



LIBERIA WEST AFRICA DEAL BOOK

This deal book provides comprehensive information on Public Private Partnership and other shovel-ready investment opportunities in the Republic of Liberia, strategically positioned on West Africa's Atlantic coast.

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Executive Summary

This Deal Book provides a comprehensive overview of Public-Private Partnership (PPP) opportunities and shovel-ready projects in Liberia, inviting international investors to explore high-impact ventures aligned with the ARREST Agenda.

Strategic Position

The Republic of Liberia presents compelling investment opportunities across multiple sectors, anchored by President Boakai's comprehensive ARREST Agenda. With a GDP of USD \$4.5 billion and consistent growth averaging 4.5-5%, Liberia offers macroeconomic stability through widespread use of the U.S. dollar, eliminating currency risk for international investors.

As West Africa's gateway to the Atlantic, Liberia's 580-kilometer coastline and strategic position within ECOWAS create unparalleled access to regional and international markets. The nation's youthful demographic profile—60% under 25—provides a dynamic workforce ready for economic transformation.



Investment Framework

Our comprehensive Public-Private Partnership (PPP) framework provides transparent, investor-friendly structures with government guarantees for strategic projects. Standard contract templates, including Power Purchase Agreements and Concession Agreement terms, streamline deal execution while protecting investor interests.

The ARREST Agenda: National Development Framework

Agriculture

Expanding food security through commercial farming and agro-processing across 4.6 million hectares of arable land. Focus on high-potential crops including palm oil, cocoa, coffee, and rubber with significant value-addition opportunities.

Roads

Modernizing national and regional connectivity through strategic road corridors, including the transformative 15km Gardnerville-Sinkor bridge and comprehensive coastal highway development.

Rule of Law

Strengthening governance frameworks, transparency mechanisms, and comprehensive investor protection protocols to create a secure investment environment.

Education

Enhancing access to quality education and skills training programs designed to develop the capabilities of Liberia's youthful population for modern economic participation.

Sanitation

Improving critical water, sanitation, and waste management infrastructure to support sustainable urban and rural development across all counties.

Tourism

Developing Liberia's pristine 580-kilometer coastline and unique natural reserves for sustainable eco-tourism and international hospitality ventures.

Ducor Hotel Revitalization: A Landmark Opportunity

Project Profile: Reimagining a historic icon as a cornerstone of Liberia's tourism future.

Historic Icon

Once a premier luxury hotel, the Ducor Hotel holds iconic status and cultural heritage importance overlooking Monrovia.

Restoration Needed

Structurally compromised, the hotel requires full renovation and modernization, including infrastructure and safety upgrades.

Premier Destination

Objective: Restore Ducor as a luxury/resort-style hospitality destination, boosting tourism and job creation.

Strategic Fit & PPP Rationale

Aligned with Liberia's ARREST Agenda, this project leverages private sector expertise and capital for tourism growth, job creation, and urban revitalization. PPP models include Concession, Lease, Joint Venture, or BOT/BOO.

- 1

Heritage Flagship (4/4.5-star)

~110–140 keys with core restoration, full-service amenities, rooftop dining, spa, and ballroom. Indicative Capex: **\$40–\$55M**.
- 2

5-Star Icon + Conference

~150–180 keys, expanded ballroom, branded spa, premium FF&E, and possible serviced apartments. Indicative Capex: **\$60–\$85M+**.

Note: All figures are non-binding and subject to verification.



Hotel Africa: Luxury Hospitality Flagship

Project Overview

The iconic Hotel Africa represents Liberia's premier hospitality investment opportunity. Originally built in 1979 to host the Organization of African Unity Summit, this five-star property sits on 159 acres of prime oceanfront real estate in Virginia, just outside Monrovia.

The comprehensive rehabilitation will restore this landmark to world-class standards, featuring luxury accommodations, a championship golf course, extensive conference facilities, and pristine beachfront access. With Liberia's growing business tourism and the expanding diaspora market, Hotel Africa is positioned to become West Africa's premier destination resort.

Strategic Location Benefits

- Prime beachfront location with panoramic Atlantic Ocean views
- Close proximity to Roberts International Airport and central Monrovia
- 159 acres providing extensive expansion and development opportunities
- Established golf course and recreational facilities



Investment Breakdown: \$50M - \$70M

Component	Range (Low)	Range (High)
Structural Rehabilitation	\$15M	\$20M
Interior & Amenities	\$20M	\$25M
Landscaping & Recreation	\$10M	\$15M
Furnishings & Equipment	\$5M	\$10M

Mixed-Income Housing Development

Addressing Critical Housing Demand

Liberia's expanding diaspora population and emerging middle class have created unprecedented demand for quality housing solutions. This PPP opportunity focuses on developing comprehensive low- and middle-income housing complexes with integrated community amenities.

The development strategy emphasizes sustainable construction practices, community integration, and affordability through innovative financing mechanisms. Each complex will feature modern utilities, security systems, and proximity to essential services including healthcare, education, and commerce.

