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OLD ACCRA



INVESTING IN ACCRA

NEW ACCRA



Why Accra

Accra has seen significant growth since the last two decades and continues to develop. The city is easily accessible to the markets of all the member states of the Economic Community in West Africa (ECOWAS) and there is also easy access to the USA and the European Union Markets

With a population of 2,344,000 and a growth rate of 1.97%, infrastructure in the city is constantly expanding and improving to meet the needs of residents, visitors, investors and business travelers.



Why Accra

Accra boasts of a world class airport in the sub-region, modern infrastructure, a booming real estate market, a stable economic environment, foreign ownership opportunities, rising oil and gas productions

The city is a safe and stable location for trading with regional and international markets and it has earned a great reputation as the top regional hub for many of the world's biggest companies in the sub-region.

With most local companies requesting for public-private partnerships from foreign investors to invest in development and expansion of infrastructure and real estate (initiatives of the current government), the economic environment is attractive and competitive and has the potential to grow bigger and better to benefit locals and investors in the near future.

GDP



The rising oil and gas productions will support real GDP growth in the 2019-2023 forecast period.

CURRENTLY, GHANA'S REAL GDP GROWTH IS 6.5% and this is a huge recovery from PREVIOUS YEARS THAT HAVE SEEN GDP AT A LOW OF 3.3%.

Oil productions from new fields are expected to increase strongly and therefore ties in with more infrastructure developments, influx of investors and business travelers. New developments are being planned and executed frequently to meet the growing needs and demands of this category of people.

The policies of the Ghanaian government seeks to encourage investments in domestic infrastructure from both local and foreign private capital. There is also an industrialization drive by the government that promises to boost regional trade links. Trade links to the United States will be entrenched by the African Growth and Opportunity Act (AGOA). The government aims to achieve exports of US\$ 500M to the US by 2020.

Property Tax Rates

In Ghana, property taxes are

08% FOR RESIDENTIAL

15% FOR COMMERCIAL

1% STAMP DUTY



Accra's top tourism source markets

International
Tourist
Arrivals by
Generating
Markets
2012 – 2014

Country	Year		
	2012	2013	2014
USA	118.4	123.5	135.9
UK	77.6	82.7	91.0
Germany	33.6	37.6	41.4
France	19.9	21.6	23.8
Netherlands	28.2	30.7	33.8
Canada	25.1	26.8	29.5
Switzerland	4.5	5.0	5.5
Scandinavia	18.0	21.1	23.2
Italy	9.1	10.7	11.8
Cote D'Ivoire	40.5	50.5	55.6
Nigeria	102.2	112.4	123.6
Togo	26.5	31.3	34.4
South Africa	25.1	28.2	31.0
Overseas Ghanaians	106.6	113.3	124.6
Others	268.1	298.2	328.0
Total	903.3	993.6	1,093.0

