



THE FUTURE OF

REAL ESTATE IN GHANA

FREE



Top 5
**REAL ESTATE
INVESTMENT**
Strategies for New Investors

The Rise of Smart Cities:
How **TECH IS RESHAPING
REAL ESTATE**

The Depreciated Replacement
Cost (DRC) Method of Real Estate
valuation

The Future of Land
Ownership in Accra

FIRST EDITION



EDITORIAL NOTE

Welcome to this edition of the MacVillas experience - where vision meets value, and every home tells a story.

At MacVillas, we are committed to providing exceptional property solutions. With a team of experienced and dedicated professionals, we specialize in connecting buyers with their dream homes/lands and assisting sellers in navigating the real estate market seamlessly.

Our extensive portfolio includes a diverse range of residential and commercial properties, ensuring that our clients find the perfect match for their unique needs.

Backed by market expertise, integrity, and personalized service, MacVillas is your trusted partner in achieving real estate success.

This edition showcases our steadfast commitment to reshaping contemporary living. From premium developments to strategic investment opportunities, MacVillas continues to lead the way in real estate with authenticity, sophistication, and a clear sense of purpose.

As we grow, we remain rooted in our mission to showcase premier properties - defined not just by their market value, but by their meaning.

Whether you're selling your current home or searching for a place you truly love, MacVillas is here to guide you every step of the way.

We invite you to explore the world of MacVillas and be part of something greater.

Thank you for your continued trust and belief in our vision.

Warm regards,
Alexander Otoo
Editor-in-Chief
MacVillas

THE DRC METHOD



Mr. Mustapha Okyere (MGHIS)

Lecturer at University of Mines and Technology (UMaT) & Pascal Zini

The DRC method is mostly used when the property in question is a specialised one and thus not sold in the open market.

In this instance, obtaining comparable and recent sales data within the same or similar neighbourhood will be almost impossible to adopt a comparison approach (Pagourtzi et al. 2003). Moreover, the DRC method is also adopted for real estate properties that do not produce any income or return to the owner, therefore making it difficult to employ the income or investment method of valuation for such property.

In this case, the value of the property will be based on its replacement cost. The underlying assumption of the DRC method of valuation is based on the fact that market value is equivalent to the cost of reconstructing the property.

The DRC method is therefore defined by the International Valuation Standard as the method of valuation based on the current market value of land for its existing use plus the current gross cost of the improvement less allowance for physical deterioration and all other relevant forms of obsolescence (Anih and Usenemana 2021).

The replacement cost of the building is the cost of constructing at the prevailing price a building with equal utility based on standards, design, layout and materials currently used in the market.

In the estimation of the building cost, three main methods are available to the valuer; the comparative unit method, the unit-in-place method and the quantity surveyor's method (Anih and Usenemana 2021). In Ghana, there are several sources of replacement cost rates available to the valuer when employing the DRC method.

These mainly include the cost rates developed by the Valuation Division of the Lands Commission, the Architecture and Engineering Service Limited (AESL) and private valuation firms subject to semi-annual and sometimes annual reviews. According to the RICS valuation global standard, the cost of an asset of equal utility determined through the DRC method should be estimated by the analysis of the market-based analysis and depreciation (RICS 2021). Valuers, therefore, have the liberty and discretion to adopt a cost rate from any of the stated sources with appropriate justification.

In employing the DRC method, the valuer assesses the total area of the improvement (building) mostly from the measurement of the dimensions. Subsequently, the cost per metre rate is ascertained and multiplied by the area of the building to obtain the replacement cost. This is, therefore, the value of the building as if it has been newly constructed. Finally, the DRC is arrived at by depreciating the replacement cost. Onyejiaka et al.

(2015) define depreciation as the gradual or rapid loss in the value of an asset which can be caused by physical, natural and economic forces. Similarly, RICS defines depreciation as the adjustment made to the estimated cost of creating an asset of equal utility to reflect the impact on the value of an obsolescence affecting the subject

assets (RICS 2021, p. 51) Within the real estate valuation profession, depreciation is a composite term that consists of physical deterioration, functional obsolescence and economic obsolescence (Bello 2014). Physical deterioration is the type of property depreciation that is due to wear and tear mostly resulting from continuous usage and lack of maintenance. On the other hand, economic obsolescence is caused by a variation in economic conditions which impacts the supply and demand of goods and services produced by the real estate asset. Functional obsolescence occurs as a result of advances in technology resulting in new assets capable of a new delivery of goods and services, making the previous asset fully or partially obsolete.

In Ghana, the DRC method is the method of valuation established by the Local Governance Act, 2016 (Act 936) to be the method to be employed for statutory valuations such as rating valuation (The Parliament of The Republic of Ghana 2016). Except this statutory requirement, valuers are required to employ the DRC method for general valuations based on the nature of the property under consideration, the purpose of valuation and the availability of data (Asiama et al. 2018).



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The Rise of Smart Cities: How TECH IS RESHAPING REAL ESTATE in GHANA

- JS Morlu's Blog

The concept of "smart cities" is revolutionizing urban development across the globe, and Ghana is no exception. As the country embarks on a journey towards modernizing its urban infrastructure, technology is playing a pivotal role in shaping the future of its cities.

From enhancing public services to improving sustainability, smart city technologies are set to transform urban living in Ghana. This article explores the key aspects of smart cities and the role of technology in driving urban development in Ghana.

What is a Smart City?

A smart city integrates information and communication technology (ICT) and Internet of Things (IoT) solutions to enhance the quality of life for its residents.

By leveraging data and technology, smart cities aim to improve public services, optimize resource management, and create more sustainable urban environments. Key components of a smart city include smart infrastructure, efficient transportation systems, and advanced public safety measures.

Technology's Impact on Urban Development in Ghana

1. Smart Infrastructure

One of the core elements of a smart city is its infrastructure. In Ghana, technology is being used to build and manage smart infrastructure that enhances urban living.

For instance, smart grids and energy-efficient buildings are becoming more prevalent. These innovations help in reducing energy consumption and managing resources more effectively.

- **Smart Grids:** Smart grids are modernized electrical grids that use digital technology to monitor and manage electricity flow. In Ghana, smart grids can help in optimizing energy distribution, reducing outages, and integrating renewable energy sources. This leads to a more reliable and efficient energy supply for urban areas.
- **Energy-Efficient Buildings:** Smart building technologies include automated systems for lighting, heating, and cooling. These systems not only reduce energy consumption but also improve the overall comfort of building occupants. In Ghana, the adoption of energy-efficient technologies in new and existing buildings is a step towards sustainable urban development.

2. Efficient Transportation Systems

Transportation is a critical aspect of urban development, and technology plays a significant role in making it more efficient. In Ghana, smart transportation solutions are being implemented to address traffic congestion, enhance public transit, and improve road safety.



Traffic Management: Intelligent traffic management systems use data from sensors and cameras to monitor traffic flow and manage signals. This helps in reducing congestion and improving travel times. Cities like Accra are exploring the use of these technologies to ease traffic jams and streamline urban mobility.

- **Public Transit:** Technology is also enhancing public transportation systems. Real-time tracking of buses and trains, mobile ticketing, and smart payment systems are being introduced to make public transit more accessible and user-friendly. These advancements encourage more people to use public transport, reducing the reliance on private vehicles.

3. Public Safety and Security

Ensuring the safety of residents is a top priority for any smart city. In Ghana, technology is being leveraged to enhance public safety and security through advanced surveillance and emergency response systems.

- **Surveillance Systems:** Smart cities use CCTV cameras and other surveillance technologies to monitor public spaces and detect suspicious activities. These systems help in preventing crime and providing real-time information to law enforcement agencies.



- **Emergency Response:** Technology also plays a role in improving emergency response times. Integrated communication systems and data analytics enable faster coordination between emergency services, leading to more effective responses to incidents.

4. Sustainability and Environmental Management
Sustainability is a key focus of smart city development. In Ghana, technology is being used to address environmental challenges and promote sustainable urban growth.

- **Waste Management:** Smart waste management systems use sensors to monitor waste levels in bins and optimize collection routes. This reduces the frequency of waste collection, minimizes landfill use, and improves overall waste management efficiency.
- **Water Management:** Technologies such as smart meters and leak detection systems help in managing water resources more effectively. These systems monitor water usage, detect leaks, and ensure that water supply is efficiently managed in urban areas.

5. Citizen Engagement and Services

Engaging citizens and providing them with easy access to services is another important aspect of smart cities. In Ghana, technology is being used to improve communication between residents and local authorities.

- **E-Government Services:** Digital platforms are being developed to offer government services online. This includes services such as paying taxes, applying for permits, and accessing public information. E-government initiatives make it easier for residents to interact with their local government and access essential services.
- **Community Engagement:** Smart cities use technology to facilitate community engagement and feedback. Mobile apps and online platforms allow residents to report issues, participate in surveys, and provide input on urban development projects.

Challenges and Future Prospects

While the benefits of smart cities are substantial, there are challenges to overcome. Issues such as digital divide, data privacy, and infrastructure costs need to be addressed to ensure successful implementation. However, the future of smart cities in Ghana looks promising as technology continues to advance and urban areas evolve.

Conclusion

The role of technology in urban development is transforming Ghanaian cities into smart, efficient, and sustainable environments.

From enhancing infrastructure and transportation to improving public safety and sustainability, smart city technologies offer numerous benefits for urban living. As Ghana continues to invest in these technologies, the vision of smart cities will become a reality, paving the way for a brighter and more connected future.



THE FUTURE OF LAND OWNERSHIP IN ACCRA:

A GROWING CHALLENGE FOR THE NEXT GENERATION



By Kwaku Fosu Attah (MGHS, MRICS)

Accra's property market has seen a meteoric rise in land values, fueled by infrastructure development, speculative pricing, and increasing competition from developers.

Over the past five years, land prices have increased by 5% to 10% annually, making land acquisition more difficult, especially for young buyers and first-time investors.

As new roads, interchanges, and commercial hubs emerge, landowners anticipate future demand and inflate prices, sometimes even before developments are completed.

While this benefits sellers and investors, it creates a huge barrier for the next generation, who may struggle to afford land in key urban areas.

Another growing challenge is competition from real estate developers. Large-scale developers are snapping up prime lands for gated communities, high-rise apartments, and commercial projects, further limiting availability for individual buyers.