Market Drivers

- Growing diaspora remittances and return migration
- Expanding middle class with increased purchasing power
- Limited supply of quality housing stock
- Government housing policy support and incentives

Investment Summary: \$10M - \$20M

Investment Component	Cost Range
Land Preparation & Infrastructure	\$2M - \$4M
Housing Unit Construction (100-200 units)	\$6M - \$12M
Community Facilities & Amenities	\$2M - \$4M

Gardnerville-Sinkor Bridge: Critical Infrastructure

Transforming Urban Connectivity

The 15-kilometer bridge linking Gardnerville to Sinkor represents one of Liberia's most critical infrastructure investments, designed as a revenue-generating toll road project. This strategic connection will dramatically reduce travel time between key commercial districts while generating substantial long-term returns through toll collections.

01	02	03
Project Preparation	Construction Phase	Revenue Generation
Comprehensive land acquisition, environmental impact assessment, and community engagement across the 15-kilometer corridor.	Advanced engineering and construction utilizing international standards for bridge design, safety systems, and traffic management.	Sophisticated toll collection system with electronic payment options and traffic monitoring for optimal revenue capture.

Investment Breakdown: \$100M - \$120M

Investment Component	Low Range	High Range
Land Acquisition & Preparation	\$10M	\$15M
Bridge Construction (15km @ \$6-8M/km)	\$80M	\$100M
Safety Features & Technology Systems	\$10M	\$5M

Coastal Highway Development



Unlocking Coastal Economic Potential

The comprehensive Coastal Highway project will connect Liberia's entire 580-kilometer coastline, opening previously inaccessible areas for tourism, fishing, and commercial development. This transformative infrastructure investment will integrate remote coastal communities into the national economy while providing crucial access routes for emergency services and economic development.

The highway design incorporates climate-resilient construction methods, sustainable drainage systems, and strategic rest stops that can serve as commercial hubs. Environmental protection measures ensure minimal impact on coastal ecosystems while maximizing economic benefits for local communities.

Economic Impact Analysis

- Enhanced access to pristine beaches for tourism development
- Improved market access for coastal fishing communities
- Reduced transportation costs for goods and services
- Emergency response and healthcare access improvements
- Integration of coastal counties into national economic framework

Investment Requirements: \$700M - \$1B

Based on \$2-5M per kilometer construction cost including land acquisition, grading, paving, drainage systems, lighting infrastructure, and environmental mitigation measures. The project represents one of West Africa's most significant infrastructure investments with substantial regional impact potential.

James Spriggs Payne Airport Modernization

Strategic Aviation Infrastructure

Located in central Monrovia, James Spriggs Payne Airport represents a critical PPP opportunity for domestic and regional aviation development. The comprehensive modernization will bring the facility to full ICAO international standards while positioning it as a key hub for West African regional connectivity.

Technical Specifications

- Runway reconstruction: 6,000ft x 100ft (expandable to 9,000ft)
- 20cm thick overlay for enhanced durability
- Complete apron renovation and expansion
- Advanced lighting systems for night operations
- Modern baggage screening and security systems
- New fire and rescue facilities with equipment

Market Opportunity

The modernized airport will serve the growing demand for domestic and regional flights, particularly supporting business travel, tourism, and emergency services. With improved facilities meeting international standards, the airport can attract additional airlines and increase operational revenue significantly.

Investment Breakdown: \$25M - \$40M

Investment Category	Low Range	High Range
Runway Rehabilitation & Extension	\$10M	\$15M
Terminal & Facilities Upgrades	\$5M	\$8M
Equipment & Safety Systems	\$5M	\$7M
Perimeter Security & Infrastructure	\$5M	\$10M

Port of Greenville Rehabilitation

Strategic Port Development Opportunity

The Port of Greenville, Liberia's third-largest port facility, presents a compelling PPP opportunity for comprehensive rehabilitation and modernization. Protected by a 400-meter breakwater with dual quay systems, the port has demonstrated capacity to match Port of Buchanan's operational levels with proper investment and management.

Currently serving as a major log export facility and supporting Golden Veroleum's oil palm operations, the port's strategic position requires targeted investment to achieve international operational standards. The rehabilitation will position Greenville as a critical hub for southeastern Liberia's economic development.

1

Harbor Infrastructure

Comprehensive dredging of berthing areas and main harbor basin expansion to approximately 12 hectares, including removal of ship wrecks currently limiting operations.

2

Operational Facilities

Installation of modern quay ladders, design and construction of new bollards exceeding 25-ton capacity, and complete rehabilitation of fender systems.

