

GOLF CENTRAL RESIDENCE

Living in the Heart of Nyarutarama

Exclusive Studio 2F Investment Proposal & Standard Structured Payment Plan

1. Executive Summary

This proposal outlines the high-yield investment model for a single-investor acquisition of a premium **2nd Floor Studio Apartment (Studio 2F)** at Golf Central Residence. Situated inside the exclusive diplomatic enclave of Nyarutarama, Kigali, Rwanda, this asset represents a highly versatile property. It acts as a private luxury residence whenever the owner travels to Kigali, and shifts seamlessly into a high-demand, fully managed corporate rental generator when vacant.

Core Investment Framework:

- **Fixed Pre-Launch Purchase Price:** \$74,495.00 USD
- **Ownership Allocation:** 100% Single Buyer / Full Individual Share
- **Primary Property Usage:** Dual-purpose private luxury base & premium passive income generation.

2. Standard Buyer Payment Schedule

The financial roadmap follows the project's official **Standard Buyer Payment Schedule**. Payments are linked to construction milestones, spreading capital allocation over the development period up to handover in 2028:

Payment Milestone	Percentage	Amount Due (USD)
1. SPA (Sales & Purchase Agreement) Signing	15%	\$11,174.25
2. Completion of Foundation	15%	\$11,174.25
3. Completion of Structure	30%	\$22,348.50
4. Completion of Internal/External Renovation	30%	\$22,348.50
5. Official Project Handover (Planned 2028)	10%	\$7,449.50
Total Unit Purchase Price	100%	\$74,495.00

3. Return on Investment (ROI) & Revenue Projections

Premium corporate rental listings for high-end studio units in Nyarutarama are modeled between **\$1,200 USD and \$1,600 USD per month gross**. Operational facility upkeep is structured at **\$1.50 per square meter (sqrm) monthly**. For a standard luxury studio footprint of approximately **38 sqrm**, the service charge amounts to exactly **\$57.00 USD/month (\$684.00 USD/year)**.

Performance Metric	Conservative Model (\$1,200/mo)	Premium Model (\$1,600/mo)
Gross Annual Rental Revenue	\$14,400.00 USD	\$19,200.00 USD
Annual Service Charge (\$1.5/sqrm)	-\$684.00 USD	-\$684.00 USD
Net Annual Property Cash Flow	\$13,716.00 USD / year	\$18,516.00 USD / year
Net Property Yield % (Overall)	18.41% Net Yield	24.86% Net Yield

4. Elite Development Amenities & Proximity Values

Golf Central Residence delivers premium, international-standard community infrastructure designed explicitly to capture top-tier diplomatic, executive, and corporate tenant segments:

- **Kigali Golf Resort Adjacency:** Perched directly above the Nyarutarama Sports Center, offering clear, elevated vistas of Kigali's hallmark international golf course lake, natural wetlands, and surrounding golf horizons.
- **Diplomatic-Tier Security Context:** Located a mere 10 meters from the US Peace Corps office and steps from the UAE Embassy, Korean Embassy, and Ghana High Commission. Features multi-tier 24/7 guarded access checkpoints, biometric entries, and comprehensive internal surveillance nets.
- **Rooftop Fitness & Sky Recreation:** Exclusive individual access rights to Nyarutarama's only golf-view rooftop infinity swimming pool, a fully integrated skyline fitness center, an open-air sky terrace lounge, and an upscale poolside bar setup.
- **Premium Infrastructure Core:** Fully comprehensive on-site property management networks to manage keys, cleanings, and active corporate tenant check-ins, accompanied by automatic high-capacity generator back-ups, deep underground structural parking arrays, and high-speed elevator grids.

5. Acquisition & Onboarding Steps

To initialize an official unit freeze and draft the custom Sales & Purchase Agreement (SPA) under this Standard Buyer framework, the buyer must submit a scanned color copy of their international passport. The initial 15% milestone payment will be due upon standard contract signature execution.