Although some developers are working to provide affordable housing, the rising cost of land, building materials, and financing makes it difficult to offer truly low-cost homes. As a result, what is marketed as "affordable" often remains out of reach for the average Ghanaian.

To make matters worse, the requirement for lump-sum payments adds another layer of difficulty.

Unlike mortgage systems in other countries, land purchases in Ghana often require one time payments or full payments over a short period of time with the maximum being a year, making it nearly impossible for many aspiring homeowners to secure property without structured financing options.

If this trend continues, we risk pushing future homeowners further to the outskirts or into rental dependency.

THE BIG QUESTION IS: HOW DO WE ENSURE LAND OWNERSHIP REMAINS ACCESSIBLE FOR THE NEXT GENERATION?



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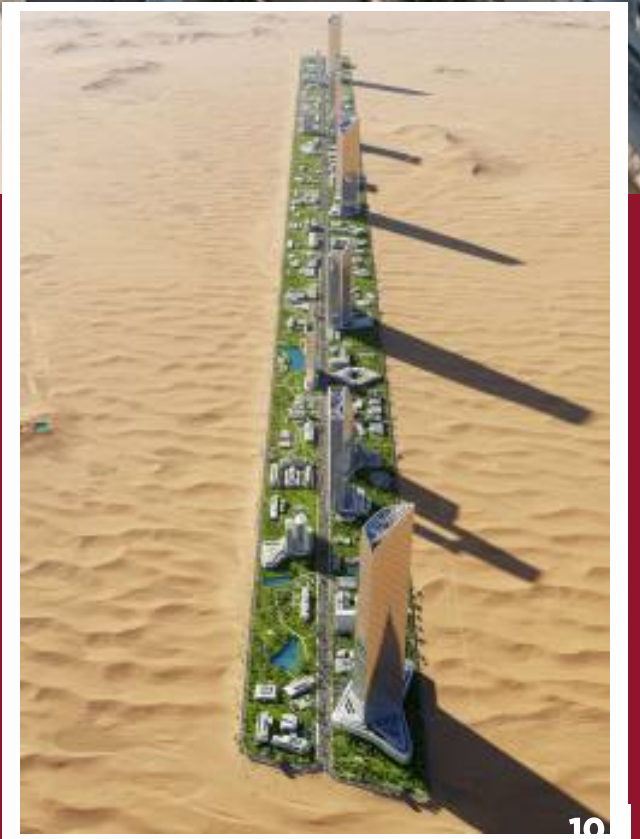
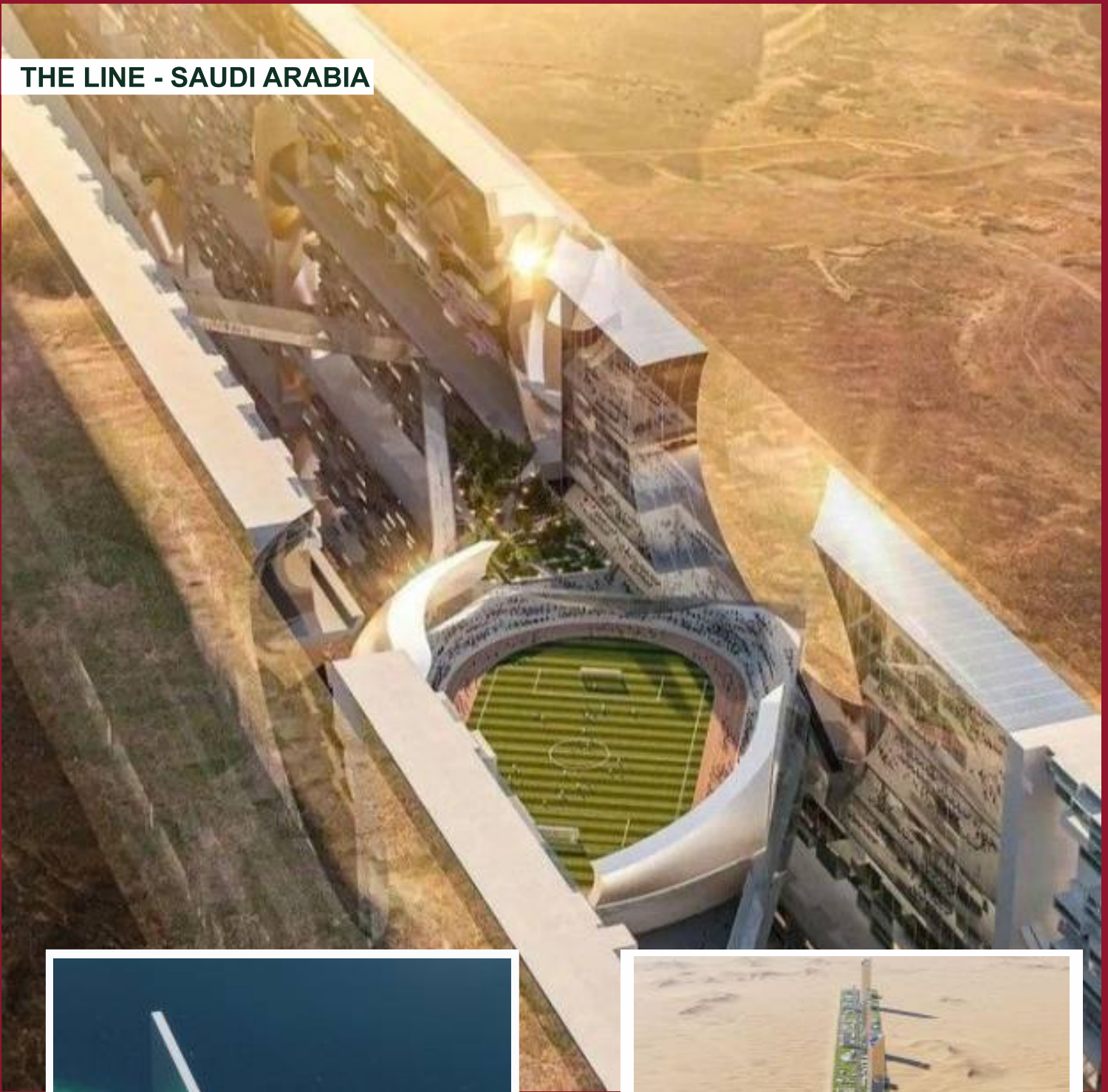
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An aerial photograph of a coastal city, likely Singapore, featuring a large body of water, a bridge, and a dense urban area with greenery. The text "PROPOSED SMART CITIES" is overlaid in a large, bold, sans-serif font. "PROPOSED" and "CITIES" are in dark red, while "SMART" is in white. A white horizontal line is positioned below the word "CITIES".

PROPOSED SMART CITIES

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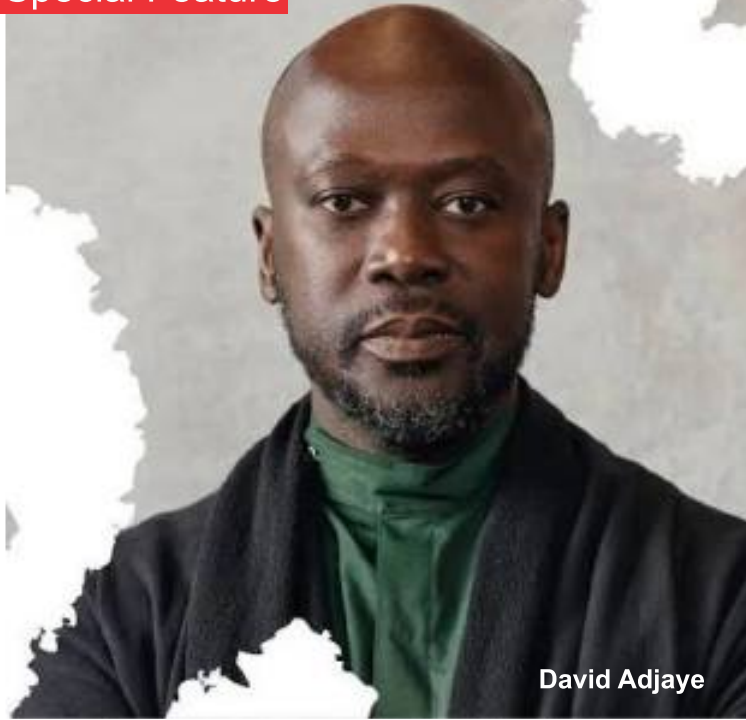
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FUTURE SMART CITY IN SHARJAH





David Adjaye

Sir David Frank Adjaye (born 22 September 1966) is a Ghanaian-British architect who has designed many notable buildings around the world, including the National Museum of African American History and Culture in Washington, D.C. Adjaye was knighted in the 2017 New Year Honours for services to architecture.

He received the 2021 Royal Gold Medal, making him the first African recipient and one of the youngest recipients. He was appointed to the Order of Merit in 2022.

Early life and Education

Adjaye was born in Dar es Salaam, Tanzania. The son of a Ghanaian diplomat, he lived in Tanzania, Egypt, Yemen and Lebanon[5] before moving to Britain at the age of nine.

Upon graduating from London South Bank University with a BA degree in architecture in 1990,[8] he won the RIBA Bronze Medal for the best undergraduate design project in the UK (the Respite project).

In 1993 he graduated from a master's programme at the Royal College of Art.

Career

Early Project

Adjaye's early works include many residential projects, including Chris Ofili's house in 1999, Dirty House and Glass House in 2002, and Lorna Simpson's studio-home in 2006.

He then moved on to larger scale projects such as the Idea Store in Whitechapel, UK, and the Nobel Peace Center in Oslo, Norway, in 2005.

The studio's first solo exhibition, *David Adjaye: Making Public Buildings*, was shown at the Whitechapel Gallery in London in January 2006, with Thames and Hudson publishing the catalogue of the same name. This followed their 2005 publication of Adjaye's first book, *David Adjaye Houses*.

Other prominent early works include the Bernie Grant Arts Centre and the Stephen Lawrence Centre in 2007.

Major works

Adjaye was selected to design the Museum of Contemporary Art Denver, which opened in 2007. The building, Adjaye's first museum commission, was designed to minimize boundaries between the exterior spaces of the city and the interior galleries of the museum. Hidden skylights fill the interior spaces with natural light, and large windows look out on the city streets. The building has five galleries as well as dedicated education spaces, a shop, library and rooftop café.

