

Soul Sanctuaries



Pty. Ltd.

Creating spiritually-centered, self-sustainable eco-villages

Property

Investment

Proposal

DEAR POTENTIAL INVESTOR/SHAREHOLDER

We pray this letter finds you well, as we write to appeal to your sense of stability, wisdom and personal and global future interests. This package comes to you as an **informal** proposal requesting your consideration for investment in land and property for the building of the first Omni Foundation, Soul Sanctuary. To gain a complete understanding of who we are, what we are about and what we are building, please read [The Omni Community Handbook and Policy Guide](#) which includes agreements, policies, contracts, applications and proposals. In it, most of your questions, if not all, will be answered.

WHY NOW, WHY THE URGENCY?

In the midst of global fears and rising chaos, with unknowns and conflicting information inundating us, with top-down controls becoming more and more restrictive of our self-sovereignty and human rights, as many hide and silence themselves behind masks and closed doors, we are called upon to find a new normal, to seek that which truly matters, and regain our true identity, personal power and sovereignty.

Many of us, if not most, have, until now, been too far removed from who we truly are and what truly matters. Most are still too caught up in the façade of culture to see what we've become as modern people — alienated, mindless consumers, congratulating worldly success at the expense of wreaking havoc on our inner lives and the ecosystem that sustains us. Many are fearful, insecure, lonely, depressed, and lack enthusiasm over the miracle of their own existence. Life doesn't make sense because we're living so far from our nature, not Being who we were created to Be. Our constant craving for stuff and status has robbed our life of its freedom and creative impulse, and the health and wellness of society and the world has severely suffered because of it.

Most are now longing for a life that's warmer, kinder, more wholesome, more affordable, more cooperative, and more connected, to settle down, sink roots, and live in the company of good people.

“The world seems to have entered a particularly tumultuous period. Both locally and abroad, confidence and certainty are at a low ebb, civil unrest is common and ‘disruptors’ are increasingly shaking up entire industries. In challenging times, it can be difficult to decide where and how to invest, given the inherent nature of capital. For many, the only option is to invest in ‘safe haven’ assets such as property.” We are looking for property, worthy of investment, not only for its “safe haven” value as land, but as a safe haven community for future generations.

This is a general overview of a property investment possibility that satisfies most of our criteria.

Whether the purpose of your investment is to broaden your portfolio, you resonate with the vision, mission,

values and goals of the Omni Foundation, NPC, and would like to be involved in its growth, or if you know someone to whom this might apply, we ask your audience and prayerful consideration in this endeavor.

Your input will be invaluable.

If you are interested, please let us know.

We thank you for your time, thoughts and prayers given to this mission.

Infinite blessings!

Cameron and Leah Kirrane

Founders and Co-directors

The Omni Foundation NPC,

Soul Sanctuaries Pty. Ltd.



Proposal

FUNDING THE PURCHASE OF 41 HECTARES OF LAND IN KNYSNA, THE GARDEN ROUTE, WESTERN CAPE, SOUTH AFRICA

**Prepared by: Cameron and Leah Kirrane
Directors and Co-founders**



Description

Soul Sanctuaries Pty. Ltd., is seeking funding to purchase 41 hectares of developed land in Knysna, Western Cape, South Africa, for the building of the first Omni Foundation Soul Sanctuary.

We are also seeking the participation and co-operation of investors within the holistic healing, retreat and educational eco-village centre that will inhabit the land.

A Summary of Intent, Property Analysis, Photo Gallery, Funding Request and Return on Investment Analysis, are included.



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Summary of Intent

The Objective:

- To purchase 41 hectares of fully developed land in rural Knysna, The Garden Route, Western Cape, South Africa. The land will be the first home for The Omni Foundation, Soul Sanctuary.

The Opportunities:

- Own a share of a beautifully scenic property in Knysna, The Garden Route.
- Share in the vision, mission, goals and lifestyle of The Omni Foundation.
- Build a home and business and help develop the land and future infrastructure.
- Healing sanctuary for yourself and your family, for future generations and .
- A vacation destination.