3

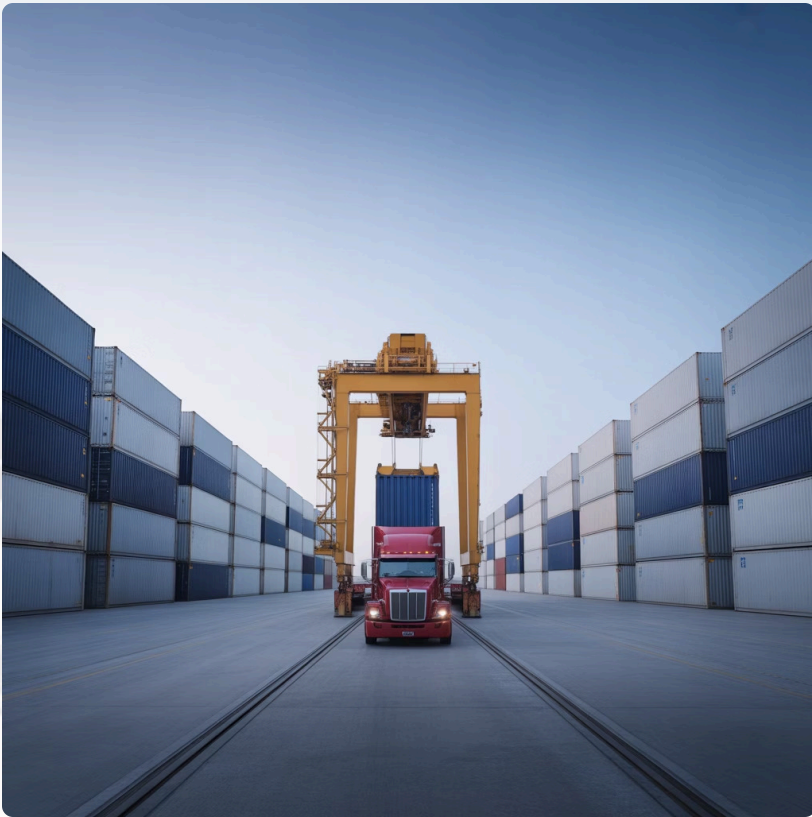
Access Infrastructure

Rehabilitation of access roads from Greenville city to the port and internal road networks to support increased cargo handling capacity.

Investment Requirements: \$80M - \$100M

Investment Component	Low Estimate	High Estimate
Dredging & Shipwreck Removal	\$20M	\$25M
Quay & Infrastructure Repairs	\$30M	\$35M
Road Rehabilitation	\$10M	\$15M
Navigational Equipment	\$10M	\$15M
Operational Systems	\$10M	\$10M

Dry Port Development Initiative



Inland Terminal Strategy

The Dry Port development represents a strategic inland terminal solution enabling shipping lines to issue bills of lading for cargo clearing operations away from congested coastal ports. This innovative approach reduces main port congestion, alleviates storage pressure, and minimizes handling operations.

Positioned in central Liberia, the dry port will serve as a critical logistics hub supporting the country's mining operations, agricultural exports, and general cargo distribution. The facility will integrate with existing road and planned rail networks to optimize cargo movement efficiency.

Strategic Advantages

Cargo Diversification

Capability to handle containerized cargo, general freight, mining exports, and agricultural products through specialized handling equipment and storage facilities.

Operational Efficiency

Reduced congestion at coastal ports while providing enhanced cargo security, faster processing times, and improved logistics coordination.

Economic Integration

Strategic positioning to serve ECOWAS regional trade flows and support Liberia's role in continental trade agreements through the AfCFTA framework.

The National Port Authority maintains statutory responsibility for planning, designing, and managing all port facilities while providing regulatory oversight for the dry port operations. Investment partners will benefit from established legal frameworks and operational expertise.

Port of Buchanan Expansion

Economic Corridor Hub Development

The Port of Buchanan, strategically located within Liberia's primary economic corridor, presents exceptional expansion opportunities. Currently featuring a 334-meter quay with 9.5-meter depth capacity, the port successfully handles wood chip exports through Buchanan Renewables while managing container and general cargo operations.

The port's position within the economic corridor provides direct access to several adjacent counties, creating natural expansion demand for enhanced port services. Major infrastructure investments in the corridor, combined with planned Special Economic Zone development, position Buchanan for significant growth in cargo volumes and operational capacity.

Current Operations

- Primary wood chip export facility for international markets
- Container and general cargo handling capabilities
- Strategic access to mining operations and agricultural zones
- Integration with planned Special Economic Zone initiatives

Expansion Opportunities

- Quay extension and deepening for larger vessel accommodation
- Enhanced container handling and storage facilities
- Specialized cargo handling for mining and agricultural exports
- Integration with rail development and inland transportation

The expansion will leverage Buchanan's proximity to Roberts International Airport (45 minutes) and reasonable access to Monrovia (2 hours via paved road), providing multimodal transportation advantages for time-sensitive cargo operations.

ICT Infrastructure Development

Digital Transformation Opportunities

With 60% of Liberia's population actively engaged with ICT services, the telecommunications sector presents compelling investment opportunities across multiple infrastructure development areas. The government's commitment to digital transformation, combined with accessible undersea fiber optic cable landing and partial Monrovia fiber ring deployment, creates a strong foundation for expanded ICT investments.

\$67M

National Backbone

Comprehensive national fiber optic network connecting all counties and major cities across Liberia.

\$48M

Digital Migration

Complete digital broadcasting platform development for enhanced media and communications services.

\$13.7M

Postal Addressing

National postal addressing system implementation for improved logistics and service delivery.