Adjaye won a competition to design the Moscow School of Management Skolkovo which was completed in 2010. Rejecting the traditional campus-style, the building is designed as one form to encourage student interaction.

Adjaye designed two new neighbourhood libraries in Washington, D.C.: the Francis A. Gregory Neighborhood Library and the Bellevue / William O. Lockridge Library, which opened in 2012. The award-winning libraries are celebrated for being community beacons.

In 2015, the Aishti Foundation, a mixed art gallery and retail space, opened in Beirut, Lebanon. The gallery space is over 40,000 square feet. Adjaye's design marries art viewing with shopping, two seemingly conflicting experiences.

On 15 April 2009, Adjaye was selected lead architect for the team of architects, which includes the Freelon Group, Davis Brody Bond and SmithGroup, to design the new \$540 million National Museum of African American History and Culture, a Smithsonian Institution museum, on the National Mall in Washington, D.C.

His design features a crown motif from Yoruba sculpture. The museum opened in the fall of 2016 and was named "the cultural event of the year" by The New York Times. It was also the subject of a profile on the Sky Arts programme *The Art of Architecture* in 2019.



Adjaye Associates





Furniture that Adjaye designed for the museum is manufactured and sold by Knoll.[27][28]

In 2007, artist Linda Pace reached out to Adjaye to design a contemporary art centre for her art collection shortly before she died from breast cancer that year.[29] Ruby City, located in San Antonio, Texas, opened in 2019.[30]

In 2018, 1199SEIU President George Gresham[31] reached out to Adjaye, who later accepted the commission[32][33] to design the new 16,500-square-foot member space. The designed featured hundreds of photos gathered from the union's vast photo archive and placed on ceramic tiles produced by Cerámica Suro in Guadalajara, Mexico.[32] The 1199SEIU United Healthcare Workers East is located in New York, New York, and was completed in 2020. The designed was named Architect's Newspaper Best of Design for Interior Workplace in 2020.[34]

Winter Park Library & Events Center

In 2017, Adjaye in conjunction with HuntonBrady Architects revealed the design of the Winter Park Library and Events Center[35] in Winter Park, Florida. The library officially opened to the public on 13 December 2021.[36][37][38] In 2022, it was the Jury Winner in the Library Category for the Architizer A+ Awards.[39][40]

In 2023, Adjaye's first permanent public sculpture, titled Asaase III was unveiled. The artwork is located at The Griot Museum of Black History in St. Louis, Missouri, and was commissioned by curator Allison Glenn for the 2023 Counterpublic triennial.

Recent work

In 2015, Adjaye was commissioned to design a new home for the Studio Museum in Harlem.

In March 2018, Adjaye Associates' designs for the National Cathedral of Ghana were unveiled by Ghanaian president Nana Addo Dankwa Akufo-Addo.

In September 2020, Adjaye unveiled his designs for the Princeton University Art Museum. That same year, he also unveiled his designs for the Thabo Mbeki Presidential Library[55] as well as The Martyrs Memorial[56] in Niamey, Niger.

In November 2020, Adjaye revealed his vision for the Museum of West African Art which will be built in Benin City, Nigeria. Adjaye Associates' building will house historic art and artefacts as well as incorporate galleries dedicated to contemporary arts.

In 2021, Adjaye revealed his design for the District Hospitals project across Ghana, Accra and The Africa Institute in Sharjah, UAE.

In April 2021, the Cherry Groce Memorial Pavilion was completed in Brixton. Commissioned by the Cherry Groce Foundation, the memorial is in honour of Cherry Groce, who was shot in her home by the Metropolitan Police in front of her children on 28 September 1985, sparking the 1985 Brixton riot.

In September 2022, the W. E. B. Du Bois Museum Foundation unveiled the plans and renderings for the new W. E. B. Du Bois Museum Complex in Accra, Ghana, designed by Adjaye.[

In October 2022, Grinnell College Board of Trustees approved construction of the new Civic Engagement Quad Core Project designed by Adjaye, slated to open in fall 2024.

His other recent works include interiors for the SEIU 1199 Healthcare Workers' East in New York City, The Webster in Los Angeles, California (2020), Mole House in London, UK (2019), Ruby City in San Antonio, Texas (2019), McCarter Switching Station in Newark, New Jersey (2018), Sugar Hill Mixed-Use Development in Harlem, New York (2015), Alara Concept Store in Lagos, Nigeria (2015), Aïshti Foundation in Beirut, Lebanon (2015).



His design for the Abrahamic Family House on Saadiyat Island in Abu Dhabi, UAE, opened in 2023. It is inspired by the Document on Human Fraternity and has a mosque, church, and synagogue, celebrating the three major Abrahamic religions. It also includes a cultural center which promotes the values of mutual respect and peaceful coexistence.

In July 2023, developer Hondo withdrew its planning application for an Adjaye Associates-designed 22-storey tower in Brixton, south London, days before a Greater London Authority hearing. The 98m-tall block received over 1,000 objections from locals and was criticised for its prominence in a mostly low-rise area.

Bank Square, Bank of Ghana, Accra designed by Adjaye Associates

In 2024 the Bank of Ghana inaugurated The Bank Square in Accra, designed by Adjaye Associates. Ghanaian politician Gabby Otchere Darko called the building "one of the most impressive financial houses in the whole of Africa".

In January 2025, the government of Ghana launched an investigation into the funding of the unbuilt National Cathedral of Ghana in Accra, designed by Adjaye's studio. According to reports, \$58 million of taxpayer's money has been spent on the \$400 million cathedral despite construction not starting.

Firm operations

Adjaye established his practice in 2000 as Adjaye Associates. The firm now operates globally with offices in Accra, London, and New York and has completed projects in Europe, North America, the Middle East, Asia, and Africa.

In March 2024, the practice announced the appointment of three new CEOs to lead Adjaye Associates' three global studios – described as a 'fundamental change'.

The three CEOs, Lucy Tilley, Pascale Sablan and Kofi Bio, lead each of the Adjaye Associates' three global studios in London, New York, and Accra. Adjaye was named the executive chair of the group and remains as principal architect of the firm leading design direction.

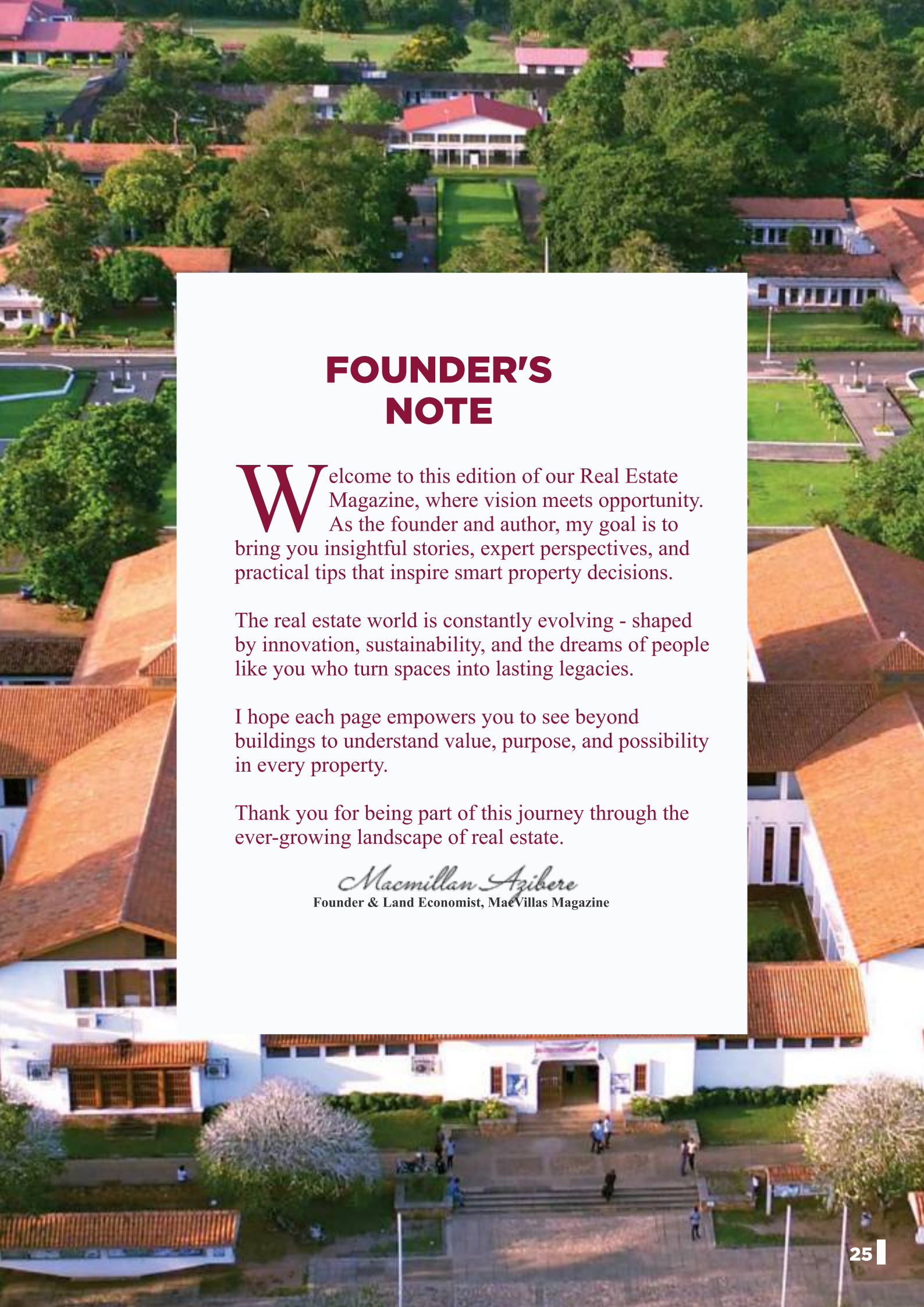
In March 2025, the practice reported a pre-tax loss of £720,000 (down from a £2.5m profit the previous year) for the year ending 31 December 2023. Turnover dropped over £3 million from £20.4m to £17.1m. The accounts covered the period when sexual misconduct allegations were made against David Adjaye, and when the firm made redundancies, reducing its payroll from 110 to 85.











FOUNDER'S NOTE

Welcome to this edition of our Real Estate Magazine, where vision meets opportunity. As the founder and author, my goal is to bring you insightful stories, expert perspectives, and practical tips that inspire smart property decisions.

