrooms

Solar rooftop

Rainwater collection

CEB walls

Covered veranda

Expansion-ready

## UNIT TYPE D

140-170 m<sup>2</sup>**Three Bedroom Bungalow****Beds: 3   Baths: 3   Floors: 1**

Master suite with en-suite bath. Two secondary bedrooms, a dedicated office nook, walk-in pantry, large living room, and both front and rear verandas for cross-ventilation and outdoor living.

→ Ideal for: medium-sized families, multigenerational households with elders, professional couples with children

Master suite

Office nook

Walk-in pantry

Dual veranda

Solar rooftop

CEB walls

## UNIT TYPE E

180-240 m<sup>2</sup>**Four Bedroom Duplex****Beds: 4   Baths: 3+   Floors: 2**

Two-story design with family room upstairs and office/guest room downstairs. Walk-in pantry, dedicated laundry room, and a large balcony. Designed for established families with space for hosting diaspora visitors or extended family stays.

→ Ideal for: larger families, diaspora professionals returning with household staff or extended family, community leaders

Two floors

Large balcony

Laundry room

Walk-in pantry

Solar rooftop

CEB walls

UNIT TYPE F

Shared Cluster

### Communal Pavilion Housing

**Suites:** 4–8 private    **Layout:** Cluster

Four to eight private sleeping suites arranged around a shared courtyard. Communal kitchen, shared outdoor gathering space, shared laundry area. Designed for intentional communal living while preserving individual privacy.

→ Ideal for: volunteers, elders in mutual-care arrangements, transitional housing, visiting builders and diaspora guests, students and interns

Private suites

Shared courtyard

Communal kitchen

Solar rooftop

CEB walls

Guest-ready

### NEIGHBORHOOD COMPOSITION TARGET

20%	20%	25%	20%	10%	5%
20% Bachelor/Studio (Type A)	20% One-Bedroom (Type B)	25% Two-Bedroom (Type C)			
20% Three-Bedroom (Type D)	10% Four-Bedroom Duplex (Type E)				
5% Communal Pavilion (Type F)					

*Neighborhood mix percentages are targets that will be adjusted based on community demographics, applicant profiles, and phase-specific priorities. The mix is designed to serve every stage of life and household composition within a single community.*

# 10 Education System

The Sovereign Soil education system is designed to produce something most school systems fail to produce: **people who know who they are**. Technical competence, yes. Academic rigor, yes. But also cultural grounding, historical memory, language connection, and the practical skills to sustain a sovereign community — farming, governance, building, healing, and making.

The education campus (20–40 acres) houses a full K–12 equivalent program alongside adult vocational training, a STEM innovation center, and cultural preservation infrastructure. Education is not separate from community life — it is woven through it.



## Agricultural Education

Children learn farming as a core discipline from early childhood. Indigenous farming traditions, regenerative techniques, seed saving, soil science, aquaponics, and food systems — integrated with science and math curricula.



## Cultural Education

History of African civilizations, Pan-African diaspora movements, Afrobeats and traditional music, visual arts rooted in Adinkra, Yoruba, and other traditions, storytelling, oral history, and community memory.



## Language Preservation

Multilingual instruction in the national language, at least one major regional African language (Yoruba, Wolof, Twi, or Bambara depending on site), and English. Language is sovereignty — this is non-negotiable.



## STEM & Technology

Coding, robotics, solar energy, 3D fabrication, AI tools, and digital media production. The STEM center is connected to the Innovation Corridor so student projects can become real community enterprises.



### **Vocational Training**

CEB construction, solar installation, water systems, electrical, plumbing, welding, carpentry — skills that directly maintain and expand the community infrastructure. Vocational graduates become the community's builders.

### **Media Arts**

Film production, journalism, radio, animation, music production. The media arts school is directly connected to the studio complex — students learn on professional equipment and may transition directly into studio employment.

## **Curriculum Philosophy**

The Sovereign Soil curriculum rejects the colonial school model that separates academic knowledge from practical life and severs cultural identity from intellectual development. Every subject is taught in context. Science is taught in the farm and the lab. Governance is taught in student councils that mirror community governance. History is taught through the living cultural traditions that the community practices.

The curriculum framework draws on the work of Pan-African educators including Cheikh Anta Diop, Asa Hilliard, and Ngugi wa Thiong'o, adapted for a practical, forward-looking community context. It is not backward-looking nostalgia — it is an honest accounting of who African people are and what they are capable of building.

## **Early Childhood Foundation**

Early childhood education (ages 0–6) is treated as the most critical phase. The community invests heavily in early childhood infrastructure — trained caregivers, stimulating environments, multilingual exposure from birth, and parent engagement programs. Research consistently shows that investment in early childhood produces the highest return of any educational intervention. Sovereign Soil communities are designed to make excellent early childhood care universally available to all residents at no additional cost.

## **Adult Education & Lifelong Learning**

Education does not stop at age 18. The community maintains active adult learning programs including:

- **Diaspora Transition Program** — language immersion, cultural orientation, governance education, and practical skills for adults arriving from abroad
- **Cooperative Enterprise Training** — business management, cooperative governance, financial literacy, and enterprise development for community members starting or leading enterprises
- **Elder Knowledge Programs** — formal programs for capturing and transmitting the knowledge of community elders in traditional medicine, farming, craftsmanship, oral history, and governance
- **Technical Upskilling** — ongoing vocational and technical training tied to community infrastructure needs and enterprise opportunities

## The Black History Museum

Every Sovereign Soil community includes a dedicated Black History and Cultural Museum — not as an afterthought or a weekend attraction, but as a central educational institution visited by every child in the community's school system. The museum documents the full arc of African civilization, the transatlantic slave trade, colonialism, the diaspora, and the contemporary Pan-African movement. It is also a living repository of the community's own history, updated annually.

The museum is understood as an act of resistance against historical erasure. Every child who grows up in a Sovereign Soil community will know where they come from. That knowledge is infrastructure.

### THE GOAL OF EDUCATION IN SOVEREIGN SOIL

We are not training children to leave the community and compete in the global economy — though many will. We are raising people who know how to build, govern, feed, heal, teach, and sustain a civilization of their own. That is a different kind of education. It is the education that was systematically denied to African people for centuries. We are building the institution to provide it.



## 11 Health Infrastructure

Sovereign Soil communities operate on a core conviction: **food sovereignty and health sovereignty are the same thing**. You cannot build autonomous people on a foundation of imported food, corporate medicine, and chronic preventable disease. The health infrastructure within every community is therefore not an amenity — it is a pillar of sovereignty alongside land, governance, and culture.

The health campus integrates primary care, traditional medicine, mental health, nutrition programs, and community wellness into a coherent, community-governed system. Residents do not navigate a fragmented health market — they have a community health system designed for them, accountable to them, and funded through the community's cooperative structure.

**12-18**

Clinic rooms per Phase 1 health campus

**4+**

Full-time healthcare practitioners on staff

**\$0**

Out-of-pocket for primary care (community fee-covered)

**70%**

Preventable chronic diseases tied to nutrition in West Africa

### Primary Care Clinics

Each community phase includes a primary care clinic staffed by at least two physicians or nurse practitioners, two nurses, a laboratory technician, and a community health worker.

The clinic handles:

- **General medicine** — acute illness, chronic disease management, preventive care
- **Maternal and child health** — antenatal care, delivery support, postnatal follow-up, child immunization, growth monitoring

- **Chronic disease management** — hypertension, diabetes, malaria, sickle cell, HIV management where applicable
- **Emergency stabilization** — first-response capability with referral protocols for secondary care

The clinic is designed to eliminate the need for routine travel to urban centers for basic medical services. A telemedicine station connects residents to specialist consultations in major cities and diaspora medical networks.