Source:
Ghana Tourism
Authority

Accra's top tourism source markets

International
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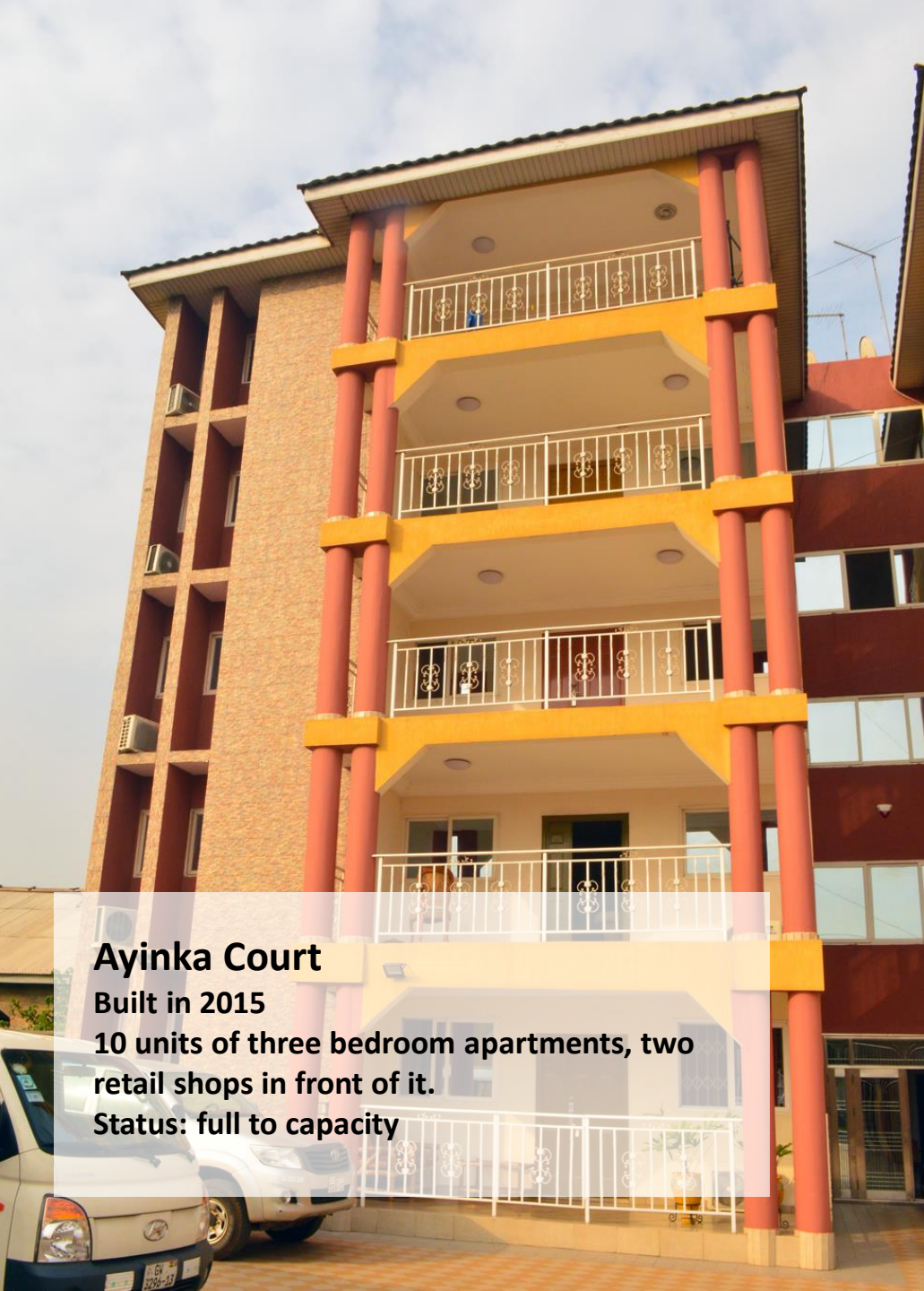


Tourist Expenditure

Percent (%)

Local Transport (taxis, local flights, car rentals, etc)	8
Shopping at Formal Markets (gift stores etc)	11
Shopping at Informal Markets (market, wayside areas)	11
Food and Beverage	14
Accommodation	29
Entertainment and Recreation	9
Other Expenditure	18

Source:
Ghana Tourism
Authority



Ayinka Court

Built in 2015

10 units of three bedroom apartments, two retail shops in front of it.

Status: full to capacity



Earlbeam Plaza

Built in 2008, Renovated in 2015.

Lettable space of 2500 sqm

Status: full to capacity

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OFFERING MORE THAN OUR COMPETITORS

The EarlBeam brand is known to offer the best quality of standards and services. The location of our properties is situated in prime areas of Accra. We offer competitive rates with attractive incentives to our clients. Other developers with developments in most prime areas have higher prices and offer less space, less returns and less quality of service. Our rent guarantee of 10% is attractive and realistic. Most of our competitors have unrealistic rent guarantee or no rent guarantees.

What we offer	Price	State	Location	Square areas
1 bedroom apartment	\$99,000.00	Fully furnished	Dzorwulu	60 sqm
4 bedroom townhouse	\$385,000.00	Fully furnished	Dzorwulu	294 sqm
4 bedroom townhouse	\$195,000.00	Fully fitted kitchen	East legon hills	153 sqm
What our competitors are offering	Price	State	Location	Square areas
1 bedroom apartment	\$120,000.00	Not furnished	Roman Ridge	65 sqm
1 bedroom apartment	\$190,000.00	Not furnished	Labone	54 sqm
1 bedroom apartment	\$ 160,000.00	Not furnished	Airport	52 sqm
1 bedroom apartment	\$95,000.00	Not furnished	Shiashie	55 sqm
1 bedroom apartment	\$ 160,000.00	Furnished kitchens and bathrooms only	Cantonments	52 sqm

Upcoming Projects

1 Kwae Close

Kwae Close is comprised of 15 units of (1) bedroom apartments and 5 units of (4) bedroom town houses.

The 1 bedroom apartments are going for off plan sale price of

\$99,000.00

and the townhouses are going for

\$385,000.00

We will provide a 10% rent guarantee for all units sold for minimum of 2 years.