The real estate world is constantly evolving - shaped by innovation, sustainability, and the dreams of people like you who turn spaces into lasting legacies.

I hope each page empowers you to see beyond buildings to understand value, purpose, and possibility in every property.

Thank you for being part of this journey through the ever-growing landscape of real estate.

Macmillan Azibere
Founder & Land Economist, MacVillas Magazine



TOP 5 REAL ESTATE INVESTMENT STRATEGIES FOR NEW INVESTORS

By [Macmillan Azibere - Land Economist]

THINKING OF DIVING INTO THE REAL ESTATE WORLD BUT DON'T KNOW WHERE TO START?

Whether you're building a future of financial freedom or looking to make your first smart move, here are the top five real estate investment strategies perfect for new investors in today's market.

1. BUY AND HOLD

Build Wealth Over Time

The buy-and-hold strategy is a classic and for good reason. You purchase a property, rent it out, and let time do the heavy lifting.

While your tenants cover the mortgage, the property appreciates in value.

Why It Works:

- Passive income through rent
- Long-term equity growth
- Tax benefits and depreciation
-

Best For: Investors who want a long-term game plan and steady income.

2. HOUSE HACKING

Live Free, Invest Smart

Why pay full rent when you can make your property pay for itself?

House hacking involves buying a multi-unit property (duplex, triplex, etc.), living in one unit, and renting out the rest.



Why It Works:

- Offsets or eliminates your housing costs
- Great way to start with low capital
- Learn landlording while living on-site

Best For: First-time homebuyers and young investors.

3. BRRRR Method (Buy, Rehab, Rent, Refinance, Repeat)

The Fast Track to Portfolio Building

This strategy is perfect for investors who want to scale quickly.

Buy distressed properties, rehab them, rent them out, refinance to recover your capital and do it all over again.

Why It Works:

- Builds equity fast
- Minimal upfront capital after refinancing
- Turns one property into many

Best For: Investors ready to get hands-on with renovations and management.

4. Real Estate Investment Trusts (REITs)

Invest Without the Headaches

Want to get into real estate without becoming a landlord? REITs allow you to invest in real estate portfolios through the stock market. You earn dividends without ever touching a property.

Why It Works:

- Easy to buy/sell like stocks
- Diversified exposure to multiple properties
- Hands-off and passive

Best For: Those who prefer a low-risk, low-maintenance entry point.



5. SHORT-TERM RENTALS (AIRBNB, VACATION HOMES)

High Returns with Flexibility

Short-term rentals are booming and they can bring in significantly more income than long-term leases, especially in tourist-friendly areas.

Why It Works:

- Premium rental income
- Flexible use (personal & rental)
- Perfect for high-demand locations

Best For: Investors with properties in vacation hotspots or business districts.

Final Word: Start Small, Think Big

Real estate investing doesn't require a fortune to begin it requires the right strategy.

Choose one that fits your lifestyle, risk tolerance, and financial goals. Start with one property or investment, and let your portfolio grow from there.





Ghana's real estate sector remains resilient amid economic recovery and urbanization pressures, with forecasts pointing to a market value exceeding US\$533 billion by year-end. High housing demand, rental yields of 6-10%, and steady 3.44% annual growth through 2029 are driving investor interest, particularly from the diaspora. However, challenges like rising property taxes and affordability persist. Here's a roundup of the latest developments from the past month.

1. Sustainability and PropTech Take Center Stage in Future-Proofing Housing

- o A recent report emphasizes eco-friendly practices as essential for Ghana's real estate amid climate challenges like rising temperatures and water scarcity. Developers are urged to integrate green building standards, with PropTech innovations-such as AI-driven property matching, virtual tours, and smart construction-gaining traction in Accra and beyond.
- o Stakeholders, including architects and financiers, are called to collaborate on rethinking the housing value chain for sustainability. This aligns with broader trends, where tech-enabled solutions are projected to cut costs and enhance efficiency by 15-20% in urban projects.

2. Meqasa Home & Property Fair 2025 Kicks Off Amid Booming Demand

- o Ghana's leading real estate event, the 8th Meqasa Home & Property Fair, launches today (November 1-2) at the Movēnpick Ambassador Hotel in Accra. Expect connections between buyers, developers, and agents, showcasing affordable housing and luxury options in high-growth areas like Kumasi.

The fair highlights Kumasi's 8% projected housing demand surge due to urbanization, with new launches like Prabon Greenfields' Ashanti Pride units targeting budget buyers. Attendees can explore verified listings and rent-to-own deals.

Current Real Estate News in Africa

Africa's real estate sector is poised for a transformative year in 2025, with projected growth exceeding 5% annually through 2029, driven by urbanization, foreign direct investment (FDI), and a burgeoning middle class. The continent's urban population is expected to double by 2050, creating demand for over 1.2 billion housing units, while innovations like PropTech and sustainable developments are reshaping markets. However, challenges such as affordability gaps, inflation, and transparency issues persist. Here's a roundup of the latest developments from the past month, focusing on key regions.

1. South Africa: Grey List Exit Sparks Residential Revival and Rate Cuts

- o South Africa's removal from the Financial Action Task Force (FATF) grey list on October 27 is boosting investor confidence, easing compliance burdens for real estate agents and unlocking housing demand.

Nigeria: Market Hits \$2.61 Trillion Amid Urban Boom and Diaspora Investments

- o Nigeria tops Africa's real estate rankings for 2025, with the sector projected to reach \$2.61 trillion by year-end, led by residential at \$2.25 trillion and growing at 7.24% annually.

Urbanization and remittances from abroad-channeling billions into Lagos, Abuja, and Port Harcourt-are fueling developments like Eko Atlantic City, valued at \$6-18 billion and Africa's priciest commercial hub.

3. Pan-African Trends: Top Investment Hotspots and Innovations

- o Ethiopia leads as Africa's premier destination, with Namibia at \$56.19 billion (residential \$45.23 billion). Other risers include Uganda, Morocco, and Egypt for their urban and coastal appeal.

In Kenya, the sector grew to \$733.4 billion in 2024, eyeing \$944.1 billion by 2029, driven by affordable housing and mixed-use projects. Phase I of Machakos Township is complete, creating jobs, while Kitui's Kwa Ngendu project employs locals.

. Rwanda's Bwiza Riverside won the World Economic Forum's Best Public-Private Collaboration Award for its AI-designed, carbon-financed affordable homes, now expanding to Ivory Coast, Uganda, Somalia, and Zambia.

. Uganda's Kampala sees rising demand for offices and retail.

Market Outlook for Late 2025

With economic expansion and lower global rates, Africa's real estate could see 10%+ annual growth, but inflation (e.g., Nigeria's 32-34%) and risks like demolitions in Lagos demand caution.

MARKET PROJECTIONS: PRICES UP, YIELDS STRONG, BUT TAXES BITE HIGH-END INVESTMENTS

- o Residential real estate is set to reach US\$456.10 billion by December, fueled by 6.3% GDP growth in 2024 and a forecasted 5.8% in 2025. In Accra, three-bedroom homes in prime spots like East Legon average \$450,000-\$600,000 (up 20-25% from 2020), while Kumasi's range \$180,000-\$250,000.

- o Rental yields hit 19-22% in cities like Accra and Takoradi, but new property tax rules may reduce profitability for luxury investments by 5-10%. Foreign direct investment rose 18% last year, with coastal vacation homes booming under the "Destination Ghana" tourism push.

Key Projects and Regional Spotlights

- o Accra: VAAL Real Estate unveiled AGORA, a 21-story luxury tower, marking a milestone in high-rise developments. ENMAA Ghana promotes Mavera for up to 18% annual returns in premium districts.

- o Kumasi: Affordable housing expands with government incentives, projecting 12% commercial growth near transport hubs.

Coastal/Northern Regions: Tourism drives rental price hikes; USAID's 2025 strategy boosts northern infrastructure, eyeing 5-10% property value rises.

Infrastructure boosts like the Accra-Kumasi high-speed railway and Tema Port expansion are unlocking new development zones.

5. Policy and Stakeholder Engagement

The Ministry of Finance held a two-day consultation (October 30-31) with real estate players, CSOs, and banks to shape the 2026 budget. Discussions focused on efficiency, tech, and renewable energy to support sector growth.

IMEK Africa's 2025 report notes resilience despite political transitions, with evolving investor interest in affordable renting and co-living. Experts predict smart home tech adoption will rise, enhancing appeal for diaspora buyers. Market Outlook for Late 2025

With urbanization pushing city populations to 61%, demand will outpace supply, favoring sellers but pressuring affordability. Investors should eye coastal and northern opportunities for yields, while buyers benefit from stabilizing inflation (projected minimal) and job growth. The Ghana Property & Lifestyle Expo's 2025 series (October-December) offers diaspora entry points. Consult local agents like those at T-Square Properties for verified deals.

GLOBAL HIGHLIGHTS

U.S. Regional Trends: Dallas-Fort Worth captured nearly one-third of all Texas in-movers in 2024, fueling local growth, while Berkshire County sales reports show steady first-half 2025 activity. Wildfires in Southern California are exacerbating insurance crises and stressing high-cost markets.

- o International News: Syria has attracted \$28 billion in investments from UAE, Saudi Arabia, and Qatar for regional projects, signaling a real estate rebound. In Japan, Lead Real Estate Co. will announce FY2025 results on November 3, focusing on luxury developments in Tokyo and beyond.

- o Innovation Watch: JPMorgan has tokenized a private equity fund on its blockchain, enabling instant trading and settlement- a step toward revolutionizing real estate-linked investments.



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GHANAIS HAVE BEEN URGED TO SUPPORT THE GOVERNMENT IN THE FIGHT AGAINST ILLEGAL MINING, OTHERWISE KNOWN AS GALAMSEY, TO PROTECT WATER BODIES FROM DESTRUCTION.

Bishop Professor Stephen Owusu Jackson, the Chairman of the Christian Praise International Church, said: “Steps being taken by the government are necessary for our survival as a nation and must, therefore, be supported by all.”

In an interview with the Ghana News Agency in Accra, he said the water bodies were sources of livelihood to many and could not be polluted or destroyed for the people to suffer.

“We must support the government with all our hearts devoid of political affiliation or otherwise we will import water for baptism and for other household chores,” Bishop Jackson said.

He appealed to the government to create job opportunities for the youth so they would not go into illegal mining to destroy the environment in the name of making a living.