## **Traditional Medicine Integration**

Sovereign Soil communities formally recognize and integrate traditional African medicine as a complementary system — not as folklore, but as accumulated knowledge with documented efficacy for a range of conditions. A dedicated Traditional Medicine Center operates alongside the primary care clinic, staffed by licensed traditional healers and ethnobotanists.

Programs include an **Herb Garden Pharmacy** — a medicinal plant cultivar integrated with the agricultural system — providing raw ingredients for local preparations. Traditional healing practitioners are credentialed through a community validation process that respects indigenous knowledge while ensuring safety standards. The traditional medicine system is documented, expanded through the STEM center, and passed to younger generations through apprenticeship.

## **Mental Health & Community Wellness**

The diaspora community carries accumulated trauma — from historical oppression, migration, displacement, and the ongoing psychic weight of racism. Sovereign Soil communities take mental health seriously. Every community includes a dedicated mental health suite with at least one licensed counselor or psychologist and structured group healing programs.

Wellness programs are woven into daily community life:

- **Community healing circles** — facilitated group sessions drawing on African counseling traditions

- **Physical wellness** — outdoor fitness infrastructure, community sports, walking paths integrated with green space
- **Elder care program** — dedicated services for older residents, social connection programs, and mobility support
- **Youth mental health** — school-integrated counseling and peer support programs

## Nutrition as Healthcare

The most powerful health intervention in every Sovereign Soil community is the food system itself. When a community grows 60–80% of its own food using regenerative methods — no pesticides, no synthetic fertilizers, heritage seed varieties, whole foods — the disease burden shifts dramatically. Chronic conditions like Type 2 diabetes, hypertension, and obesity that ravage diaspora communities are largely preventable with access to real food and physical activity.

The health campus includes a **Nutrition Education Center** that provides cooking classes, meal planning support, infant feeding education, and diet-as-medicine programming. Community cooks and nutritionists work with the agricultural cooperative to develop seasonal meal plans that maximize nutritional density from the community's own harvest.

### FOOD SOVEREIGNTY = HEALTH SOVEREIGNTY

A community that controls its food supply controls its health outcomes. Sovereign Soil is not building a health system as an add-on — it is building a food system and a health system as one integrated architecture. When children grow up eating clean food from soil they tend themselves, chronic disease becomes the exception, not the default. This is the health intervention no hospital can deliver.

## 12 Agriculture & Export Model

Agriculture is not a background feature of Sovereign Soil communities — it is the economic engine, the food security system, and the cultural anchor simultaneously. The **AgroGreen Dynamics partnership on 500 hectares** transforms this from a concept into an operational asset. AgroGreen's Climate-Smart Village approach — regenerative farming systems, cooperative management structures, and market-linked production — aligns precisely with the Sovereign Soil model and provides a proven operational framework from day one.

### AGROGREEN PARTNERSHIP — CONFIRMED

AgroGreen Dynamics has confirmed a 500-hectare partnership for climate-smart village development. This partnership reduces land acquisition cost, provides established farming infrastructure, and validates the agricultural model with institutional backing. The 500ha base provides land for 1,500–2,000 residential plots plus 200+ hectares of productive agricultural land under cooperative management.

### Primary Crops & Regenerative Methods

Sovereign Soil agricultural land is operated as a **mixed polyculture system** — no monocrop, no industrial inputs. The selection of primary crops reflects both food sovereignty priorities and export market opportunity:

CROP	PRIMARY USE	EXPORT MARKET	WEST AFRICA PRICE/KG (2024)
Shea	Community food + export	Global beauty & food industry	\$0.45–\$1.20 raw / \$8–\$15 processed
Moringa	Nutrition + supplement export	EU, US, Asia health markets	\$2–\$5 leaf / \$15–\$40 powder
Cashew	Community food + raw export	Asia processing markets	\$1.20–\$2.00 raw

CROP	PRIMARY USE	EXPORT MARKET	WEST AFRICA PRICE/KG (2024)
Cassava	Community staple food	Regional & EU markets	\$0.15–\$0.35
Millet & Sorghum	Community grain security	Specialty grain markets	\$0.30–\$0.55
Vegetables & Herbs	Community nutrition	Local urban markets	Varies

All farming operations use regenerative methods: **no synthetic pesticides or fertilizers**, composting from community organic waste, water-conserving drip irrigation where needed, intercropping for pest control, seed-saving programs to maintain genetic diversity, and agroforestry integration with shade trees. The AgroGreen framework brings soil-health monitoring and carbon-sequestration measurement — data that supports carbon credit eligibility and impact investor reporting.

## Cooperative Farming Structure

Agricultural land is operated as a **farming cooperative** governed by resident members. Each household that participates in farming receives:

- **A plot allocation** (0.25–1 acre per household depending on household size and farming track)
- **Shared equipment access** — tractors, irrigation systems, processing machinery, storage facilities
- **Cooperative income share** — percentage of net export revenue distributed proportionally to contributing labor hours and plot output
- **Food sovereignty allocation** — guaranteed share of harvest for household food security regardless of market prices

The cooperative model eliminates the vulnerability of individual smallholder farming (single drought = single failure) while preserving individual incentives. Collective bargaining power

on crop sales and input purchasing dramatically improves margins versus individual farmers.

## Processing Facilities

Raw crop export is the lowest-margin position in any agricultural value chain. Sovereign Soil communities capture more value by processing on-site before export:

- **Shea butter processing** — cold-press facility producing refined shea for cosmetics, pharmaceutical, and food-grade markets (5–12x raw value)
- **Moringa powder production** — drying, milling, and packaging facility for supplement and superfood markets (8–20x raw value)
- **Cashew processing** — shelling, grading, and vacuum packaging for direct retail and food service markets
- **Community food production** — grain milling, cassava processing (gari, fufu), preserved foods, fermentation (dawadawa, locust bean)

## Export Pipeline

The export pipeline operates through three channels:

- **Diaspora Direct** — direct-to-consumer sales in North America, UK, and Europe through the Sovereign Soil brand. Diaspora consumers pay premium prices for culturally authentic, ethically produced food products from communities they are connected to. This channel carries the highest margin and the strongest brand equity story.
- **Institutional wholesale** — contracts with organic food brands, cosmetic manufacturers, and supplement companies who need African-origin ingredients with verified sustainable sourcing and documentation
- **Regional markets** — fresh produce and processed foods sold into regional urban markets (Dakar, Abidjan, Accra, etc.) — lower margin but high volume and immediate cash flow

**500ha**

**200+ha**

**\$380K-  
\$620K**

AgroGreen partnership land base (confirmed)

