

A modern kitchen interior featuring dark wood-grain cabinetry, a stainless steel countertop, and a sink with a curved faucet. A built-in oven and a range hood are visible. The floor is made of light-colored wood planks.

QUALITY CRAFTSMANSHIP

SINGLE-FAMILY DUPLEXES MULTI-STOREY PROPERTIES



DIFFERENT DESIGN OPTIONS

Real estate investors often achieve greater profitability by increasing the number of rental units within a single structure. This approach not only maximizes rental income but also improves operational efficiency and return on investment.

At CRIM RESIDENTIAL, we have developed a range of thoughtfully designed new construction options tailored to meet the needs of investors seeking to build multi-unit properties.

These designs are intended to help investors make the most of their land, reduce per-unit construction costs, and *enhance long-term financial performance*.

We reserve the right to update or correct any errors, miscalculations, or inaccuracies found in our marketing materials prior to the final execution of the contract.



OPTION 1

- 4 apartments in one building
- Ground plus 1 design (2-storey building)
- Approximate building square meters 216; (2,325 square feet)
- (1) 1 BD; (1) Two BD on each level
- 6 bathrooms in total

This design configuration is ideal for someone who wishes to use one apartment as their primary residence while their rent out the other 3 apartments.

OPTION 2

- 12 apartments in total
- Ground plus three design (4-storey building)
- Approximate building square meters 672; (7,233 square feet)
- (1) 1 BD; (2) Two BDs on each level
- 20 bathrooms

This design configuration is ideal for a real estate investor who wishes to own a small sized apartment building.



OPTION 3

- 20 apartments in total
- Ground plus three design (4-storey building)
- Approximate building square meter 1,104 (11, 883 square Feet)
- (2) 1 BDs; (3) Two BDs on each level
- 32 bathrooms in total

This design configuration is ideal for a real estate investor who wishes to own a small sized apartment building.

OPTION 4

- 40 apartments in total
- Ground plus 3 design (4-storey building)
- Approximate building square meter 2,032 (21, 872 square feet)
- (2) studio; (4) 1 BDs; (4) Two BDs on each level
- 56 bathrooms in total

This design configuration is ideal for a real estate investor who wishes to own a meidium sized apartment building.

OPTION 5

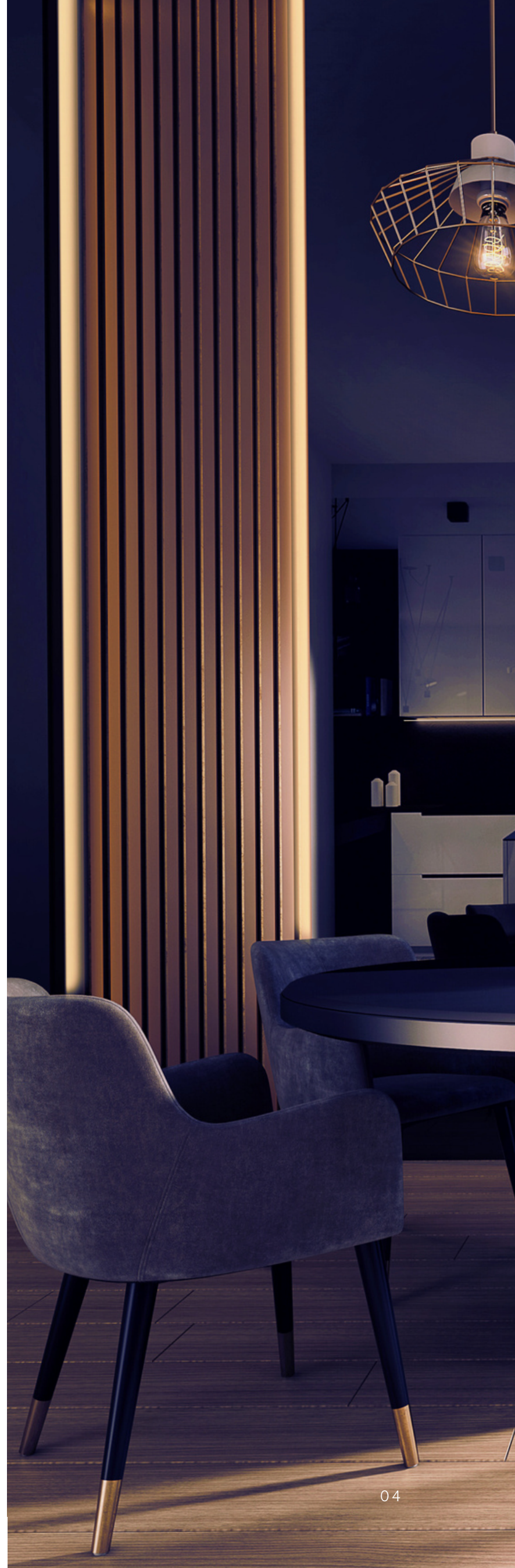
- 40 apartments in total
- Ground plus 3 design (4-storey building)
- Approximate building square meter 2,256 (24,283 sq. ft.)
- (3) 1 BDs; (7) Two BDs on each level
- 68 bathrooms in total

This design configuration is ideal for a real estate investor who wishes to own a medium-sized apartment building.