Strategic Investment Areas

Infrastructure Assets

- Liberia Internet Exchange Point establishment
- Undersea fiber optic cable landing expansion
- Monrovia fiber ring completion and extension
- Data center and cloud services development

Government Partnership

The government's willingness to divest part of its 55% share in Cable Consortium Liberia presents additional partnership opportunities for experienced telecommunications investors seeking established market presence.

Energy Sector Investment Opportunities

Power Generation and Distribution

With current electrification at only 30%, Liberia presents exceptional opportunities for power generation and distribution investments across multiple renewable and conventional energy sources. The country's abundant natural resources, including hydroelectric potential from the St. Paul and St. John rivers, high solar irradiation levels, and substantial biomass resources, provide diverse investment pathways.



Solar Power Development

High solar irradiation levels across the country support utility-scale solar installations and distributed mini-grid systems for rural electrification programs.



Wind and Biomass

Coastal wind resources and abundant agricultural waste provide opportunities for wind energy and biomass power generation projects.



Hydroelectric Projects

Significant potential along St. Paul, St. John, and Cavalla rivers for run-of-river and small reservoir hydroelectric developments.

Investment Framework

Grid modernization and Independent Power Producer (IPP) opportunities are ready for immediate investment through established Power Purchase Agreement frameworks. Standard PPA term sheets outline 20-25 year contracts with clearly defined tariff structures, risk allocation mechanisms, and dispute resolution procedures.

Typical Project Investment: \$5M - \$20M per installation

Investment Component	Low Range	High Range
Site Preparation & Development	\$1M	\$3M
Equipment Procurement	\$2M	\$12M
Installation & Commissioning	\$1M	\$4M
Grid Connection Infrastructure	\$1M	\$1M

Water Transport and Logistics

Coastal and Inland Water Transport Systems

Liberia's extensive water transport infrastructure, featuring 580 kilometers of coastline and six major rivers, presents compelling opportunities for agricultural transport services, coastal connectivity, and inland logistics solutions. The water transport sector is critical for connecting prime agricultural growing areas to Monrovia and major ports while providing cost-effective cargo movement alternatives.

Coastal Transport Opportunities

- Ferry services connecting coastal communities to Monrovia
- Agricultural product transport from coastal growing regions
- Tourism transport services to pristine coastal destinations
- Emergency and medical transport services

Investment Requirements: \$15M - \$25M

Investment Category	Low Range	High Range
Small Port Upgrades & Facilities	\$5M	\$10M
Vessel Procurement (Ferries & Cargo)	\$8M	\$12M
Supporting Infrastructure	\$2M	\$3M

The strategic integration of water transport with road and planned rail networks creates comprehensive multimodal logistics solutions, particularly valuable for agricultural exports and mining operations requiring cost-effective bulk cargo movement.

Inland River Systems

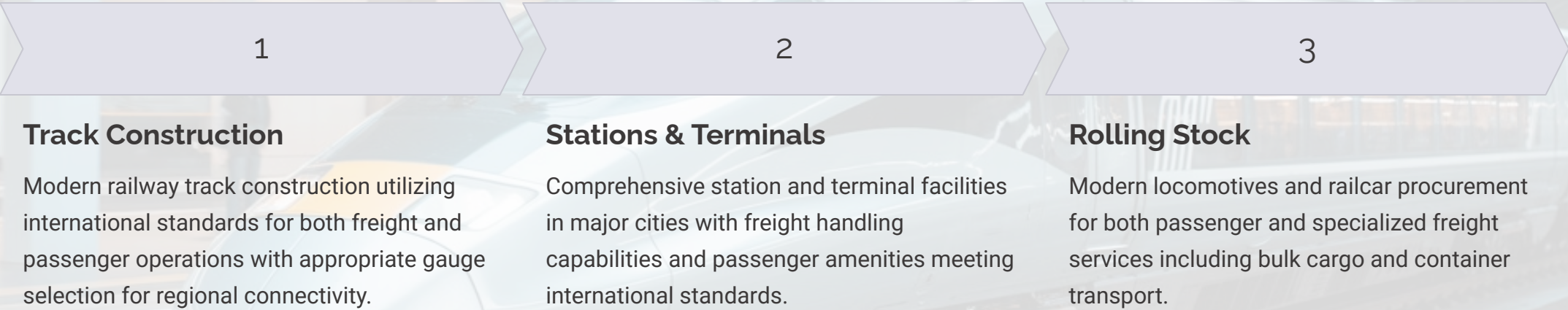
- St. Paul River commercial navigation enhancement
- St. John River agricultural cargo transport
- Cavalla River cross-border trade facilitation
- Specialized vessels for mining and forestry operations

Rail Transport Infrastructure

National Railway Development Initiative

With the Government of Liberia actively establishing a Rail Authority, the railway sector presents transformative infrastructure investment opportunities. The planned expansion of existing rail infrastructure and development of new railway lines will significantly enhance the movement of people and freight across the country, with particular emphasis on connecting mining operations, agricultural regions, and port facilities.

The railway development strategy focuses on creating an integrated national network that supports both passenger transport and heavy freight operations. Priority routes will connect major mining concessions to port facilities while providing passenger services between major cities and towns.