Productive agricultural land under cooperative management

Projected Year 2 cooperative agricultural revenue

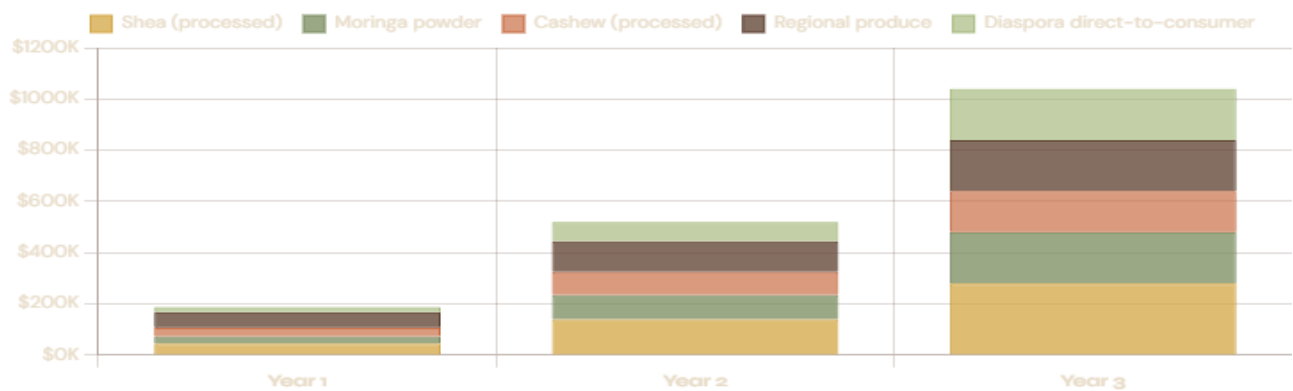
**12X**

Value increase: raw shea vs. refined shea butter

**REVENUE PROJECTIONS – AGRICULTURAL VERTICAL**

STREAM	YEAR 1	YEAR 2	YEAR 3
Shea butter (processed export)	\$45,000	\$140,000	\$280,000
Moringa powder (supplement grade)	\$28,000	\$95,000	\$200,000
Cashew (processed)	\$35,000	\$90,000	\$160,000
Regional produce sales	\$60,000	\$120,000	\$200,000
Diaspora direct-to-consumer	\$20,000	\$75,000	\$200,000
<b>Total Agricultural Revenue</b>	<b>\$188,000</b>	<b>\$520,000</b>	<b>\$1,040,000</b>

AGRICULTURAL REVENUE BY CROP – YEARS 1 THROUGH 3



*Revenue ramps as infrastructure scales. Year 3 total reflects full cooperative productivity at 200+ hectares under management. Processing on-site multiplies raw crop value 5–20x.*

## Sovereign Soil Studios

The entertainment deficit in West Africa is a market failure of historic proportions.

**Nollywood is the second-largest film industry by volume on Earth** — and has no world-class studio infrastructure to support it. Nigeria's entertainment and media sector grew 11%+ annually through 2023. The global market watches West Africa's creative output and receives it through smartphone screens and makeshift sets. Sovereign Soil Studios is the infrastructure answer.

The vision is Tyler Perry Studios scale — not as distant aspiration, but as the north star that shapes every architectural and investment decision from Phase 1. Tyler Perry built \$250M+ in studio infrastructure, owns it outright, and generates revenue across production, rentals, post-production, and licensing. Sovereign Soil Studios follows the same model: **own the infrastructure, control the creative pipeline, generate revenue from day one.**

### 125%

Nollywood industry growth over the past decade

### 11%+

Nigeria E&M annual sector growth (2023)

### 0

World-class sound stage complexes in West Africa

### \$9.2B

Projected Nigeria entertainment market by 2027

### Facilities: What We're Building

Sovereign Soil Studios is a full-service entertainment production complex. Not a co-working space with cameras. Not a media lab. A professional studio campus:



**Sound Stages (4-8)**



**Recording Studios**

Phase 1: 2–4 stages ranging 2,000–8,000 sq ft with professional lighting rigs, acoustic treatment, and production infrastructure.  
 Phase 2: full 8–stage complex with dedicated large-format stage for feature films and episodic TV.

3–5 professional-grade recording suites with world-class acoustic design and monitoring systems. Dedicated mixing and mastering rooms. Live room capable of full orchestral sessions. Purpose-built for African music across all genres: Afrobeats, highlife, griot, Amapiano, gospel.



**News & TV Studios**

Fully equipped broadcast studio with live transmission capability. Green-screen studio for digital broadcast. Satellite uplink. Designed to host a Pan-African news network and live programming — the community's own media infrastructure.



**AI Workstations**

High-spec GPU workstation clusters for AI-assisted video editing, 3D animation, VFX, and content generation. The first professional AI creative production facility in West Africa, integrated with the media arts school pipeline.



**Post-Production Suites**

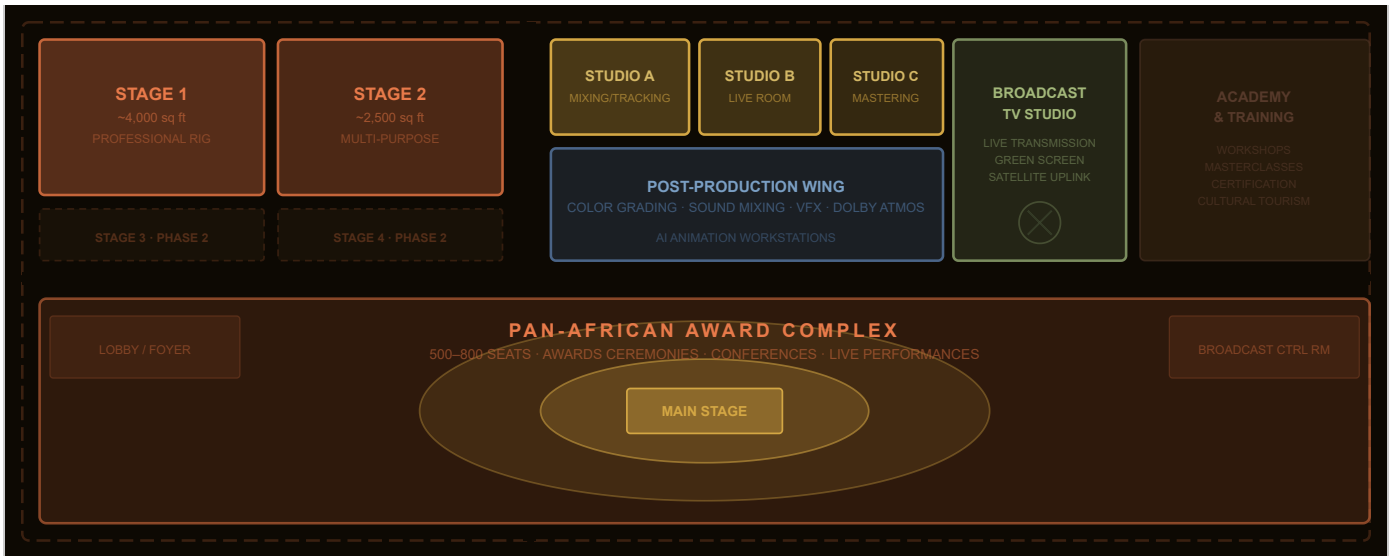
Color grading theaters, picture and sound editing suites, Dolby Atmos mixing room, and distribution encoding facilities. Full post pipeline in-house — no need to send work abroad for finishing.



**Pan-African Award Complex**

A purpose-designed 500–800 seat ceremony theater for the Annual Pan-African Award Show — the institution's marquee cultural event and major revenue driver. Convertible to conference hosting and live performance year-round.

SOVEREIGN SOIL STUDIOS – PHASE 1 COMPLEX SCHEMATIC



Phase 1 complex schematic. Stages 3 & 4 activate with Series A (Phase 2). Award Complex converts to conference and performance venue year-round.

## Revenue Model

Sovereign Soil Studios generates revenue across six streams, creating diversification that insulates the business from any single production cycle:

REVENUE STREAM	DESCRIPTION	PHASE 1 TARGET/YEAR
<b>Production Rentals</b>	Stage, equipment, and crew rentals to external productions (film, TV, advertising)	\$480,000– \$960,000
<b>Recording Studio Time</b>	Session bookings by artists, labels, and producers at \$500–\$2,000/day	\$180,000– \$360,000
<b>Post-Production Services</b>	Editing, color, mixing, and VFX services for external clients	\$120,000– \$240,000
<b>IP Licensing</b>	Licensing fees from original studio productions, character IP, music catalog	\$60,000– \$150,000
<b>Annual Award Show</b>	Ticket sales, sponsorships, broadcast rights, and touring revenue	\$200,000– \$500,000

REVENUE STREAM	DESCRIPTION	PHASE 1 TARGET/YEAR
Training & Academy	Professional development workshops, masterclasses, and certification programs	\$80,000– \$160,000
Cultural Tourism	Studio tours, production viewing experiences, diaspora visit packages	\$40,000–\$120,000
Total Studios Revenue	Phase 1 annualized (Month 8+)	\$1,160,000– \$2,490,000

### Phase 1 Build-Out: \$3M–\$8M

Phase 1 establishes a functional, revenue-generating studio complex with 2–4 sound stages, 3 recording studios, broadcast capability, AI workstations, and the award show theater. Construction is phased for cash flow: the recording studios and first two stages complete in months 1–5, generating revenue before Phase 1 construction finishes.