Bishop Jackson said the youth could be trained to equip them with the requisite income generating skills to make a living

He called on the youth to desist from the get-rich-quick attitude and work hard to be self-sufficient.



WE OFFER

WOOD WORK

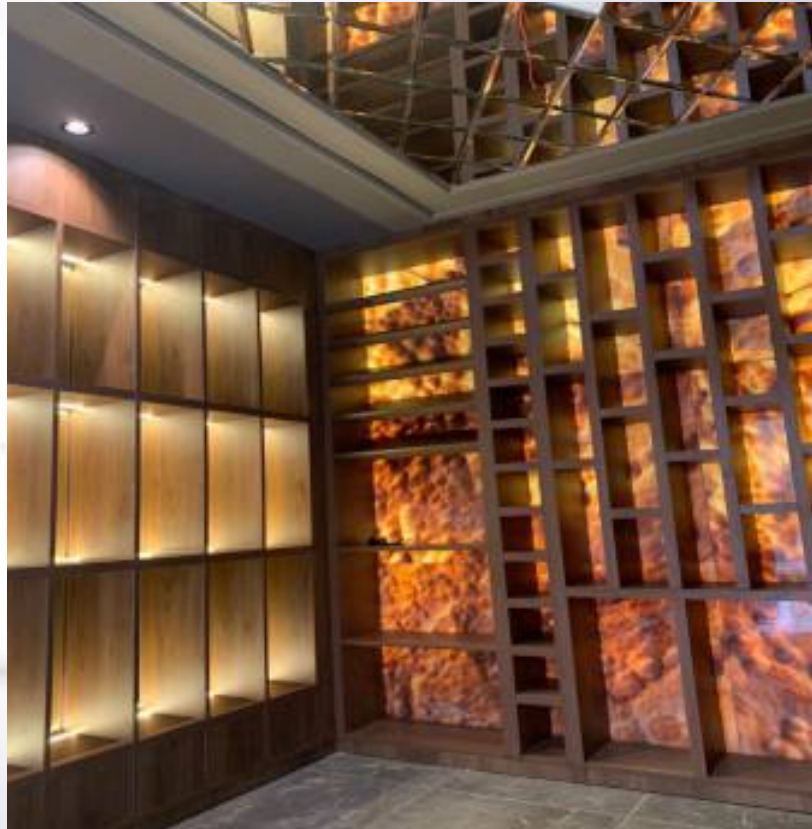
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UNOPS 100,000 HOUSING PROJECT TAKES OFF IN GHANA



Former vice President Dr. Mahamudu Bawumia has cut sod for work to commence on the construction of a landmark 6,500 homes at Amasaman as part of the The United Nations Office of Project Services (UNOPS) and Sustainable Housing Solutions (SHS) 100,000 affordable housing scheme.

Dr. Bawumia speaking at the ceremony, indicated the backlog in housing in Ghana adding that one of the greatest ongoing need across Africa is the availability of affordable housing for citizens.

He stated that it was as a result that the former President, Nana Akufo-Addo became so interested in the UNOPS project at the UN General Assembly last year September.

Ghana, he said, is one of two countries in Africa that made it through the vetting process, expressing gratitude to UNOPS.

Pointed out several challenges in the housing sector in Ghana, which he said had led to disparity in house ownership.

With the UNOPS programme coming onboard to augment the projects currently being taken by Government, we are miles away to addressing the housing gap.

Government is partnering UNOPS, SHS to deliver a sustainable and affordable housing scheme that will enable working Ghanaians purchase decent homes, he stated.

The project he said is going to be a game changer, “so many benefits will come from this.”

The project, he said, is going to be environmentally friendly.

Former Deputy Minister of Works and Housing, Barbara Ayisi Aisha, stated that “having a home is a basic human right which allows us to live happy and fulfilling lives.”

She stated that increasing population and urbanisation have made access to homes a difficult challenge in cities in the country.

According to her, in bridging the housing gap, 60 percent of Ghana’s urban population will need some form of government’s support to get housing.

This calls for massive support, according to the deputy minister to make housing accessible to all.

She stated that the UNOPS/SHS, Government of Ghana partnership, would yield the needed results in providing decent homes for the people of Ghana.

Under the project, large scale affordable housing units are to be provided for every Ghanaian.

It will also create local jobs for thousands of people, boost the Ghanaian economy and help bridge the housing gap.

Total Global Housing Units

UNOPS is expected to build over 800,000 homes across Asia, Africa, and the Caribbean.

It is the largest affordable housing scheme the world has ever seen.

In Asia, India and Pakistan are the two beneficiaries while Ghana and Kenya are benefiting in Africa.

Ghana, with an estimated housing deficit of over two million, which is projected to increase to 2.2 million in a few years, will receive about \$5.3 billion to construct the affordable houses across the country.

The new partnership will also explore new opportunities in the renewable market, with UNOPS expected to work with MYRA-SHS Energy, a subsidiary of SHS, which focuses on investments in renewable energy projects and associated infrastructure.

It is the latest step in the UNOPS Social Impact Investing Initiative (S3I), which aims to attract financing from the private sector to develop projects in emerging markets.

The technology is earthquake and hurricane resistant and constituent with the utilization of renewable energy and non-toxic insect-repellent properties.

The concept aims at providing a 'turn-key solution' to reduce the current shortfall of tens of millions of decent dwellings.

SOURCE: DAILY GUIDE





Sam Jonah Questions Funding Behind Ghana's Empty Luxury Apartments

Business mogul raises money laundering concerns over vacant high-rises in Accra

Ghanaian business executive Dr. Sir Sam Jonah has questioned the financing behind luxury apartments in Airport Residential, Cantonments, and Labone that remain largely unoccupied, raising concerns about possible illicit funding sources.

Renowned Ghanaian business magnate and University of Cape Coast Chancellor Dr. Sir Sam Jonah has raised concerns about the proliferation of empty luxury buildings across Accra's affluent neighborhoods.

Speaking on Starr Chat with Bola Ray on October 25, 2025, the veteran business executive questioned the economic logic behind expensive edifices in areas like Airport Residential, Cantonments, and Labone remaining vacant without generating revenue.

Dr. Sir Sam Jonah stated that if these properties were financed through legitimate sources such as banks, it would make no business sense for them to remain empty and not produce income for their owners.

The comments come amid growing public debate about Ghana's rapidly changing skyline, where glittering towers and luxury apartments continue to rise despite questions about occupancy rates and the sources of funding behind these developments.

Article 286(4) of Ghana's Constitution makes it unconstitutional for public officers to acquire property that cannot be traced to lawful income, gifts, loans, or inheritance. However, enforcement of this provision has remained limited.

Legal scholar Prof. Stephen Kwaku Asare, known as Kwaku Azar, has previously advocated for stronger Unexplained Wealth Laws in Ghana. Such laws would compel individuals to account for wealth that exceeds their known legitimate income streams. In October 2025, Prof. Asare proposed a 10 point plan focused on combating illegal mining financiers, demonstrating his ongoing concern about unexplained wealth in various sectors of Ghana's economy.

The United Nations Convention Against Corruption encourages member countries to criminalize illicit enrichment and adopt mechanisms to recover assets that cannot be explained through legitimate means.

SOURCE: NEWS GHANA *October 27, 2025*



MASSIVE SAGLEMI HOUSING UPDATE
IN GHANA

WORLD BANK Sees Job Goldmine in Ghana's Housing Crisis

Ghana's housing shortage isn't just a crisis waiting to happen. According to the World Bank's latest Africa Pulse Report, it's actually one of the continent's biggest untapped opportunities for mass job creation.

The numbers sound alarming at first. Africa's housing deficit, which stood at 50 million units in 2018, is projected to reach 130 million by 2030. But the October 2025 edition of Africa's Pulse makes a compelling case that this gap could become a powerful engine for employment and economic growth if countries act strategically.

Ghana currently faces a deficit of 1.8 million housing units. Nigeria's gap stands at over 20 million, while Kenya needs 2 million homes. These aren't just statistics about shelter. They represent what the World Bank describes as sectors that offer scalable employment opportunities.

Here's why housing construction matters so much for jobs. Unlike high tech industries that demand advanced skills or expensive machinery, building homes remains intensely human centered. Every brick laid, every wall plastered, and every roof installed translates directly into employment for builders, masons, engineers, suppliers, transporters, and artisans.

The employment math is striking. Research shows that for every house built, five jobs are created. The World Bank applies a conservative job multiplier of five to housing projects, meaning each new home generates employment across multiple sectors. If this pattern holds across the continent, the impact could reshape employment levels dramatically.

What makes housing construction particularly valuable is its reliance on local materials. Cement, sand, and timber typically come from domestic sources, meaning most of the value chain stays within national economies. This multiplies the job effect throughout communities.

The World Bank's report emphasizes that housing and construction is a major source of employment in the region, with its contribution to job creation expected to expand further. For every contractor breaking ground, local carpenters, welders, and transport operators find work. Women often benefit through small scale supply businesses and informal construction roles that flourish around housing sites.

With increasing urbanization, averaging 3.5 percent in the region, urban Africa is under intense pressure to meet the housing needs of its ever increasing population. This demographic trend intensifies both the challenge and the opportunity.

The construction sector's employment multiplier effect stands out compared to other industries. Housing construction is a particularly labor intensive activity, creating employment opportunities at a higher rate than economic expansion in other sectors. This makes it ideal for countries facing youth unemployment and underemployment challenges.

Ghana's 1.8 million unit deficit represents more than missing homes. It's potential income for families, skills development for workers, and economic momentum for communities. If policymakers can craft supportive frameworks around financing, land access, and building regulations, this deficit could fuel sustained job growth.

