

GOLF CENTRAL RESIDENCE

Living in the Heart of Nyarutarama

Exclusive 2-Bedroom Dual-Key Investment Proposal & Standard Payment Plan

1. Executive Summary

This proposal outlines the premium portfolio investment configuration for an elite **2-Bedroom Dual-Key Apartment on Floor F1** at Golf Central Residence, situated in the prestigious diplomatic enclave of Nyarutarama, Kigali, Rwanda. The baseline purchase price for this unique asset layout is **\$169,290.00 USD**. Structured under an unnamed single-ownership framework, this document serves as a powerful portfolio tool to demonstrate milestone cash allocations, ongoing structural fees, and highly optimized double passive income analytics.

2. Base Configuration Details

- **Apartment Typology:** 2-Bedroom Dual-Key Layout (Model 3 - Double Passive Income Profile)
- **Total Sellable Area:** 114 square meters (sqm) [92.01 sqm Internal Floor Area + 21.99 sqm Deep Balcony]
- **Primary Line of Sight:** Dual Aspect - Premium Nyarutarama Golf Lake & Diplomatic Garden Views
- **Operational Execution:** Features two independent luxury studio suites behind a single entrance door, allowing owners to lease both units separately to unlock maximized dual cash flows simultaneously.

3. Standard Buyer Payment Schedule

The purchase follows the developer's verified 5-step milestone framework, allowing cash outlays to align systematically with structural construction verification up to handover in 2028:

Payment Milestone Stage	Percentage	Total Due (USD)	Project Milestone Focus
1. SPA Signing	15%	\$25,393.50	Initial contract execution & unit security
2. Foundation Completion	15%	\$25,393.50	Substructure and ground layout confirmation
3. Structure Completion	30%	\$50,787.00	Framing and structural concrete shell complete
4. Renovation Completion	30%	\$50,787.00	Internal/external finishings, plastering & tiling
5. Official Handover	10%	\$16,929.00	Key delivery, occupancy clearance, title transfer
Total Acquisition Value	100%	\$169,290.00	Complete Property Asset Capitalization

4. Return on Investment (ROI) & Revenue Projections

Projections are built upon verified leasing metrics for specialized Dual-Key structures in the Nyarutarama enclave. Monthly revenue models assume leasing both independent luxury suites simultaneously. Calculations fully deduct the standard property maintenance service charge of **\$1.50 per sqm per month** (\$171.00 USD/mo or \$2,052.00 USD/yr total allocation based on 114 sqm sellable footprint):

Performance Evaluation Index	Conservative Model (\$2,200/mo)	Midpoint Model (\$2,500/mo)	Premium Model (\$2,800/mo)
Gross Annual Combined Revenue	\$26,400.00 USD	\$30,000.00 USD	\$33,600.00 USD
Annual Service Charge (\$1.5/sqm)	-\$2,052.00 USD	-\$2,052.00 USD	-\$2,052.00 USD
Net Annual Cash Flow (To Buyer)	\$24,348.00 USD	\$27,948.00 USD	\$31,548.00 USD
Net Property Yield % (Overall)	14.38% Net Yield	16.51% Net Yield	18.64% Net Yield

5. Elite Development Amenities & Proximity Values

- **Nyarutarama Golf Lake Frontage:** Elevated architectural placement framing clear, pristine panoramic views directly across Kigali's trademark natural wetlands, golf course contours, and lake system.
- **Diplomatic Tier Security Infrastructure:** Positioned 10 meters from the US Peace Corps office and steps from the UAE, Korean, and Ghanaian Embassies, offering 24/7 guarded biometric main-lobby checkpoints, executive concierge services, and multi-tier perimeter surveillance layout.
- **Elite Rooftop Wellness Space:** Complete residential access to the complex's signature golf-view infinity-edge swimming pool, fully-equipped sky terrace gym with in-house refreshment stations, and premium poolside social bar platforms.
- **Premium Facility Support:** Seamless optional on-site property management, curated high-appeal furniture installation packages, emergency generator systems, high-speed lift shafts, and covered vehicle parking arrays.

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