**Break-even: Month 6–8.** Conservative modeling at 60% stage utilization and 4-day average booking weeks reaches operating profitability within 6–8 months of first stage opening. This is well within the ranges achieved by comparable studio builds in comparable markets.

### Phase 2: \$25M–\$50M

Phase 2 scales to the full Tyler Perry Studios vision: 8+ sound stages, expanded recording complex, dedicated animation studio, interactive media production, and a 1,200-seat concert and ceremony venue. The Phase 2 campus becomes a tourism and cultural destination in its own right, drawing Pan-African diaspora visitors, international productions seeking authentic African locations, and institutional events from across the continent.

By Phase 2, Sovereign Soil Studios is the largest professional film and music production facility in West Africa — the infrastructure gap that Nollywood has grown despite, finally filled.

### THE MARKET GAP

Nollywood produces 2,500+ films per year on almost zero professional infrastructure. Every dollar of production value that fails to be captured in proper post-production, every distribution deal that goes to foreign partners for lack of domestic broadcast infrastructure, every international co-production that goes elsewhere because there is no world-class facility to host it — these are the revenue streams Sovereign Soil Studios is designed to capture. The gap is not a risk; it is an opportunity waiting for the infrastructure to claim it.

## 14 Financial Projections

Sovereign Soil operates as a **multi-vertical enterprise** with revenue streams across residential development, agriculture, entertainment, services, and cultural programming. Financial projections are structured in three phases aligned with development milestones. The AgroGreen 500ha partnership materially reduces land acquisition costs in Phase 1, improving both the capital efficiency and the timeline to break-even.

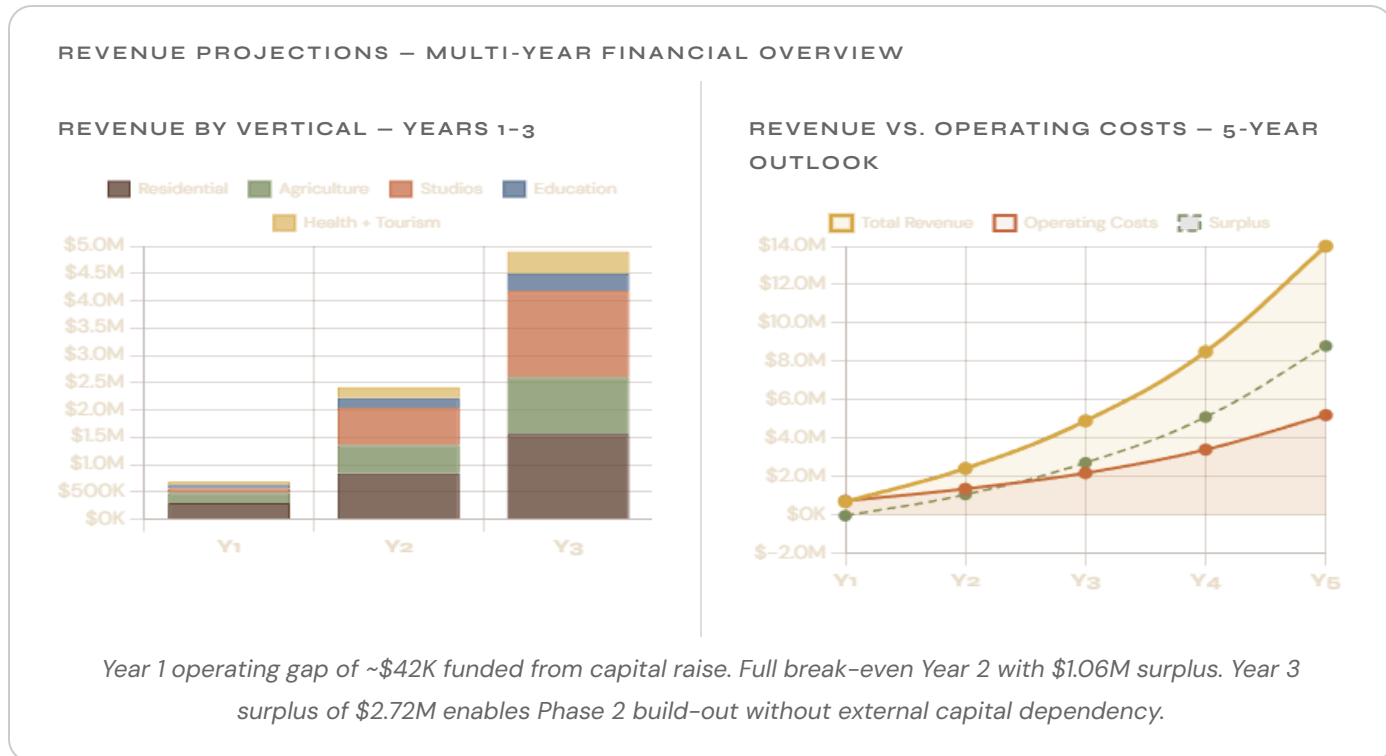
### PHASE 1 CAPITAL RAISE: \$3M–\$8M

Phase 1 capital funds: land finalization and AgroGreen partnership activation (\$800K–\$1.2M reduced from baseline by AgroGreen partnership), residential infrastructure for 200–400 units (\$1.2M–\$3.5M), agricultural processing facilities (\$400K–\$800K), Studio Phase 1 (\$600K–\$2M), and operational reserves + working capital (\$400K–\$800K). Net of AgroGreen land cost reduction, effective capital need is \$2.8M–\$7.2M.

### Phase 1 Revenue Model (Years 1–3)

REVENUE VERTICAL	YEAR 1	YEAR 2	YEAR 3
Residential — Community Fees	\$120,000	\$360,000	\$600,000
Residential — Build-to-Own Payments	\$180,000	\$480,000	\$960,000
Agriculture Cooperative (Export)	\$188,000	\$520,000	\$1,040,000
Studios — Rentals & Bookings	\$80,000	\$480,000	\$1,200,000
Studios — Award Show	—	\$200,000	\$380,000
Schools — Diaspora Tuition	\$60,000	\$180,000	\$320,000
Health Services — Fee-for-Service	\$40,000	\$120,000	\$200,000

REVENUE VERTICAL	YEAR 1	YEAR 2	YEAR 3
Cultural Tourism	\$20,000	\$80,000	\$200,000
<b>Total Revenue</b>	<b>\$688,000</b>	<b>\$2,420,000</b>	<b>\$4,900,000</b>



### Cost Structure

COST CATEGORY	YEAR 1	YEAR 2	YEAR 3
Staff & Payroll	\$280,000	\$520,000	\$880,000
Infrastructure Operations	\$160,000	\$280,000	\$440,000
Agricultural Inputs & Operations	\$90,000	\$180,000	\$280,000
Studios — Operations & Maintenance	\$60,000	\$180,000	\$320,000
Marketing & Diaspora Outreach	\$80,000	\$120,000	\$160,000

COST CATEGORY	YEAR 1	YEAR 2	YEAR 3
Administration & Legal	\$60,000	\$80,000	\$100,000
<b>Total Operating Costs</b>	<b>\$730,000</b>	<b>\$1,360,000</b>	<b>\$2,180,000</b>

**(42K)**

Year 1 operating gap —  
funded from capital raise,  
not from revenue

**\$1.06M**

Year 2 operating surplus  
before debt service

**\$2.72M**

Year 3 operating surplus

**M6-8**

Studio vertical break-even  
(Month 6–8 of Phase 1)

## Break-Even Analysis

The business reaches **full operating break-even in Year 2** with \$1.06M surplus. This is conservative. It assumes: 60% studio utilization (not 80% which comparable markets achieve), 200 residential units occupied at 65% capacity in Year 1, and agricultural export revenue beginning in Q3 Year 1 (harvest cycle dependent).