Investment Breakdown: \$200M - \$400M

Infrastructure Component	Conservative	Comprehensive
Track Construction & Upgrades	\$150M	\$300M
Stations & Terminal Facilities	\$30M	\$50M
Rolling Stock Procurement	\$20M	\$50M

Urban Transportation Solutions

Mass Transit and Urban Mobility

Liberia's growing urban centers, particularly Greater Monrovia, require comprehensive public transportation solutions to address increasing traffic congestion and provide affordable mobility options. Investment opportunities span mass transport services, public parking facilities, and integrated bus station developments that can transform urban mobility while generating sustainable returns.

Mass Transit Systems

Development of modern bus rapid transit (BRT) systems and conventional bus services connecting residential areas to commercial districts, government centers, and employment zones. The system will feature dedicated bus lanes, modern stations, and electronic payment systems.

Supporting Infrastructure

Strategic public parking facilities in central business districts, along with modern bus stations featuring retail opportunities, passenger amenities, and integrated transportation hubs connecting various transport modes.

Commercial Trucking Services

The expanding activity at the Freeport of Monrovia creates substantial demand for commercial trucking services. The growing number of ships docking and cargo volumes present exceptional opportunities for investors in heavy-duty transportation and logistics services, particularly for container transport and specialized cargo handling.

Equipment Leasing Opportunities

Establishing equipment leasing companies to serve agriculture, road construction, and other sectors represents a viable financing alternative. This approach provides capital equipment access for small and medium enterprises while generating consistent rental income streams for investors.

Oil Palm Production and Processing

Sustainable Agribusiness Investment

Oil palm represents one of Liberia's most promising agricultural investment opportunities, combining sustainable farming practices with significant value-addition potential. The sector offers multiple entry points including plantation development, out-grower schemes, processing facilities, and small-scale enterprises producing consumer goods like soaps and cooking oil.

The global demand for sustainable palm oil continues growing, while Liberia's climate and soil conditions provide optimal growing environments. Investment opportunities extend beyond basic production to include bio-energy applications and support for micro, small, and medium enterprises (MSMEs) developing value-added palm oil products.

O1	O2	O3
Plantation Development	Out-grower Integration	Processing and Value Addition
Land clearing, preparation, and planting of high-yield oil palm varieties with sustainable farming practices and environmental protection measures.	Establishing out-grower schemes that provide local farmers with seedlings, technical support, and guaranteed purchase agreements for their harvest.	Modern processing facilities for crude palm oil extraction, refining, and development of consumer products including cooking oil, soaps, and bio-energy applications.

Investment Requirements: \$5M - \$15M

Investment Component	Basic Setup	Comprehensive
Plantation Development (Land, Planting)	\$3M	\$5M
Processing Plant & Equipment	\$2M	\$10M

Cocoa Production and Processing

Premium Cocoa Development Opportunity

Liberia's cocoa sector presents exceptional growth potential with current yields of 200 kg/ha having demonstrated potential to increase to 1,000 kg/ha with proper investment and management. Global cocoa demand continues growing at 6% annually, while Liberia's favorable climate and soil conditions support premium quality production that commands higher market prices.

Investment opportunities span the entire value chain from farm development and productivity improvement to post-harvest processing, certification programs, and quality control systems. The sector particularly benefits from investor participation in providing farm inputs, extension services, and direct market access for small-holder farmers.

Production Enhancement

- High-yield variety introduction and propagation
- Modern farming techniques and extension services
- Integrated pest management and disease control
- Sustainable farming certification programs

Value Chain Development

- Post-harvest processing and quality improvement
- Fair trade and organic certification pathways
- Direct export market development
- Chocolate manufacturing and value addition

Market Advantages

Liberian cocoa has potential for premium market positioning through sustainable and organic farming practices. The country's commitment to environmental protection and sustainable agriculture aligns perfectly with growing consumer demand for responsibly sourced cocoa products in international markets.

Investment Range: \$10M - \$20M

Development Area	Minimum	Comprehensive
Farm Development & Productivity	\$5M	\$10M
Processing & Quality Control	\$5M	\$10M

Rubber Industry Expansion

Scaling Sustainable Rubber Production

Liberia's rubber sector currently produces 90,000 metric tons annually with exceptional potential for expansion to 325,000 metric tons. With over 200,000 hectares of arable land available and 55% of current production coming from small farmers, the sector offers compelling opportunities for both large-scale plantation development and smallholder integration programs.

The industry presents multiple investment entry points including plantation expansion, processing facility modernization for ribbed smoked sheets production, and industrial downstream product development including rubber compounding for automotive and industrial applications.



Investment Breakdown: \$20M - \$40M

Investment Area	Conservative	Comprehensive
Plantation Expansion	\$10M	\$15M
Processing Facilities	\$10M	\$25M

Marine Fisheries and Aquaculture

Sustainable Fisheries Development

Liberia's 20,000 square kilometers of fishing grounds present exceptional opportunities for marine fisheries development and aquaculture investments. Currently producing only 7,300 metric tons of marine fish locally while consuming 23,800 metric tons annually, the sector demonstrates clear import substitution potential alongside export market development.