OPTION 6

- 120 apartments in total
- Ground plus 3 design (4-storey building)
- (12) studios; (25) 1 BDs; (83) Two BDs in the entire bilding

This design configuration is ideal for a real estate investor who wishes to own a large-sized apartment building.





OPTION 7

- Single-family property (one level)
- Single-family property (multi-level)
- Duplex (side-by-side)
- Duplex (upstairs/downstairs)

This design concept is ideal for groups looking to establish a private subdivision or close-knit community where they can reside among friends or like-minded individuals. The development can feature a diverse blend of property types, including single-family and duplex homes in various sizes, allowing for both individuality and cohesion within the community.

If you already have architectural drawings, you are welcome to use them. However, if you do not, our skilled architects would be pleased to work closely with you to design a home that brings your vision to life.

The community can be created to include a variety of different amenities such as:

- Church/religious building
- Clubhouse
- Guest house
- Gym
- Community hall for entertaining
- Swimming pool (per house)
- Swimming pool (community pool)
- Tennis court
- Assigned parking

If there's a particular amenity you have in mind, please don't hesitate to share it with us. We'll be happy to explore the possibility of incorporating it into the overall design. Please note, the community you wish to create can be established within a CRIM Residential development or at an alternative site of your choice.

MULTIPLE INVESTORS

If you're finding it difficult to secure the funds needed to purchase a multi-unit property, consider partnering with other real estate investors, trusted friends, or family members. Pooling financial resources can significantly lower the entry barrier to owning income-generating real estate.

For example, one of our 20-unit buildings could be purchased by a group of four partners, with each person owning an entire floor consisting of five individual apartments. Each unit can be set up with separate utilities, allowing for independent management.

Ownership of the building's common areas, such as stairwells, hallways, and shared outdoor spaces, would be equally shared and clearly defined by a legal agreement. This collaborative business model is an effective and accessible way for investors to acquire and co-own a small to mid-sized apartment building.





STANDARD AMENITIES

- Washer hookups for washing machines in each unit
- Rooftop entertainment area
- Above ground swimming pool (ground level)
- Assigned parking spaces
- Reception area; plus small sitting area
- Conference room with small kitchenette
- Half bathroom on first floor
- Small cleaning room on first floor where staff has access to water/sink to clean floors etc; and store supplies (bedsheets, toilet paper etc); inside of this room is a washing machine to wash bedsheet etc.
- Wifi, Cable or Satellite (whichever is available)
- Gatehouse for security guard with small attached studio apt; This feature allows you to have 24-hour security on the premises.

These amenities are standard for each building that we create. If you wish to have additional amenities, you may have them at an additional cost. The idea is to create a fully self-contained setting where your guests can relax, unwind, and enjoy their entire stay within the comfort of the property..

These amenities can vary depending on the location of the property. Namely. whether the property is built in one of our communities, or built specifically for you, outside of our community. These factors can determine the standard amenities that are offered.

We reserve the right to change, modify or delete our design options, and amenities that we offer. We reserve the right to do so without consequence, prior to the signing of a contract between our company and our clients.



PAYMENT OPTIONS FOR OFF PLAN CONSTRUCTION

OPTION 1

FOR LOW-MEDIUM INCOME GHANIANS

- 15,000 GHC to reserve your interest in the property (non-refundable)
- 50% upon signing of the contract (including your reservation fee)
- 50% due when the project is 70% complete

For All Other Buyers

- 40,000 GHC to reserve your interest in the property (non-refundable)
- 50% upon signing of the contract (including your reservation fee)
- 50% due when the project is 70% complete

OPTION 2

- All buyers pay 15,000 GHC to reserve their interest in the property (non-refundable)
- Full payment due upon signing of the contract

If you're ready to get started, contact us today. Our team is ready to guide you through the process. If you have architectural drawings you wish to use with your project, please be sure to share them with us during your initial consultation. We look forward to hearing from you. You can reach us at **info@crimresidential.com**