The studio vertical reaches its own operational break-even by Month 6–8 of Phase 1, as sound stage and recording studio bookings generate revenue before the full complex is complete. This is the fastest-returning component of the Phase 1 capital deployment.

## AgroGreen Partnership — Financial Impact

The AgroGreen 500ha partnership reduces the effective capital required for Phase 1 in two significant ways:

- **Land cost reduction** — Partnership structure means Sovereign Soil does not need to acquire 500 hectares at market rate. Estimated savings: \$600,000–\$1.4M versus outright land purchase at comparable West Africa agricultural land prices

- **Infrastructure reuse** — AgroGreen's existing irrigation, access roads, and field infrastructure reduces agricultural setup costs by an estimated \$200,000–\$400,000

Net effect: the AgroGreen partnership improves Phase 1 capital efficiency by approximately **\$800,000–\$1.8M** — enough to fund one additional sound stage, one additional recording studio, or accelerate residential unit delivery by 3–4 months.

### **Phase 2 Model (\$25M–\$50M Raise)**

Phase 2 is a Series A-scale raise targeting institutional investors, sovereign wealth funds, and development finance institutions. Phase 2 targets: 1,500–3,000 residential units, full 8-stage studio complex, regional agricultural export at \$3M–\$5M annual revenue, and a Pan-African cultural campus drawing 50,000+ visitors annually. The Phase 2 business is projected to generate \$15M–\$30M annual revenue at maturity with 35–45% operating margins.

## Market Research

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Sovereign Soil sits at the intersection of four macro-scale market forces: the Black land ownership crisis, diaspora economic power, West African market growth, and the global turn toward regenerative agriculture and impact investing. Understanding each force — and how they converge — is essential to understanding why this opportunity exists now.

### Black Land Loss: The Asset Crisis

In 1910, Black Americans owned approximately **15 million acres** of farmland in the United States. By 2023, that number had collapsed to fewer than **2 million acres** — an 87% loss over one century. This is not market failure; it is documented systematic dispossession through discriminatory lending, estate law manipulation, tax sale exploitation, and outright violence.

**15M**

Acres of Black-owned  
farmland in the US (1910)

**<2M**

Acres remaining today —  
87% loss in 113 years

**98%**

Decline in Black farm  
operators since 1920 peak

**\$326B**

Estimated wealth lost due  
to discriminatory lending  
(NCRC)

This data explains the urgency behind Sovereign Soil's land-ownership model. There is no path to generational wealth on rented land. The diaspora has learned this lesson — and a growing segment is actively seeking an alternative. Sovereign Soil is the alternative that does not exist anywhere else.

### Diaspora Economics

The African and Black diaspora represents one of the largest and most underserved capital pools on earth:

- **\$100B+ annual remittances** from the African diaspora to the continent — with the vast majority flowing to family consumption, not wealth-building or investment
- **\$1.7 trillion** in combined purchasing power of Black Americans alone
- **Rising repatriation interest** — post-pandemic surveys show 23%+ of African-Americans expressing interest in relocation or property ownership in Africa
- **Ghana's Year of Return** (2019) drove 500,000+ diaspora visitors and sparked a repatriation movement that has continued to grow
- **Diaspora real estate investment** in West Africa has grown at 18–22% annually since 2019, primarily in Nigeria and Ghana

Sovereign Soil converts diaspora remittance capital — currently flowing into consumption — into ownership stakes in a productive asset base. The emotional and cultural driver (reconnection, identity, legacy) is reinforced by the financial one (land ownership, cooperative income, generational wealth). This is a product that the market has been asking for and that no one has built at this scale.

## West African Agricultural Market

West Africa's agricultural sector is chronically underdeveloped relative to its potential:

- **\$35B+ annual food import bill** for a region that could produce most of what it imports — the market for domestic production is built in
- **Shea butter market:** \$2.1B globally (2024), growing at 6.2% CAGR, with 90%+ of raw production coming from West Africa but most processing value captured by European buyers
- **Moringa market:** \$9.8B globally (2024), growing at 9.3% CAGR, driven by the US and EU supplement industry's appetite for African-origin superfoods
- **African organic food export:** \$420M (2022), growing at 14%+ annually as European retailers mandate sustainable sourcing
- **Carbon credit market:** Regenerative agriculture projects in West Africa generating \$8–\$25/ton CO<sub>2</sub>e — 200 productive hectares at 5 tons/ha sequestration = \$8,000–\$25,000

annually in carbon credit revenue at current prices

## West Africa Entertainment Market

The entertainment market gap in West Africa is one of the most visible unmet opportunities on the continent:

- **Nollywood:** 2,500+ films per year, second-largest film industry by volume globally, generating \$600M+ annually — on essentially no professional studio infrastructure
- **Nigeria E&M sector:** 11.2% compound annual growth through 2027 (PwC), reaching \$9.2B
- **Afrobeats global explosion:** Nigerian music streaming revenues up 200%+ in four years; multiple artists crossing 1B streams on Spotify; Grammy visibility accelerating international deals
- **African streaming demand:** Netflix, Apple TV+, Amazon, Disney+ all aggressively acquiring African content — creating institutional demand for high-quality, locally produced programming
- **FESPACO market:** The Pan-African Film Festival draws 10,000+ industry professionals annually — the relationship pipeline is already established

## Regenerative Agriculture – Global Trend

Regenerative agriculture has moved from niche certification to mainstream institutional investment priority:

- **\$7.1B** in global investment in regenerative agriculture projects (2022–2024)
- **EU Farm to Fork Strategy** mandates 25% of European farmland under organic production by 2030 — creating structural demand for certified organic African exports
- **USDA Climate-Smart Agriculture** — \$3B in US federal investment for climate-smart agriculture globally, accessible to projects with measurable carbon sequestration data (AgroGreen partnership positions Sovereign Soil favorably for this funding)
- **Consumer willingness to pay premium:** 67% of surveyed consumers willing to pay 5–15% premium for sustainably sourced food products (Nielsen)

## Impact Investing Landscape

The \$1.3 trillion global impact investing market is actively seeking projects with both financial returns and measurable social and environmental outcomes. Sovereign Soil offers a rare combination of both:

IMPACT DIMENSION	MEASUREMENT	INVESTOR CATEGORY
Land sovereignty	Acres under community ownership; families with title	Racial equity funds, community development
Food security	Households with food sovereignty; import reduction	Agri-impact funds, development banks
Carbon sequestration	Verified CO <sub>2</sub> e tons/year; soil organic matter improvement	Climate funds, ESG mandates, carbon markets
Economic empowerment	Jobs created; cooperative income per household; wealth transfer	AFREXIMBANK, DFIs, diaspora funds
Cultural preservation	Languages documented; cultural institutions built; youth enrollment	Foundation grants, cultural diplomacy funds

## Competitive Landscape

No direct competitor exists. The market space Sovereign Soil occupies — sovereign community development combining land ownership, regenerative agriculture, entertainment infrastructure, and diaspora economics — is currently unoccupied by any organization operating at this scope.