The country's inland aquaculture potential is even more dramatic, with capacity to produce 330,000 metric tons of freshwater fish compared to current production of only 2,500 metric tons. This represents a 130-fold increase potential through proper investment in aquaculture infrastructure and management systems.

Marine Fisheries

Modern fishing vessel acquisition, cold storage facilities, processing equipment, and direct export market development for high-value species targeting international markets.

Aquaculture Development

Freshwater fish farming systems, including pond construction, fingerling production, feed manufacturing, and integrated processing facilities for domestic and regional markets.

Supporting Infrastructure

Cold chain development, processing facilities, quality control laboratories, and market access infrastructure supporting both sectors' growth and export potential.

Investment Opportunities

Marine Sector Needs

- Modern fishing vessels and equipment
- Shore-based processing and cold storage
- Quality control and certification systems
- Direct export market development

Aquaculture Infrastructure

- Fish farm development and management
- Feed production and fingerling hatcheries
- Processing and value addition facilities
- Market distribution and cold chain logistics

Rice Production and Processing

Food Security and Import Substitution

Liberia consumes 570,000 tons of rice annually, representing a substantial import substitution opportunity for investors in commercial rice production and processing. Current productivity levels can be significantly enhanced through improved yields, better market access, reduced production costs, and private sector investment in modern irrigation schemes.

The sector offers exceptional potential for industrial rice processing facilities, development of commercially viable irrigation systems, and export market exploration within the ECOWAS region where rice demand continues growing steadily.



Tourism and Eco-Tourism Development

Unlocking Liberia's Tourism Potential

Liberia's 580-kilometer pristine coastline, combined with unique historical sites and exceptional biodiversity hotspots, presents compelling eco-tourism investment opportunities. The country's position as Africa's first republic, combined with remarkable natural attractions, creates distinctive tourism products appealing to international visitors seeking authentic African experiences.



Providence Island

The historic landing site for freed enslaved people who founded Africa's first republic. Ideal location for heritage tourism development, educational centers, and cultural amusement park celebrating Liberian history and African diaspora connections.



Robertsport

World-class surfing destination featuring elaborate mountains, excellent surf breaks, and Lake Piso - the country's largest and most serene lake. Perfect for surf tourism, eco-lodges, and adventure tourism development.



Harper

Beautiful coastal town featuring Africa's first lighthouse, stunning beaches, Lake Shepard, and the scenic Hoffman River. Historic significance as former capital of Maryland in Africa provides unique cultural tourism opportunities.

Investment Opportunities

Heritage Tourism

Development of historically significant sites including Providence Island, Harper's colonial architecture, and diaspora connection experiences that attract African-American heritage tourists and international visitors interested in African history.

Eco-Tourism Infrastructure

Sustainable lodges, guided tour operations, and adventure tourism facilities in pristine natural environments including national parks, waterfalls, and coastal ecosystems.

SAPO National Park and East Nimba Nature Reserve

World-Class Biodiversity Tourism

SAPO National Park and East Nimba Nature Reserve represent extraordinary eco-tourism investment opportunities in virgin territories with exceptional biodiversity. These protected areas offer investors the chance to develop sustainable tourism infrastructure while supporting conservation and generating substantial returns in the rapidly growing global eco-tourism market.

SAPO National Park

Investment opportunities include maintained trail development, guided bird watching programs, eco-lodges featuring local cuisine, and educational tourism programs. The park's pristine forest ecosystem supports diverse wildlife and provides exceptional opportunities for sustainable tourism development.

East Nimba Nature Reserve

Liberia's largest biodiversity hotspot, home to unique species including the world's largest butterfly and the nearly extinct Nimba Otter Shrew. Features a beautiful blue mountain lake and dramatic misty landscapes ideal for high-end eco-tourism development.

Conservation Tourism Model

The investment model emphasizes sustainable tourism that generates revenue while supporting conservation efforts. Facilities will be designed with minimal environmental impact while providing world-class experiences for international eco-tourists willing to pay premium prices for authentic wilderness experiences.

Market Potential

The global travel and tourism industry generated \$7.7 trillion (10% of global GDP) in 2015, with eco-tourism representing one of the fastest-growing segments. Liberia's unique position as an undiscovered destination with exceptional biodiversity provides first-mover advantages for investors in sustainable tourism infrastructure.

Investment Ranges: \$15M - \$25M per site

Development Component	Basic	Premium
Lodges & Trail Infrastructure	\$5M	\$10M
Tourism Facilities & Operations	\$10M	\$15M

Healthcare Infrastructure Development

Medical Services Investment Opportunities

Liberia's healthcare sector presents compelling investment opportunities with significantly lower threshold requirements compared to other sectors. The minimum investment incentive threshold of \$50,000 makes healthcare one of the most accessible sectors for international investors seeking meaningful social impact alongside financial returns.