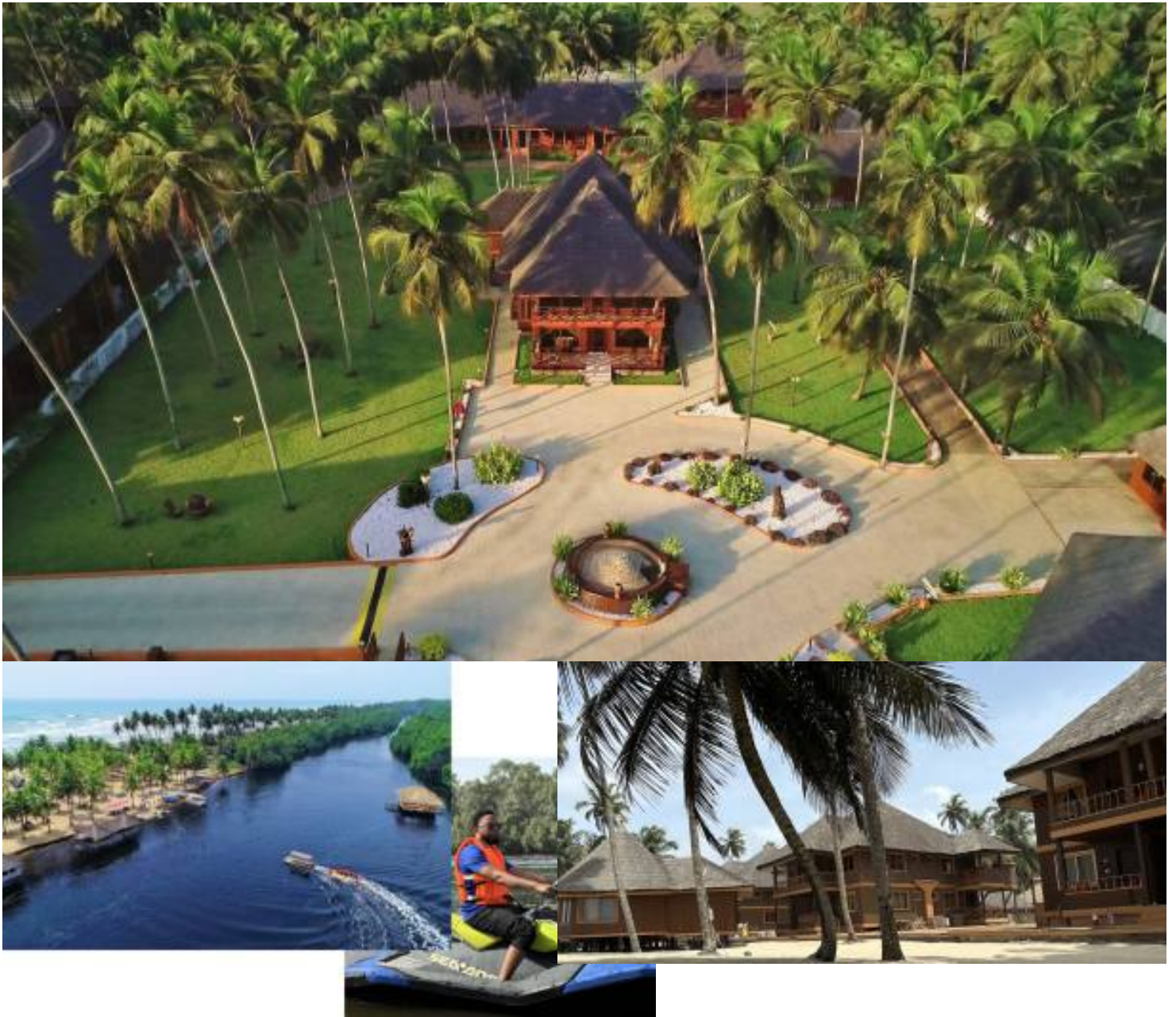
The window of opportunity won't stay open indefinitely. Africa's growing population needs better jobs that only a shift to larger firms and strategic policy reforms can deliver. Countries that move decisively to address housing shortages now could position themselves to capture both social and economic benefits.

Regional growth is projected to reach 3.8% in 2025, up from 3.5% in 2024, creating conditions that could support housing sector expansion. Yet per capita income growth remains modest, underscoring the urgency of creating quality employment opportunities.

What looked like a ticking time bomb might actually be the foundation for Africa's next employment boom. The question isn't whether the jobs exist within the housing deficit. It's whether governments, developers, and financial institutions can mobilize quickly enough to unlock them.

For millions across Ghana and the continent, the difference between a housing crisis and a housing opportunity may simply come down to how soon their leaders decide to start building.





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INDIGO HOMES LAUNCHES ITS LARGEST RESIDENTIAL PROJECT – GREENWICH PARK

At a recent ceremony to handover the fully completed and sold out OyarifaPark, the founder and CEO of BlackIvy – IndigoHomes’ parent company, – Ms. Cheryl Mills announced the launch of our new project – GreenwichPark.

This 19.5-acre residential development, which is going to be our biggest yet, will feature over 270 homes and include 2.5 acres of parks and boulevard walkways, distinctly focusing on sustainability and green living.



GLOSSARY

Commercial property: Commercial property refers to land and buildings that are used by businesses to carry out their operations. Examples include shopping malls, individual stores, office buildings, parking lots, medical centers, and hotels.

Industrial property: Industrial real estate is a type of property used by businesses for activities such as factory work, mechanical productions, research and development, construction, transportation, logistics, and warehousing.

Land (in real estate): Land is often not thought of as real estate because it mostly is not valued for any buildings or structures, but for the space itself. It is the starting point for all types of real property.

Mortgage: A particular type of loan one takes from a bank particularly for buying property.

Real Estate Agents. They help clients buy and sell properties, as well as rent or rent out properties.

Real Estate Appraisers. They estimate the value of the property before the property is sold, taxed, mortgaged, or insured. This requires additional licensure.

Real estate Brokers. They are responsible for negotiations between buyer and seller parties and for arranging real estate transactions.

Real Estate Development. A process that involves the purchase of raw land, rezoning, construction and renovation of buildings, and sale or lease of the finished product to end users.

Real Estate Marketing Specialists. They create marketing content, manage social media, develop printed materials, create digital content, prepare campaign emails, and manage the brand as a whole for real estate agencies.

Real Estate property managers. They take care of a property, both financial and in terms of maintenance, and see to the needs of any tenants living or working there.

Real estate transaction coordinators. They serve as a liaison between the client, real estate agent, escrow company, and mortgage brokers.

Residential property. Residential real estate is something we are all familiar with: the structures in which people live. This can mean single-family homes, apartments, condominiums, townhouses, and other types of living spaces.

Closing: The final step in a real estate transaction where ownership is transferred, documents are signed, and funds are exchanged.

Deed: A legal document that transfers ownership of a property from one party to another, recorded with the local government.

Equity: The portion of a property's value that the owner actually owns, calculated as the market value minus any outstanding mortgage or liens.

Escrow: A neutral third-party account where funds (like a down payment) or documents are held until specific conditions of a transaction are met.

Foreclosure: A legal process where a lender takes possession of a property due to the borrower's failure to make mortgage payments.

Lease: A contract allowing a tenant to use a property for a specified period in exchange for rent, without transferring ownership.

Lien: A legal claim against a property, often used to secure debt repayment (e.g., a mortgage lien), which must be cleared to sell the property.

Mortgage: A loan secured by real estate, where the property serves as collateral; the borrower repays it over time with interest.

Realtor: A licensed real estate professional who is a member of the National Association of Realtors, distinct from a general real estate agent.

Title: Legal proof of ownership of a property; a "clear title" means no disputes or liens exist.

Bidding War: When multiple buyers compete for the same property, driving up the price through higher offers.

Comps: Short for "comparables," recent sales of similar properties in the area used to determine a home's market value.

Contingency: A condition in a contract that must be met for the sale to proceed (e.g., passing a home inspection or securing financing).

Days on Market (DOM): How long a property has been listed for sale-long DOM might signal overpricing or issues.

Due Diligence: The buyer's investigation period to check the property's condition, title, and legal status before finalizing the purchase.

Earnest Money: A deposit made by the buyer to show serious intent to purchase, typically held in escrow.

GLOSSARY

Fixer-Upper: A property needing repairs or renovations, often sold at a discount but requiring investment to restore.

Flip: Buying a property, usually a fixer-upper, to renovate and sell quickly for a profit.

FSBO: "For Sale By Owner"-when a seller markets their property without a real estate agent to avoid commission fees.

HOA: Homeowners Association-a group that governs a community (like a condo or subdivision), enforcing rules and collecting fees.

List Price: The asking price set by the seller, not necessarily what the property will sell for.

Pocket Listing: A property marketed privately by an agent, not listed on public platforms like the MLS (Multiple Listing Service).

REO: Real Estate Owned-a property owned by a lender (usually a bank) after a foreclosure.

Short Sale: Selling a property for less than the mortgage owed, with lender approval, to avoid foreclosure.

Turnkey: A property ready for immediate use or occupancy, requiring no major repairs or updates.
Amortization: The gradual repayment of a mortgage over time through regular payments that cover both principal and interest.

Balloon Payment: A large, lump-sum payment due at the end of a loan term, often with a mortgage that didn't fully amortize.

Bridge Loan: A short-term loan to "bridge" the gap between buying a new property and selling an old one.

Cap Rate: Capitalization Rate-a measure of a property's investment return, calculated as net operating income divided by purchase price (common in commercial real estate).

Cash Flow: The net income from a rental property after expenses-positive cash flow means profit, negative means you're losing money.

CMA: Competitive Market Analysis-a report comparing a property to similar sold homes to set a realistic list price (like comps, but more formal).

Concession: Something the seller offers to sweeten the deal, like covering closing costs or throwing in appliances.

Curb Appeal: How attractive a property looks from the street-think landscaping, paint, or that wow factor for buyers.

Distressed Property: A home in poor condition or financial trouble (e.g., facing foreclosure), often sold below market value.

Dual Agency: When one agent represents both buyer and seller in a transaction-legal in some states, tricky everywhere.

Escalation Clause: A contract term that automatically increases a buyer's offer if a higher bid comes in, up to a set limit.

MLS: Multiple Listing Service-a database where agents list properties for sale, shared across the industry for maximum exposure.

Motivated Seller: Someone eager to sell quickly, often due to relocation, divorce, or financial pressure-could mean a deal.

Seller's Market: When demand outpaces supply, giving sellers the upper hand with higher prices and faster sales.

Sweat Equity: Value added to a property through the owner's labor, like DIY renovations on a fixer-upper.

Walk-Through: A final inspection by the buyer before closing to ensure the property's condition hasn't changed.

BPO: Broker Price Opinion-a quick property value estimate by a real estate agent, cheaper and less formal than an appraisal.

Buy-Down: Paying extra upfront (often to a lender) to lower your mortgage interest rate for part or all of the loan term.

Cloud on Title: A legal issue (like an unpaid lien or ownership dispute) that muddies a property's title, potentially stalling a sale.