Adjacent players and why they are not competitors:

- **Akon City** — Conceptual city project in Senegal, no operational communities, primarily brand/entertainment play with no community governance model
- **Legacy communities (US)** — Black-owned intentional communities in the US (Freedom, GA; Wakanda Village, etc.) lack the agricultural scale, entertainment infrastructure, and continental African grounding

- **Real estate developers in Africa** — Serve urban luxury market, not diaspora community ownership or cooperative models
- **Nollywood production companies** — Content businesses without infrastructure ownership; they need Sovereign Soil Studios more than they compete with it
- **Agricultural export companies** — Commercial operations without the community ownership and diaspora connection models that drive Sovereign Soil's brand premium

**The competitive moat:** Sovereign Soil's advantage is not any single vertical — it is the integration of all of them into a self-reinforcing system. The community generates the agricultural output. The studios market the community's story. The diaspora connection generates housing demand and export customers. The cultural institutions retain residents and attract visitors. No competitor can replicate this integrated model by entering any single vertical.

#### THE INTEGRATED MOAT

Every vertical strengthens the others. Agricultural revenue funds community services. Studio infrastructure markets the community to diaspora investors. Cultural programming attracts and retains residents. Diaspora residents become agricultural cooperative members and studio clients. The system compounds. A single-vertical competitor cannot reproduce this dynamic — they can only build part of it and watch the integrated model outperform them on every dimension.

# Capital Raise Strategy

**\$3M-  
\$8M**

Phase 1 Target  
Grants & Mission Capital

**\$25M-  
\$50M**

Phase 2 Target  
Institutional Round

**\$50K-  
\$150K**

Builder Compact  
Diaspora Commitments

**0%**

Equity Dilution  
Phase 1 (Grant-First)

PHASE 1 CAPITAL DEPLOYMENT — \$5M BASE CASE ALLOCATION



*Grant-first strategy preserves 0% equity dilution in Phase 1. AgroGreen partnership reduces effective land cost by \$800K–\$1.8M vs. outright market-rate purchase.*

## Phase 1 — Grant & Mission Capital (\$3M–\$8M)

The initial raise is deliberately grant-first to protect community ownership and avoid equity dilution at formation stage. This capital funds site selection, legal entity formation, the first agricultural deployment, and initial infrastructure. Target sources:

- **Dangote Foundation** — Pan-African development, food security, and community welfare align directly with Sovereign Soil's mission. The Foundation's priority areas of nutrition,

health, and community development map to every Phase 1 output. Target grant range: \$1M–\$3M.

- **African Development Bank (AfDB)** — Through the "Feed Africa" strategy and African Investment Forum, AfDB has committed to transforming African agriculture. Sovereign Soil's regenerative model and CLT land structure qualify for agricultural development and housing finance facilities. Target range: \$1M–\$2.5M.
- **NIDCOM (Nigerians in Diaspora Commission)** — NIDCOM actively funds diaspora return infrastructure. The Builder Compact model is a direct implementation of diaspora homecoming policy, making it grant-eligible under NIDCOM's mandate. Target: \$500K–\$1.5M.
- **AFREXIMBANK** — Trade finance and agricultural export development. AgroGreen Dynamics partnership creates a co-financing structure AFREXIMBANK can support within its existing instruments.
- **US-Based Foundation Grants** — Foundations focused on Black wealth building, land reparations, and food sovereignty (e.g., Kresge Foundation, Ford Foundation's Next 50, community foundations). Target: \$500K–\$1M combined.

## Phase 2 — Institutional Round (\$25M–\$50M)

Once Phase 1 communities are operational and generating measurable output (agricultural revenue, housing occupancy, studio utilization), Sovereign Soil raises a structured institutional round:

- **Development Finance Institutions (DFIs)** — IFC, OPIC successor (DFC), CDC Group, and Proparco. All have West Africa exposure mandates and community development tracks.
- **Impact Private Equity** — Funds with Africa mandates and community development screens. The agricultural revenue model and CLT structure provide bankable cash flow for impact investors.
- **Sovereign Wealth Funds** — African sovereign wealth funds, particularly from nations with diaspora return policy interests.
- **Family Offices** — High-net-worth diaspora investors seeking meaningful African economic exposure with governance protections.

## Builder Compact — Diaspora Revenue Stream

The Builder Compact is not debt, not equity, and not rent. It is a pre-commitment to community membership that generates construction capital:

- Each Builder commits \$50K–\$150K depending on unit type
- Commitment converts to CLT membership equity and permanent land use rights
- 50-unit Phase 1 build generates \$4M–\$7.5M in Builder capital
- Builders in the diaspora pipeline: 200+ expressing interest as of Q1 2026
- Builder commitments are legally structured as equity membership, not deposits

#### USE OF FUNDS – PHASE 1 (\$5M MIDPOINT)

Land acquisition & title clearing (30%) · Agricultural deployment — AgroGreen partnership (25%) · Housing construction — 50 units (25%) · Infrastructure: water, power, roads (10%) · Legal, governance, administration (5%) · Reserve fund (5%)

CAPITAL CATEGORY	ALLOCATION	AMOUNT (\$5M BASE)	NOTES
Land Acquisition & Title	30%	\$1,500,000	CLT formation, title clearing, surveys
Agricultural Deployment	25%	\$1,250,000	AgroGreen 500ha co-deployment
Housing Construction	25%	\$1,250,000	50 units, Phase 1 village
Infrastructure	10%	\$500,000	Water, solar, roads, comms
Legal & Admin	5%	\$250,000	501(c)(3), CLT legal, governance setup
Reserve	5%	\$250,000	12-month operating buffer
<b>Total Phase 1</b>	<b>100%</b>	<b>\$5,000,000</b>	<b>Range: \$3M–\$8M depending on land cost</b>



### **AgroGreen Dynamics — 500ha Co-Deployment**

AgroGreen Dynamics brings operational agriculture expertise and a committed 500-hectare deployment to Phase 1. This partnership de-risks the agricultural component significantly — instead of building agricultural capacity from scratch, Sovereign Soil co-deploys with an operational partner. AgroGreen's Côte d'Ivoire presence also positions us to benefit from the country's ongoing customs reform, which is improving cross-border agricultural trade flows across ECOWAS.

## SECTION 17 Risk Analysis & Mitigation

Every infrastructure investment in sub-Saharan Africa carries a risk profile that must be honestly assessed. The following matrix identifies Sovereign Soil's material risks and the structural mitigations built into the model from inception — not as afterthoughts.

RISK CATEGORY	DESCRIPTION	SEVERITY	MITIGATION
<b>Political &amp; Regulatory</b>	Government policy shifts, land law changes, foreign investment restrictions	<b>High</b>	CLT structure provides legal separation from government assets; multi-country strategy reduces single-nation exposure; Ambassador Kassoum Coulibaly provides diplomatic standing
<b>Currency &amp; FX</b>	CFA franc, naira, or cedi devaluation vs. USD capital costs	<b>Medium</b>	Agricultural exports priced in USD; Builder Compact commitments in USD; AFREXIMBANK trade finance instruments provide FX hedging tools; CFA zone is euro-pegged (Côte d'Ivoire, Senegal) reducing volatility
<b>Land Title</b>	Customary vs. statutory title conflicts; disputed boundaries; government appropriation	<b>High</b>	Title clearance budget (30% of Phase 1) prioritized before any construction; independent title insurance; CLT structure creates community-held title that is harder to appropriate than private title; multiple site options reduce single-parcel dependency

