

GOLF CENTRAL RESIDENCE

Living in the Heart of Nyarutarama

1. Executive Summary

This proposal outlines a premium real estate investment opportunity for a **1-Bedroom Apartment** on the **1st Floor (Floor F1, Unit 1)** at **Golf Central Residence**, located in the elite diplomatic enclave of Nyarutarama, Kigali, Rwanda. This unit features premium views looking directly onto the **Nyarutarama Golf Lake** with an expansive layout totaling **67 square meters (sqm)** of sellable space (54.25 sqm internal + 12.75 sqm deep external balcony).

The pre-launch purchase price is fixed at **\$99,485.00 USD**. This document demonstrates the financial layout, individual milestone schedules, and net Return on Investment (ROI) projections for a single-owner capital structure.

2. Standard Buyer Payment Schedule

The property acquisition follows the developer's official five-step milestone framework, allowing cash flows to deploy sequentially as the construction milestones are cleared up to handover in 2028:

Payment Milestone Stage	Percentage	Amount due (USD)	Project Milestone Description
1. SPA Signing	15%	\$14,922.75	Initial contract execution & unit reservation
2. Completion of Foundation	15%	\$14,922.75	Substructure & ground layout complete
3. Completion of Structure	30%	\$29,845.50	Main twin-tower structural shell completion
4. Completion of Renovation	30%	\$29,845.50	Internal/external finishes, tiling & plastering
5. Official Handover	10%	\$9,948.50	Key delivery & title deed transfer (Planned 2028)
Total Purchase Price	100%	\$99,485.00	Complete Property Asset Acquisition

3. Return on Investment (ROI) & Revenue Projections

Based on luxury property benchmarks in the Nyarutarama diplomatic zone, long-term corporate and diplomatic rental yields are exceptionally robust. Gross monthly rent for a lake-view 1-bedroom unit is modeled between **\$1,600 USD** and **\$2,200 USD** (with a conservative midpoint projection of **\$1,900 USD**).

Calculations strictly account for the building's monthly operational facility service charge of **\$1.50 per square meter (sqm)**. For this 67 sqm unit layout, the community maintenance fee equates to exactly **\$100.50 USD per month** (\$1,206.00 USD annually).

Performance Performance Index	Conservative Model (\$1,600/mo)	Midpoint Model (\$1,900/mo)	Premium Model (\$2,200/mo)
Gross Annual Revenue	\$19,200.00 USD	\$22,800.00 USD	\$26,400.00 USD
Annual Service Charge (\$1.5/sqm)	-\$1,206.00 USD	-\$1,206.00 USD	-\$1,206.00 USD
Net Annual Cash Flow	\$17,994.00 USD	\$21,594.00 USD	\$25,194.00 USD
Net Property Yield % (Overall)	18.09% Net Yield	21.71% Net Yield	25.32% Net Yield

4. Elite Development Amenities & Proximity Values

- **Nyarutarama Golf Lake Frontage:** Elevated placement offering direct, premium panoramic views over Kigali's premier golf resort lake, natural wetlands, and greens.
- **Diplomatic Enclave Security:** Situated just 10 meters from the US Peace Corps office and within minutes of key diplomatic installations (UAE Embassy, Korean Embassy, Ghana High Commission), maintaining premier perimeter security and 24/7 guarded checkpoint controls.
- **Rooftop Wellness Infrastructure:** Unrestricted member access to the twin towers' panoramic golf-view rooftop infinity pool, professional open-air fitness gym, custom juice bar, and elite observation terrace lounges.
- **Hands-Free Corporate Management:** On-site turn-key property management services handling full tenant acquisition, utility governance, maintenance upkeep, and corporate leasing setups.

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