Dry Closing: When all paperwork is signed but funds or title don't transfer immediately-rare, but happens if escrow lags.

Easement: Legal permission for someone (like a utility company or neighbor) to use part of your property, e.g., a shared driveway.

Flipper's Delight: Slang for a cheap, rundown property with profit potential after renovations-agents might whisper this to investors.

Gross Rent Multiplier (GRM): A quick metric for rental properties: purchase price divided by annual rent-lower GRM suggests a better deal.

NOI: Net Operating Income-rental property revenue minus operating expenses (not mortgage)-key for investors sizing up cash flow.

GLOSSARY

REIT: Real Estate Investment Trust—a company owning income-producing properties; you can invest in it like a stock for real estate exposure.

Subject To (Sub-To): Buying a property while leaving the seller's mortgage in place-risky, creative financing for cash-strapped buyers.

Title Insurance: A policy protecting against future title issues (e.g., forged deeds)—lenders require it, and buyers often get it too.

Assignment: Transferring a contract (like a purchase agreement) to another party—flippers use this to sell deals before closing.

Bird Dog: Slang for someone who scouts properties for investors, earning a finder's fee—think of them as deal hunters.

Chattel: Personal property (like furniture) not attached to the land—negotiable in a sale, unlike fixtures.

Encroachment: When a structure (like a fence) illegally crosses onto another property—can spark neighbor disputes or title issues.

Fair Market Value (FMV): The price a property would fetch in an open, competitive market—appraisals aim for this.

Fee Simple: The fullest form of property ownership, free of major restrictions—basically, you own it outright.

Force Majeure: A contract clause excusing delays due to uncontrollable events (e.g., natural disasters)—rare, but a lifeline in chaos.

Holdover Tenant: A renter who stays past their lease term without permission—landlords hate this; it's a legal gray area.

Hot Market: A fast-moving market with high demand, low inventory, and rising prices—sellers thrive, buyers scramble.

Land Contract: Seller-financed deal where the buyer pays in installments and gets the deed only after full payment—risky for both sides.

Lis Pendens: A public notice of a pending lawsuit tied to a property—clouds the title and spooks buyers.

Off-Market: Properties not publicly listed, sold privately or through networks—agents might tease these as “exclusives.”

Option: A contract giving a buyer the right (not obligation) to purchase a property later—common in development deals.

Quitclaim Deed: Transfers whatever interest a seller has in a property, no guarantees—quick but dicey for buyers.

Soft Market: Slow sales, high inventory, dropping prices—buyers rule, sellers sweat.

Stigmatized Property: A home with a non-physical flaw (e.g., past murder or haunting)—can scare off buyers, even if legal disclosure varies.

Tear-Down: A property bought to demolish and rebuild—value's in the land, not the structure.

Vacancy Rate: Percentage of unoccupied rental units in a property or area—high rates signal trouble for landlords.

Wholesaling: Securing a property under contract, then selling that contract to another buyer for a fee—fast cash, no ownership.

Above Par: A loan or property priced higher than its face value or market norm—think premium mortgage rates or overvalued listings.

Back-on-Market (BOM): A listing that returns to sale after a failed deal—could signal issues or just bad luck.

Blind Pool: An investment fund for real estate where specifics (like properties) aren't set—high risk, high trust in the manager.

Chain of Title: The ownership history of a property, tracked via deeds—gaps or breaks mean trouble.

Clear Title: Ownership free of liens or disputes—every seller's goal, every buyer's demand.

Cross-Collateralization: Using multiple properties as collateral for one loan—risky but boosts borrowing power.

Dead Deal: A transaction that falls apart—no pulse, no hope, move on.

Double Closing: A wholesaler buys and resells a property in one day, often back-to-back—fast, paperwork-heavy profit play.

Egress: Legal access to leave a property (like a road or path)—no egress, and you're landlocked.

Equity Skimming: A scam where someone buys a distressed property, collects rent, then ditches the mortgage—shady and illegal.

Ingress: Legal access to enter a property—pairs with egress for full usability.

Institutional Buyer: Big players (banks, REITs) buying properties—deep pockets, often cash deals.

GLOSSARY

Leasehold: Renting land or property for a long term (not owning it)-common in commercial or urban setups.

Market Rent: The going rate for rent in an area-sets expectations for landlords and tenants.

Nonconforming Use: A property breaking zoning rules but grandfathered in-think a shop in a residential zone.

OBO: "Or Best Offer"-a listing hinting the seller's flexible on price.

P&S: Purchase and Sale Agreement-the binding contract locking in a deal's terms.

Quiet Title: A lawsuit to clear up ownership disputes-turns a cloudy title crystal clear.

Spec House: A home built by a developer without a buyer lined up-speculation on future demand.

TIC: Tenants in Common-co-ownership where each party has a share, no survivor rights-flexible but messy if someone dies.

Upside: Potential for profit or value growth in a property-investors chase this.

Abatement: A reduction or delay in taxes, rent, or penalties-could be a buyer's bargaining chip or a landlord's relief.

Air Rights: Ownership of the space above a property-big in cities where you can sell or build upward.

Brownfield: Previously developed land with potential contamination-cheap but a cleanup gamble.

Call Option: A right to buy a property at a set price later-developers use this to lock in land.

Churn: Rapid turnover of tenants or properties-high churn kills rental profits.

Conveyance: The legal transfer of property ownership-deeds do the heavy lifting here.

Covenant: A promise in a deed or contract, like keeping a property residential-breakable, but with consequences.

Downzoning: Changing zoning to allow less intense use (e.g., commercial to residential)-can tank value.

Easement by Necessity: Access granted because a property's landlocked-courts enforce this if push comes to shove.

Front Footage: The width of a property facing a street-retail loves big numbers for visibility.

Hedonic Pricing: Valuing a property based on its features (views, bedrooms)-fancy term for comps with flair.

Hold Period: How long you plan to own a property-flips are short, rentals stretch longer.

Joint Tenancy: Co-ownership where survivors inherit the deceased's share-smooth but binding.

Partition: Splitting co-owned property legally-messy divorce or partner fallout fix.

Pre-Foreclosure: The stage before a lender seizes a home-last chance for owners to sell or settle.

Underwater: Owing more on a mortgage than the property's worth-housing crash flashback.

Absorption Rate: How fast properties sell in a market- high rate means hot, low means stagnant.

Adverse Possession: Claiming ownership of land by using it openly for years-squatters' jackpot if laws align.

Book Value: Property value on paper (cost minus depreciation)-not always real-world worth.

Certificate of Occupancy (CO): Proof a building's legal to live in-no CO, no move-in.

Co-Tenancy: Shared ownership with separate rights-less tight than joint tenancy.

Dead Equity: Money tied up in a property with no return-like overpaying and sitting on it.

Exaction: Fees or land a developer gives up for project approval-city's price for permits.

Reversion: Property rights returning to the original owner post-lease-landlords wait for this.

Zombie Property: Abandoned but not foreclosed-stuck in limbo, creepy for neighbors.

Land Banking: Holding raw land for future gain- potential play, big payoff potential

Fire Sale: Dumping property cheap and fast - panic or distress drives this.

Acreage Play: Buying big land for future value- speculators bet on sprawl or zoning shifts.

Cap Rate Compression: When property yields drop as prices rise-sign of a frothy market.

Visit Ghana

A Country on the Coast of West Africa



Kwame Nkrumah Memorial Park

The Kwame Nkrumah Memorial Park and Mausoleum is located in downtown Accra, the capital of Ghana.

Over the years, the park has attracted visitors from around the world, with an annual count of approximately 98,000 individuals who visit to pay homage to Ghana's first President, and learn about his life and legacy.

As one of the top 10 most visited sites in the country, the park holds immense cultural and historical significance.

The mausoleum, originally designed by Dr. E. G. A. Don Arthur, is the centerpiece of the Kwame Nkrumah Memorial Park and houses the final remains of the first President and his wife,

The Mausoleum is dedicated to the prominent Ghanaian President Kwame Nkrumah.

The memorial complex was dedicated in 1992, and is situated on the site of the former British colonial polo grounds in Accra. It is five acres in size

It is the spot where Nkrumah made the declaration of Ghana's independence. On the premises is a museum that has on display objects from various stages of his life.

The building is meant to represent an upside down sword, which in Akan culture is a symbol of peace.[6] The mausoleum is clad from top to bottom with Italian marble, with a black star at its apex to symbolize unity. The interior boasts marble flooring and a mini mastaba looking marble grave marker, surrounded by river-washed rocks. A skylight at the top in the mausoleum illuminates the grave. The mausoleum is surrounded by water, a symbol of life.

Nkrumah's political journey began after twelve years abroad, where he pursued higher education and refined his political philosophy. On his return to the Gold Coast, he established the Convention People's Party, quickly winning over the masses with his promise of national independence. Nkrumah's vision came to fruition in 1957 when the Gold Coast declared independence from Britain, and in 1960, Ghanaians elected Nkrumah as their president under a new constitution.