RISK CATEGORY	DESCRIPTION	SEVERITY	MITIGATION
<b>Agricultural</b>	Drought, crop failure, commodity price volatility, pest/disease	<b>Medium</b>	AgroGreen Dynamics partnership provides operational expertise and crop diversification; regenerative methods improve soil resilience; multi-crop model (cacao, cassava, plantain, vegetables) reduces single-commodity risk; community food sovereignty insulates from market volatility
<b>Market Adoption</b>	Builder recruitment slower than projected; diaspora demand doesn't materialize at price points	<b>Medium</b>	200+ expressions of interest already in pipeline; phased commitment structure reduces early financial risk; FESPACO and film industry partnership creates additional demand channel; sub-\$100K entry tier opens market beyond high-income diaspora
<b>Execution &amp; Capacity</b>	Construction delays, contractor failure, supply chain disruption	<b>Medium</b>	Local construction partnerships preferred over imported contractors; phased build schedule allows adjustment; AgroGreen's existing Côte d'Ivoire supply chain leveraged for materials and logistics
<b>Regulatory/Tax (US)</b>	501(c)(3) compliance, FBAR/FATCA requirements, foreign asset reporting	<b>Low</b>	Legal counsel engaged for international nonprofit structure; EIN registered; annual 990 filing; arm's-length structure between US 501(c)(3) and African operating entities

### Côte d'Ivoire Customs Reform – Positive Trade Signal

**CI**

The Côte d'Ivoire government's ongoing customs modernization initiative is materially improving cross-border trade efficiency within ECOWAS. For Sovereign Soil's agricultural export model, this means lower transit costs, faster clearance times, and more reliable market access for cacao, processed food products, and specialty crops moving through Abidjan. AgroGreen's existing operational presence in Côte d'Ivoire positions Sovereign Soil to benefit from these reforms ahead of the market.

#### HONEST RISK ASSESSMENT

No infrastructure project in West Africa is risk-free. What distinguishes Sovereign Soil is that every structural decision — CLT land model, grant-first capital, multi-country strategy, AgroGreen agricultural partnership, multi-crop diversification — was made with specific risk mitigation in mind. This is not a project that discovered its risks after funding; the risk framework shaped the model from the start.

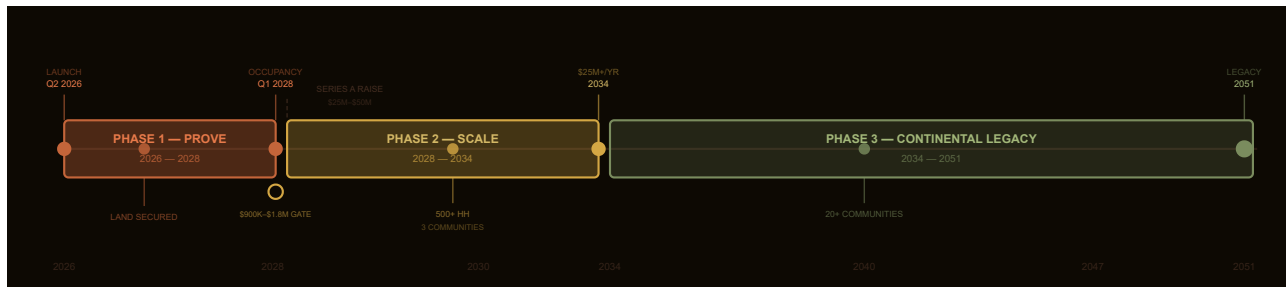
# Implementation Timeline

Sovereign Soil is a 25-year master plan executed through three phases. Each phase has defined gates — measurable outcomes that must be achieved before the next phase is activated. This prevents capital deployment into an unvalidated model.

## 25-YEAR MASTER PLAN — THREE PHASES

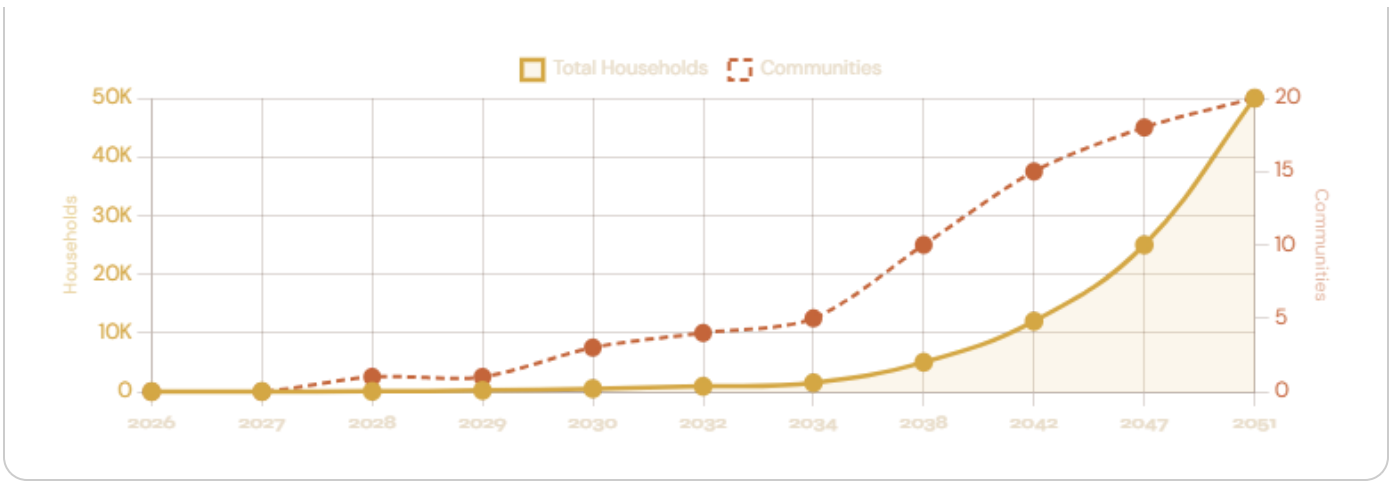
**Phase 1 (2026–2028):** Prove the model. One operational community, 50 households, 500ha agriculture, studio infrastructure. Gate: \$900K–\$1.8M annual revenue. | **Phase 2 (2028–2034):** Scale within the ecosystem. 5 communities, 1,500 households, regional agricultural cooperative, Sovereign Soil Studios operational. Gate: \$25M+ annual revenue across ecosystem. | **Phase 3 (2034–2051):** Continental model. 20+ communities, Pan-African network, fully self-sustaining cooperative economy.

## 25-YEAR IMPLEMENTATION ROADMAP — PHASED ROLLOUT VISUAL



*Phase gates must be met before next phase capital is deployed. Original 2026–2028 builders hold founding CLT membership equity at full maturity.*

## COMMUNITY GROWTH PROJECTION — HOUSEHOLDS & COMMUNITIES OVER TIME



**Q2 2026 – LAUNCH**

**Legal Formation & Site Selection**

Safe for Families Everywhere 501(c)(3) operational. CLT legal structure finalized with counsel. 3–5 site candidates identified across Nigeria, Côte d'Ivoire, Ghana, and Senegal. AgroGreen partnership agreement executed. Builder pipeline onboarding begins.

**Q3-Q4 2026 – CAPITAL**

**Phase 1 Funding Close**

Dangote Foundation grant application submitted. AfDB Agricultural Development Facility engagement. NIDCOM diaspora housing program application. AFREXIMBANK trade finance structure. Builder Compact commitments: target 20 committed builders (\$2M+ in commitments). Phase 1 funding target: \$3M–\$5M closed.

**Q1 2027 – LAND**

**Site Acquisition & Title Clearance**

Primary site acquired via CLT. Title clearance completed. Boundary surveys, environmental assessment, community consultation process. AgroGreen 500ha deployment begins. Initial land preparation and agricultural infrastructure. **Phase 1 Gate 1: Site secured, title clear, AgroGreen operational.**

**Q2-Q4 2027 – BUILD**

**Infrastructure & Housing Construction**

Water infrastructure, solar microgrid, road network. Phase 1 housing: 50 units. Community center, health post, education facilities (Phase 1 scale). Studio infrastructure: sound stages, recording studio, post-production suites.