The enclave will be eco-friendly and all units will be fully furnished. Key features include:

Construction starts in August 2019 and variations are allowed from now till we begin.

Upcoming Projects (Cnt.)

Kwae Close in Pictures



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Upcoming Projects

2 Fairfax Community

Fairfax Community is in East Legon Hills. This comprises of 16 (4) bedroom townhouses. All kitchens will be fully furnished. Prices are starting from \$ 195,000.00.



Upcoming Projects (Cnt.)

Fairfax Community

Key features include:

- Italian Porcelain floors
- ICI grade Acrylic walls.
- Porcelain @ wet areas .
- Gypsum board ceiling with shadow lines and pelmets@ selected areas
- Upseam Aluzinc concealed roof with double weathershield insulation for heat prevention.
- Solar panel cabling for plug- in panels
- Overhead water tank
- Ground level water tank with booster pumps
- Daikin inverter energy- saving ACs in living areas and bedrooms
- Premium Jaqua sanitary fittings
- DSTV connection - LED warm lightning
- BOSCH House Kitchen appliances including: Washing Machine, Microwave, Cooker, Oven, Big Fridge.

Construction begins in August 2019.



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Upcoming Projects

3 The Nest

The Nest is comprised of 175 units. It will have a mix of studio apartments, one bed, two bed apartments and a three bedroom pent house. This project is in its early stages of development, however, the design will be available next month. Concept for the project is hotel apartments. Prices range from \$91,000.00 to \$ 450,000.00.

Key features:

co-working serviced offices

gym

mart

200 parking spaces

commercial units

restaurant

conference and meeting rooms

Kids playroom with Nanny services

24/7 laundry room

spa

swimming pool

sports bar

The studio apartments are sold out.

The executive studios (60 units) are going for \$95,000.00

The one bedrooms (30 units) are going for \$ 109,000.00

The two bedrooms (4 units) are going for \$ 220,000.00

Three bedroom penthouse (1 unit) is \$ 450,000.00

**WE BREAK
GROUND IN MAY
2020.**

Manassas Village

(Dodowa) will comprise of 1,600 housing units. This is our affordable housing project. Prices start from \$ 59,000.00. It will have 200 units of luxury maisonettes, 200 commercial units. The enclave will have 2 and 3 bedroom houses mainly both detached and semi-detached. Prototypes will be ready in the first quarter of 2020. **Construction starts in August 2020.**

Key features include:

Climate-sensitive urban planning to create a favorable urban microclimate in the development
3 months delivery of houses due to advanced building technology

We use the latest **3D Variance Detection** technology to validate that fabricated elements are on spec prior to leaving our factory

Move-in Ready. *This includes:*

fully-fitted luxury Bathroom and Kitchen with appliances
high-quality doors, windows

painted walls

tiled floor

switches, sockets, lights

concealed plumbing and electrical wiring

Additional Thermal Barrier to reduce heat



What we
are
offering to
you

		INVESTMENT DURATION	10 YEARS
KWAE CLOSE	Apartment	ANNUAL RETURN ON INVESTMENT	
		Monthly Rental	\$ 825.00
		Annual Rental	\$ 9,900.00
	Sale Price	\$ 99,000.00	
	Annual yield (ROI)	10%	
	Townhouse	Monthly Rental	\$ 2,700.00
		Annual Rental	\$ 32,400.00
		Sale Price	\$385,000
	Annual Yield (ROI)	8%	
NEST	Executive Studio	Monthly guranteed lease payment by Developer	\$825
		Annual lease	\$9,900
		Sale Price	\$ 95,000.00
	Annual Yield (ROI)	10%	
One bedroom	Monthly guranteed lease	\$1,000	
	Annual lease	\$ 12,000.00	
	Sale Price	\$ 109,000.00	
Annual Yield	11%		
Two bedroom	Monthly guranteed lease	\$2,000	
	Annual lease	\$ 24,000.00	
	Sale Price	\$ 220,000.00	
Annual Yield	11%		

Extra Benefits

- The owner of an apartment, townhouse or apart'hotel room/(s)
 - 5% Capital appreciation
- A 8%– 11% rent guarantee for minimum of 2 years
 - Lifestyle benefits
 - Zero service charge*
 - Zero utility charge*
- Exit and buy back clause opportunity
 - A title deed
- Enjoy 14 nights free stay every year*



**GET IN TOUCH
WITH US**



We are always willing and looking forward to doing business with you. Kindly contact us on the information below and we will help you find that dream house you deserve.

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