Property Analysis

Location:

The farm is situated in rural Knysna, only 20 minutes from Sedgefield, on the Garden Route, Western Cape, the perfect place for a holistic healing, retreat and educational centre of The Omni Foundation. The location is incredibly secure, surrounded by indigenous forest and bordering the Karatara river. A true place to isolate from the world on an incredibly beautiful, peaceful and well-maintained, 41 hectare life-style farm, with expansive views onto the blue Outeniqua mountains, with 77% natural mountain vegetation and 20% fynbos, a good foundation for sustainable and regenerative living. It is completely private, a perfect 'solitude' retreat and home for a Soul Sanctuary.

It has an oceanic climate, with mild to warm summers, and mild to cool winters. It has the mildest climate in South Africa and the second mildest climate in the world, after Hawaii, according to the Guinness Book of Records. Temperatures rarely fall below 10° C, in winter and rarely climb beyond 28° C, in summer. Rain occurs year-round, with a slight peak in the spring months, brought by the humid sea-winds from

the Indian Ocean rising and releasing their precipitation along the Outeniqua and Tsitsikamma Mountains just inland of the coast.

Natural features include: Awe-inspiring mountain views, protected Knysna indigenous forest with fynbos, river with natural rock pools and beautifully maintained gardens. This land has so much and is already well on its way to being self-sustainable.

Man made features: Though we intend to expand, there is already a sound infrastructure.

There are 6 houses, with 16 bedrooms, 11 bathrooms, 5 store-rooms. The houses are all masterfully designed around nature. The doors of each house open out onto the most spectacular views of the Outeniqua mountains. Here, there is space to breathe, safely.

SWALLOW MAIN HOUSE - The main house is a double story Nutec cape clad home. It is airy, bright and modern, built within the forest, and with ranging views of the forest and mountains. It consists of 4 bedrooms, open plan kitchen, lounge and dining room and an eco system swimming pool. With an office that feels like it is in the sky, a peaceful meditation room, multiple patios above the tree tops, with uninterrupted mountain views. Double garage, craftsmen's workshop and carports and beautiful wooden walkways over eco pool area.

RETREAT LODGE - An exquisite log lodge set in indigenous gardens with breathtaking views. It has 3 bedrooms and 3 outside guest suites. The magnificent solid yellow-wood kitchen is inspiring and beautifully laid out. The house has 2 bathrooms, lounge, dining and TV room leading out onto a spacious patio and swimming pool. The 3 guest suites comprise 2 outside suites, with adjoining bathrooms and kitchen plus a luxurious spa/guest suite with its own private spa jacuzzi and outdoor shower.

MANDALA - Part of the lodge, it is a 36m² separate open plan room with double volume ceilings and solid wood flooring to create the perfect space for a meditation/workshop room.

BLUEBIRD COTTAGE - A fairy getaway, private and sweet. This little double-storey cottage has 2 bedrooms, study, bathroom, kitchen, lounge, patio and fantasy garden.

LOERIE - A log home on stilts set apart from the rest of the houses, this peaceful home offers an open expansive view from the deck onto the blue Outeniqua mountains. Comprising 2 bedrooms, 2 bathrooms, open plan lounge, dining room and kitchen leading out onto the deck with a carport.

HOEPOE - The exact same layout as Loerie cottage. Comprising 2 bedrooms, 2 bathrooms, open plan lounge, dining room and kitchen leading out onto the deck with a carport.

LILLA - This sanctuary private space leads out onto forest patios. It is a spacious expanse of light and beauty, modern mixed with rustic, the wooden finishing's are perfect. A double bedroom, bathroom, lounge dining room and kitchen, and carport make this the perfect space for quiet reflection.