**Q1 2028 – OCCUPANCY**

## Community Launch & First Harvest

First Builder households move in. Agricultural first harvest: AgroGreen partnership generating revenue. Studio facilities operational. Community governance activated: first CLT board elections. **Phase 1 Gate 2: 50 households occupied, \$900K+ annual revenue run rate, studio in use.**

### 2028-2030 — SCALE

## Phase 2 — Ecosystem Expansion

Phase 2 institutional raise (\$25M–\$50M). Second and third community sites. Regional agricultural cooperative structure. Sovereign Soil Studios full operational — FESPACO partnership active, diaspora film productions hosting. Export relationships: specialty food to diaspora markets in US, UK, France. **Phase 2 Gate: 500+ households, \$10M+ revenue, 3+ communities.**

### 2030-2034 — NETWORK

## Pan-African Network Formation

5 Sovereign Soil communities operating. Inter-community trade and cooperation. Cultural exchange programs. Sovereign Soil brand established as premier Pan-African community infrastructure. **Phase 2 Final Gate: \$25M+ annual revenue, communities self-sustaining.**

### 2034-2051 — LEGACY

## Phase 3 — Continental Model

20+ communities across 8+ African nations. Sovereign Soil cooperative bank. Agricultural exports to 30+ countries. Sovereign Soil Studios as Africa's premier production infrastructure. Model documented and franchised to partner organizations. The original diaspora builders of 2026–2028 hold fully vested, appreciated community equity.



### Phase 1 Go / No-Go Gates

Site secured with clear title. Phase 1 capital closed. AgroGreen deployment operational. 20+ Builder commitments. These must all be met before construction begins.



### Revenue Proof Point

\$900K–\$1.8M annual revenue by end of Phase 1 (Month 24). Agricultural exports + housing fees + studio rentals. This is the proof point that unlocks Phase 2 institutional capital.



### **Multi-Country Hedge**

Phase 1 site selected from 3–5 candidates across 4 countries. If one country presents obstacles, the model deploys elsewhere. No single-country dependency.



### **25-Year Horizon**

The full vision is 25 years, not 3. Investors and builders who understand this time horizon are the right partners. Short-term capital has no place in community infrastructure.

## SECTION 19 **Team & Governance**

Sovereign Soil is founder-led at this stage — deliberately so. Complex institutional processes slow early-stage community development. The founder retains decision authority until Phase 1 is operational, at which point governance transitions to a community-elected CLT board structure.



### **Antoine Perrin — Founder & Executive Director**

Safe for Families Everywhere 501(c)(3). Sovereign Soil Initiative architect. Background in community organizing, diaspora economic development, and Pan-African cultural infrastructure. (213) 934-0685 · Twoperrin@gmail.com



### **Ambassador Kassoum Coulibaly**

Confirmed diplomatic advisor and strategic partner. Provides West African diplomatic standing and government engagement across ECOWAS. Active engagement with the Initiative as of 2026.



### **AgroGreen Dynamics — Agricultural Partner**

500ha operational agriculture co-deployment. Brings agricultural infrastructure, supply chain, and Côte d'Ivoire market access. Reduces Phase 1 agricultural risk to near-zero.



### **FESPACO Partnership (Exploring)**

Pan-African Film Festival of Ouagadougou. Sovereign Soil Studios is in active dialogue with FESPACO regarding co-programming, residency hosting, and studio access for African filmmakers.

## **Advisory Board — Building**

The advisory board is being assembled for Phase 1 close. Target profiles include:

- **African Agricultural Development** — Expert with operational experience in West African agricultural co-ops

- **Community Land Trust Law** — Attorney specializing in CLT formation and governance in African legal jurisdictions
- **Diaspora Finance** — Investment professional with DFI or impact fund background and Africa mandate experience
- **Cultural Infrastructure** — Film producer or cultural institution leader with Pan-African experience
- **Public Health** — Health systems expert focused on rural African community health infrastructure

*Advisory positions are non-compensated at Phase 1 stage. Advisors receive CLT founding recognition and priority access to community membership.*

## Community Land Trust (CLT) Governance Model

The CLT is the permanent governance backbone of every Sovereign Soil community. It is not the founder's organization — it is the community's organization.



### Elected Board

One-third community residents. One-third wider public interest representatives. One-third affordable housing advocates / mission partners. Board elections every 2 years.



### Resale Formula

CLT members share appreciation at resale using a community-set formula. Individual wealth builds, but speculation is prevented. Land never leaves CLT ownership — only the improvements are conveyed.



### Radical Transparency

All financial reports, grant allocations, agricultural revenues, and board decisions are published quarterly to CLT members and



### Multi-Community Confederation

Phase 2 communities join the Sovereign Soil Confederation — a cross-community cooperative structure that governs shared

annual to the public. No closed-door finance in a community infrastructure project.

standards, inter-community trade, and the brand while preserving local autonomy.

#### ON FOUNDER AUTHORITY

The founder retains decision authority through Phase 1 capital close and site acquisition — a period where speed and singular vision are essential. At community launch (2028), governance fully transfers to the elected CLT board. This is not a founder stepping back reluctantly; it is a structure designed from the start. The founder's long-term role is as advocate, ambassador, and confederation steward — not as controller of community assets.

SECTION 20 **Appendix****Reference Documents**

DOCUMENT	DESCRIPTION	ACCESS
<b>Executive Summary</b>	2-page overview of Sovereign Soil — mission, model, Phase 1 ask	<a href="https://soilsovereign.com">soilsovereign.com</a>
<b>Investor Deck</b>	20-slide presentation for institutional and DFI audiences	<a href="#">View Investor Deck →</a>
<b>25-Year Master Plan</b>	Full architectural and operational vision for Sovereign Soil communities	<a href="#">View Master Plan →</a>
<b>Builder Application</b>	Founding Builder Compact commitment portal	<a href="#">Apply Now →</a>
<b>Full Prospectus (This Document)</b>	Sections 1–20, complete institutional prospectus	You are here

**Legal & Compliance**

- **Safe for Families Everywhere** — 501(c)(3) nonprofit, registered United States of America
- **EIN:** [Registration in Process — available upon grant application request]
- **Legal Structure:** US 501(c)(3) parent entity. African CLT entities incorporated per country under applicable nonprofit/cooperative law. Arm's-length relationship between US entity and African operating entities.
- **FBAR / FATCA:** International financial reporting compliance managed by legal counsel
- **Grant Reporting:** All institutional grants subject to standard reporting requirements; annual 990 filed with IRS

**Investment Disclaimer**

This prospectus is provided for informational purposes only and does not constitute an offer to sell or solicitation to purchase any securities. Builder Compact commitments are not securities; they are equity membership instruments in a Community Land Trust as defined by applicable law. Past performance of comparable projects is not indicative of future results. All forward-looking projections are estimates based on comparable development projects and market analysis; actual results may differ materially. Sovereign Soil Initiative and Safe for Families Everywhere make no representations or warranties regarding the completeness or accuracy of third-party market data cited herein. Prospective investors and partners should conduct independent due diligence and consult with qualified legal and financial advisors before making any commitment.

## Contact

### FOUNDER

#### Antoine Perrin

Executive Director  
 Safe for Families  
 Everywhere  
[Twoperrin@gmail.com](mailto:Twoperrin@gmail.com)  
 (213) 934-0685

### INSTITUTIONAL INQUIRIES

Grant applications, DFI  
 engagement,  
 due diligence requests,  
 partnership  
 framework discussions.  
[Email for appointment →](#)

### BUILDER APPLICATIONS

Founding member  
 commitments,  
 Builder Compact inquiries,  
 community membership.  
[Apply as Founding Builder →](#)

THE LAND IS READY. ARE YOU?

**Sovereign Soil is not a concept. It is a commitment to build something that has never existed — and to build it *right*.**

[Email Antoine — Begin Due Diligence →](#)

[Apply as Founding Builder →](#)

**(213) 934-0685**

**SOVEREIGN SOIL INITIATIVE**

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