1	2	3
Specialized Medical Facilities Development of specialized healthcare centers in Monrovia and county-level locations, focusing on areas with limited current capacity such as cardiac care, oncology, and advanced surgical services.	Diagnostic Equipment Investment in advanced diagnostic imaging including CT scanners, MRI machines, ultrasound equipment, and laboratory diagnostic systems to serve both urban and rural populations.	Mobile Health Services Mobile hospital units and telemedicine systems providing healthcare access to remote communities while generating sustainable revenue through service fees and insurance partnerships.

Investment Breakdown

Healthcare Investment	Minimum	Comprehensive
Specialized Medical Facilities	\$10M	\$25M
Mobile Health Services	\$2M	\$5M

The healthcare sector benefits from strong government support, growing middle-class demand for quality healthcare, and substantial unmet medical needs across the country. Public-private partnerships provide additional opportunities for sustainable healthcare delivery models.

Mining Sector Opportunities

Diverse Mineral Resource Portfolio

Liberia's mineral wealth spans both high-value metals and industrial minerals, providing investors with exceptional opportunities across multiple commodity sectors. The country's ancient greenstone belts contain proven deposits of gold, diamonds, and iron ore, while untapped potential exists for platinum, uranium, niobium, and various base metals including nickel, cobalt, and manganese.

Precious Metals

Gold and diamond deposits in established greenstone belts with proven reserves and existing mining infrastructure providing immediate development opportunities.

Industrial Minerals

Iron ore deposits with established export infrastructure, plus untapped resources including bauxite, manganese, and heavy mineral sands (rutile and ilmenite) for industrial applications.

Emerging Opportunities

Excellent untapped potential in platinum, uranium, and niobium, alongside base metals and industrial rocks including sulfur, phosphates, granite, and silica sand.

Regulatory Framework

Liberia maintains a transparent mining framework with Class A large-scale licenses providing secure investment frameworks for major mining operations. The regulatory environment supports international best practices while ensuring community benefit-sharing and environmental protection standards.

Investment Range: \$10M - \$50M

Mining Development	Exploration	Production
Exploration & Resource Definition	\$5M	\$15M
Processing & Infrastructure	\$5M	\$35M

Monrovia Industrial Park Expansion

Manufacturing Hub Development

The Monrovia Industrial Park represents Liberia's commitment to manufacturing sector development, offering excellent tax incentives, capital repatriation guarantees, and strategic positioning for regional market access. The government's willingness to expand industrial capacity demonstrates strong policy support for manufacturing investments.

Liberia's manufacturing advantages include abundant raw materials, limited competition, low-cost labor, strategic coastal location with port access, and integration into ECOWAS and Mano River Union (MRU) regional economic frameworks. These factors position Liberia as an ideal manufacturing base for regional and international markets.

01

Raw Material Availability

Access to rubber, palm oil, timber, and other agricultural products for plastic goods, tires, furniture, and bio-fuel manufacturing with integrated supply chains.

02

Labor Force Advantage

Youthful population with over 60% under age 25 provides energetic workforce for labor-intensive manufacturing operations with competitive wage structures.

03

Market Access

Strategic positioning for ECOWAS markets through established trade agreements and port infrastructure supporting efficient export logistics.

Manufacturing Opportunities

Product Categories

- Plastic and rubber goods including car tires and industrial pipes
- Consumer products: shoes, toys, household items
- Furniture manufacturing from local timber resources
- Bio-fuel production from agricultural waste

Investment Requirements: \$50M - \$75M

Component	Amount
Land Development	\$10M - \$15M
Infrastructure Setup	\$25M - \$35M
Equipment Installation	\$15M - \$25M

7th & Tubman Mixed-Use Development

Premier Urban Development by Ikemba Investment Group

Ikemba Investment Group proudly presents 7th & Tubman, a transformative \$22.5M mixed-use development positioned in Sinkor, Monrovia's most vibrant economic district. This Class A project will redefine the city skyline while meeting critical demand for modern office space, luxury residential units, and premium retail facilities.

\$22.5M

Total Project Value

Comprehensive mixed-use development with balanced capital structure and committed sponsor equity

16

Floors

Modern architecture with stunning Monrovia and Atlantic Ocean views throughout the building

126,030

Square Feet

Total building size with optimized mix of office, residential, retail, and amenity spaces

Capital Structure


Capital Source	Amount	Type
Landowner Equity (in-kind land contribution)	\$500,000	Committed
Ikemba Sponsor Equity (development work)	\$3,000,000	Committed
Investor Equity (cash to be raised)	\$8,000,000	Seeking
Debt Financing (cash to be raised)	\$11,018,168	Seeking

Revenue Streams

- Ground Floor Retail: 2,730 sf @ \$35/sf/year
- Office Space: 36,167 sf @ \$70/sf/year across 7 floors
- Sky Garden Retail: 5,425 sf @ \$40/sf/year
- Luxury Apartments: 12 one-bedroom (\$3,800/month) + 6 two-bedroom units (\$4,800/month)

Premium Amenities

- Rooftop pool and sky bar with panoramic city views
- Mid-level sky garden creating serene urban oasis
- Secure basement parking (18,527 sf)
- Modern building systems and 24/7 security

 **Shovel Ready Project** - Ready for immediate development and implementation

Gbehzohn Garden Estates

Premier Residential Community in Buchanan

Ikemba Investment Group presents Gbehzohn Garden Estates, a transformative 20-acre gated residential community in Buchanan, Liberia's strategic second city. This master-planned development targets middle- to upper-income residents and corporate executives with modern housing, comprehensive security, and lifestyle amenities through a phased 10-year implementation with accessible mortgage options.