LIST OF HOTELS IN AFRICA

with Contact Addresses and Telephone Numbers

GHANA

1. Accra City Hotel

Address: Barnes Road, Opposite Novotel Hotel, Accra, Ghana
Telephone: +233 30 263 3863
Email: info@accracityhotel.com

2. Mövenpick Ambassador Hotel Accra

Address: Independence Avenue, Ridge, Accra, Ghana
Telephone: +233 30 261 1000
Email: hotel.accra@moevenpick.com

3. Kempinski Hotel Gold Coast City

Address: PMB 66, Ministries, Gamel Abdul Nasser Avenue, Accra, Ghana
Telephone: +233 24 243 6000
Email: reservations.accra@kempinski.com

4. Holiday Inn Accra Airport

Address: Plot 19 & 20 Airport City, Accra, Ghana
Telephone: +233 30 263 0030
Email: reservations@holidayinnaccraairport.com

5. San Marino Hotel

Address: 17th Lane, Oxford Street, Osu, Accra, Ghana
Telephone: +233 30 279 5104 / +233 24 485 0200 / +233 50 954 6380
Email: info@sanmarinohotel.com.gh

SOUTH AFRICA

1. Radisson Blu Hotel Waterfront, Cape Town

Address: Beach Road, Granger Bay, Cape Town, 8002, South Africa
Telephone: +27 21 441 3000
Email: info.waterfront.capetown@radissonblu.com

2. The Table Bay Hotel

Address: Quay 6, Victoria & Alfred Waterfront, Cape Town, 8001, South Africa
Telephone: +27 21 406 5000
Email: tablebay.reservations@suninternational.com

3. Southern Sun Elangeni & Maharani

Address: 63 Snell Parade, Durban, 4001, South Africa
Telephone: +27 31 362 1300
Email: sselangeni.reservations@southernsun.com

4. The Oyster Box

Address: 2 Lighthouse Road, Umhlanga Rocks, Durban, 4319, South Africa | Telephone: +27 31 514 5000
Email: reservations@oysterbox.co.za

5. The Houghton Hotel, Spa, Wellness & Golf

Address: Lloyds Ellis Avenue, Houghton Estate, Johannesburg, 2198, South Africa
Telephone: +27 11 032 5500
Email: reservations@thehoughtonhotel.com

NIGERIA

1. Radisson Blu Anchorage Hotel, Lagos, V.I.

Address: 1A Ozumba Mbadiwe Avenue, Victoria Island, Lagos, Nigeria
Telephone: +234 708 061 0000
Email: info.lagos@radissonblu.com

2. Lagos Marriott Hotel Ikeja

Address: 122 Joel Ogunnaike Street, Ikeja GRA, Lagos, Nigeria
Telephone: +234 1 708 0000
Email: lagosmarriottikeja.info@marriott.com

3. Transcorp Hilton Abuja

Address: 1 Aguiyi Ironsi Street, Maitama, Abuja, Nigeria
Telephone: +234 803 900 3000
Email: abuja.info@hilton.com

4. Eko Hotels & Suites

Address: Plot 1415 Adetokunbo Ademola Street, Victoria Island, Lagos, Nigeria
Telephone: +234 1 277 2700
Email: reservations@ekohotels.com

5. Protea Hotel by Marriott Benin City

Address: 4 Central Road, Off Sapele Road, Benin City, Edo State, Nigeria
Telephone: +234 814 880 0842
Email: reservations.proteabenincity@marriott.com

EGYPT

1. Four Seasons Hotel Cairo at Nile Plaza

Address: 1089 Corniche El Nil, Garden City, Cairo, Egypt
Telephone: +20 2 2791 7000
Email: reservations.cairo@fourseasons.com

2. Marriott Mena House, Cairo

Address: Pyramids Road, Giza, Cairo, 12556, Egypt
Telephone: +20 2 3377 3222
Email: menahouse.info@marriott.com

3. Hilton Luxor Resort & Spa

Address: El Karnak El Gadid Street, Luxor, Egypt
Telephone: +20 95 237 4933
Email: luxor.reservations@hilton.com

4. Sofitel Winter Palace Luxor

Address: Corniche El Nil Street, Luxor, Egypt
Telephone: +20 95 238 0425
Email: H1661@sofitel.com

5. Rixos Sharm El Sheikh

Address: Nabq Bay, Sharm El Sheikh, South Sinai, Egypt
Telephone: +20 69 371 0200
Email: reservation.sharm@rixos.com

LIST OF HOTELS IN AFRICA

with Contact Addresses and Telephone Numbers

MOROCCO

1. Four Seasons Hotel Casablanca

Address: Anfa Place Boulevard de la Corniche,
Casablanca 20050, Morocco
Telephone: +212 529 073 700
Email: reservations.casablanca@fourseasons.com

2. Royal Mansour Marrakech

Address: Rue Abou Abbas El Sebti, Marrakech 40000, Morocco
Telephone: +212 529 808 080
Email: info@royalmansour.ma

3. Sofitel Agadir Royal Bay Resort

Address: Baie des Palmiers, Cité Founty P4,
Agadir 80010, Morocco
Telephone: +212 528 849 200
Email: H2031@sofitel.com

4. Palais Faraj Suites & Spa

Address: 16-18 Quartier Ziat, Fes Medina,
Fes 30000, Morocco
Telephone: +212 535 635 356
Email: reservation@palaisfaraj.com

5. Hyatt Regency Casablanca

Address: Place des Nations Unies,
Casablanca 20000, Morocco
Telephone: +212 522 431 234
Email: casablanca.regency@hyatt.com

KENYA

1. Fairmont The Norfolk, Nairobi

Address: Harry Thuku Road, Nairobi, 00200, Kenya
Telephone: +254 20 226 5555
Email: norfolk.reservations@fairmont.com

2. Sarova Stanley Hotel

Address: Junction of Kenyatta Avenue and Kimathi Street,
Nairobi CBD, Nairobi, Kenya
Telephone: +254 719 048 000 / +254 709 111 000
Email: centralreservations@sarovahotels.com

3. Villa Rosa Kempinski

Address: Chiromo Road, Nairobi, 00800, Kenya
Telephone: +254 703 049 000
Email: reservations.villarosa@kempinski.com

4. Mövenpick Hotel & Residences Nairobi

Address: Mkungu Close, Westlands, Nairobi, 00606, Kenya
Telephone: +254 709 548 000
Email: hotel.nairobi@movenpick.com

5. Serena Beach Resort & Spa

Address: Shanzu Beach, Mombasa, Kenya
Telephone: +254 732 123 333
Email: reservations.africa@serenahotels.com

NAMIBIA

1. Hilton Windhoek

Address: Rev. Michael Scott St., Windhoek, Namibia
Telephone: +264 61 296 2929
Email: windhoek.info@hilton.com

2. Mövenpick Hotel Windhoek

Address: Corner of Auas and Aviation Road,
Windhoek, 10005, Namibia
Telephone: +264 61 296 8000
Email: reservations.namibia@movenpick.com

3. Safari Hotel

Address: Corner of Auas and Aviation Streets,
Windhoek, Namibia
Telephone: +264 61 296 8000 (General) / +264 61 296 7180
(Reservations)
Email: reservations@safarihotelsnamibia.com

4. Avani Windhoek Hotel & Casino

Address: Gustav Voigts Centre,
129 Independence Avenue, Windhoek, Namibia
Telephone: +264 61 280 0000
Email: windhoek@avanihotels.com

5. Strand Hotel Swakopmund

Address: 2 Hofmeyer Walk,
Swakopmund, Namibia
Telephone: +264 64 411 4000
Email: reservations@strandhotelswakopmund.com

ETHIOPIA

1. Radisson Blu Hotel, Addis Ababa

Address: Kazanchis Business District,
Kirkos Subcity Kebele 17/18, Addis Ababa, Ethiopia
Telephone: +251 11 515 0400
Email: info.addisababa@radissonblu.com

2. Sheraton Addis, a Luxury Collection Hotel

Address: Taitu Street, Addis Ababa, Ethiopia
Telephone: +251 11 517 1717
Email: sheraton.addis@sheraton.com

3. Hilton Addis Ababa

Address: Menelik II Avenue, Addis Ababa, Ethiopia
Telephone: +251 11 551 0000
Email: addis_info@hilton.com

4. Hyatt Regency Addis Ababa

Address: Meskel Square, Addis Ababa, Ethiopia
Telephone: +251 11 517 1234
Email: addisababa.regency@hyatt.com

5. Getfam Hotel

Address: Haile Gebreselassie Street,
Addis Ababa, Ethiopia
Telephone: +251 11 667 3175 / +251 11 667 3178
Email: reservations@getfamhotel.com

LIST OF HOTELS IN AFRICA

with Contact Addresses and Telephone Numbers

TANZANIA

1. Hyatt Regency Dar es Salaam, The Kilimanjaro

Address: 24 Kivukoni Road, Dar es Salaam, Tanzania

Telephone: +255 764 701 234

Email: kilimanjaro.dar@hyatt.com

2. DoubleTree by Hilton Hotel Zanzibar - Stone Town

Address: 90/91 Shangani Street, Stone Town,

Zanzibar, Tanzania

Telephone: +255 24 223 1400

Email: znzst.info@hilton.com

3. Four Points by Sheraton Arusha, The Arusha Hotel

Address: Clock Tower Roundabout, Arusha, Tanzania

Telephone: +255 27 250 7777

Email: reservations.arusha@fourpoints.com

4. Serena Hotel Dar es Salaam

Address: Ohio Street, Dar es Salaam, Tanzania

Telephone: +255 22 211 2416

Email: reservations.dar@serenahotels.com

5. Zanzibar Serena Hotel

Address: Shangani Street, Stone Town, Zanzibar, Tanzania

Telephone: +255 24 223 2306

Email: reservations.zanzibar@serenahotels.com

RWANDA

1. Radisson Blu Hotel & Convention Centre, Kigali

Address: KG 2 Roundabout, Kimihurura, Kigali, Rwanda

Telephone: +250 788 163 000

Email: info.kigali@radissonblu.com

2. Kigali Marriott Hotel

Address: KN 3 Avenue, Nyarugenge District, Kigali, Rwanda

Telephone: +250 222 111 111

Email: kigali.reservations@marriott.com

3. Kigali Serena Hotel

Address: KN 3 Avenue, Kigali, Rwanda

Telephone: +250 788 184 500 / +250 252 597 100

Email: kigali@serena.co.rw

4. Hôtel des Mille Collines

Address: 2 KN 6 Avenue, Kigali, Rwanda

Telephone: +250 788 192 000

Email: reservations@desmillecollines.rw

5. Ubumwe Grande Hotel

Address: KN 67 Street, Kigali, Rwanda

Telephone: +250 788 162 000

Email: reservations@ubumwegrandehotel.com

ESWATINI (SWAZILAND)

1. Hilton Garden Inn Mbabane

Address: Plot 477, Mbabane, Hhohho Region, Eswatini

Telephone: +268 2400 9000

Email: mbhgi.info@hilton.com

2. Royal Swazi Spa Hotel

Address: Main Road, Ezulwini Valley, Eswatini

Telephone: +268 2416 5000

Email: royalswazi.reservations@suninternational.com

3. Lugogo Sun Hotel

Address: Main Road, Ezulwini Valley, Eswatini

Telephone: +268 2416 4000

Email: lugogosun.reservations@suninternational.com

4. Ezulwini Sun Hotel

Address: Main Road, Ezulwini Valley, Eswatini

Telephone: +268 2416 6000

Email: ezulwinisun.reservations@suninternational.com

5. Happy Valley Hotel Ezulwini

Address: Ezulwini Valley, Lobamba, Eswatini

Telephone: +268 2416 1016

Email: reservations@happyvalleyhotel.co.sz



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