Other non-natural features and assets: Pool, eco pool, borehole - supplying 5000L p/hour, 21 rain and borehole water tanks with centrifugal pumps, 2 dams (one dam estimated at 1,000 000 litres) Water reservoir Pop-up irrigation on all cultivated gardens and Eskom electricity, 2 garages , 8 parking bays and Internet access available via microwave

PROPERTY DETAILS:

Type of Property

Farm

Size of farm

41 ha

Rates and Taxes

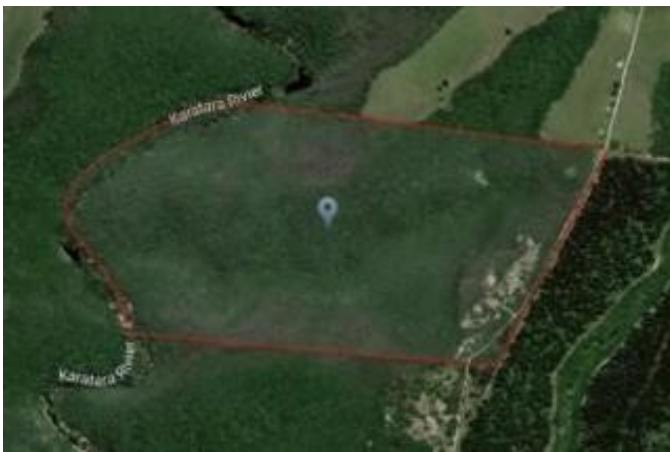
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Zoning

Rural



Photo Gallery











Funding Request

Request #1: (Subject to change)

- We are looking for total investment capital of R 10,000,000.00 (approx. \$625,000.00 US, based on an exchange rate of 16 : 1. Currently the exchange rate is fluctuating anywhere from 16 : 1 to 17.50 : 1
- Spread between 20 to 50 investors from R 200,000.00 to R500 000.00 each.
- This total includes price of land, current infrastructure, taxes and transfer fees. From R 2 250 001 to R10 000 000, Transfer Duty is calculated at 11% of the value above R 2 250 000 PLUS R 80 500.
(International bank transfer fees **not** included).
- Once-off investment, no monthly fees for those who don't reside on the land, community will generate finances to develop land and infrastructure further.
- See Investment Contract. (Handbook and Policy Guide)

Request #2:

- (Optional) Active participation in the development and life of the community on a permanent, temporary or ongoing and intermittent basis.



Return on Investment

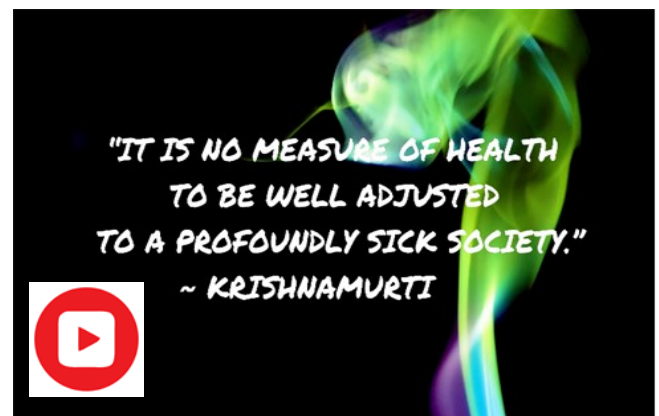
- Own a 2% or greater share in a beautifully scenic, functional property in rural Knysna, The Garden Route, Western Cape.
- Should you choose to sell your share, after five years, it can be sold at the market related price on the original existing property, including new infrastructure.
- Share in the vision and lifestyle of a The Omni Foundation community .
- Share in developing the land and future infrastructure.
- Sanctuary for yourself, immediate family and future generations.

- A vacation destination – Three weeks per year, for you and up to three other persons, or 2 weeks per year, for you and up to 5 other persons.
- Education—participation in workshops and classes.
- See Investment Contract. ([Handbook and Policy Guide](#))

*We feel called to this vision and invite you to join us in making this venture a reality.
Thank you, again, for your time, prayer and consideration. We look forward to hearing
from you.*

Cameron and Leah Kirrane

A VISION OF A NEW NORMAL



WWW.THEOMNIFOUNDATION.COM