Residential Offerings

Single-family homes for sale (3-5 bedroom residences) plus townhomes for rent, specifically tailored for expatriates and corporate housing needs in Buchanan's growing economy.

Community Features

Retail facilities for convenience shopping and services, recreational spaces including clubhouse and playgrounds, plus extensive green zones for sustainable living.

Sustainable Development

Green and sustainable infrastructure featuring renewable energy systems, rainwater harvesting, and centralized waste collection and recycling systems.

Strategic Location Advantages

Economic Drivers


- Port of Buchanan - second largest in Liberia
- Future Special Economic Zone development
- Offshore oil exploration in Grand Bassa County
- 2 hours from Monrovia, 45 minutes from Roberts International Airport

Market Demand

- Population growth from rural-to-urban migration
- Large diaspora investment in home county
- Expatriate and corporate demand for premium accommodations
- Current lack of structured housing options in Buchanan

Affordable Financing Structure

10-year mortgage options with 25% down payment make quality homeownership accessible to more Liberians, especially diaspora investors. This financing structure builds trust through formal financing while creating transparent payment terms and lower barriers to entry.

 **Shovel Ready Project** - Ready for immediate development and implementation

T&T Sustainable and Organic Farms

Social Enterprise Agriculture Investment

T&T Sustainable and Organic Farms represents a pioneering for-profit social enterprise revolutionizing Liberia's agriculture sector through sustainable, organic farming practices. Operating across Grand Bassa and Rivercess counties (with 2000 acres of farmland), T&T empowers local women and smallholder farmers while enhancing food security through high-quality organic crop production using innovative "zero waste" agriculture techniques.



Sustainable Production

Climate-smart farming techniques that minimize waste, preserve soil health, and convert farm waste into value-added products while yielding premium organic produce.



Community Empowerment

Strategic partnerships with local farmers providing training, market access, and pathways to capital, improving livelihoods and driving rural economic development.



Market Integration

Integrated smallholders into commercial supply chains ensuring consistent supply for domestic markets while uplifting farming family incomes.

\$500,000 Capital Raise Strategy

As a *pre-revenue* company, T&T Sustainable and Organic Farms is seeking to raise \$500,000 to scale our operations and maximize our social and financial impact. This capital will be strategically allocated across key growth areas to enhance production capacity, operational efficiency, community programs, and market reach, ensuring long-term sustainability and profitability.

Farm Expansion & Land Lease: \$150,000

Secure additional farmland acreage and long-term land leases to significantly increase cultivation capacity for high-demand organic crops. This includes initial land preparation and soil enhancement for new plots.

Modern Equipment & Infrastructure: \$100,000

Invest in essential agricultural machinery (tractors, tillers), advanced irrigation systems, and improved on-site storage facilities to boost efficiency, reduce manual labor, and minimize post-harvest losses.

Processing Facilities: \$75,000

Establish small-scale processing units for value-added products (e.g., drying, packaging, oil extraction) from excess produce, aligning with our "zero waste" philosophy and opening new revenue streams.

Agricultural Technology & Innovation: \$50,000

Implement innovative farming technologies such as soil testing equipment, weather monitoring systems, and basic farm management software to optimize yields, conserve resources, and inform data-driven decisions.

Working Capital: \$75,000

Fund critical operational expenses including high-quality organic seeds, natural fertilizers, labor wages, and fuel costs for the initial growth phase, ensuring uninterrupted production cycles.

Marketing & Distribution: \$25,000

Develop robust marketing strategies to penetrate new domestic markets, establish brand presence for organic products, and strengthen distribution channels, including transportation logistics and packaging.

Community Programs & Training: \$25,000

Expand our empowerment initiatives through enhanced training programs for local women and smallholder farmers in sustainable organic practices, financial literacy, and market access, reinforcing our social mission.

Contact Information

For Further Information

Potential investors are encouraged to address their Letters of Intent (LOI) to:

Hon. Isaac Taggart, Jr.
Special Envoy – U.S. Trade & Investments
Ministry of Foreign Affairs
Republic of Liberia

Email: itaggart@ustradeenvoyliberiamofa.com

Websites: www.ustradeenvoyliberiamofa.com | www.mofa.gov.lr

Plan a Visit to Liberia

We encourage interested investors to plan a visit to Liberia with their team or delegation. This will facilitate strategic meetings with key government officials, local partners, and on-site assessments of potential projects. Please contact Hon. Isaac Taggart, Jr. to coordinate your visit and arrangements.



i The Ministry of Foreign Affairs can facilitate introductions to relevant government agencies, arrange site visits, and provide additional information on investment incentives available for each project.

Health Sector Note

Investors interested in healthcare should note the lower investment threshold for incentives in this sector - only \$50,000 required compared to higher thresholds in other sectors.

