



CRIM RESIDENTIAL



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CRIM RESIDENTIAL

CRIM Residential is a real estate and property development company with offices in both Accra and Elmina, Ghana. Our primary objective in Ghana, is to become Ghana's most affordable property developer. What sets us apart from the competition, is our thoughtful and proactive approach when it comes teaching our clients how to create wealth through the ownership of real estate.

We are also exceptionally insightful when it comes to recognizing the unique challenges that foreign investors face when entering the Ghanaian real estate market. Since we are aware of many of these challenges, we are able to anticipate these needs and provide practical, tailored solutions to ensure a smoother investment experience for our international customers.

CRIM RESIDENTIAL IS AUTHORIZED TO

- Operate as a real estate firm
- Operate as a property development firm
- Teach financial literacy programs
- Teach homebuyer training programs

We look forward to working with you.



MARKET CONDITIONS

The real estate market in Ghana is gaining strong momentum, particularly in Accra and Elmina. Accra is currently experiencing significant property appreciation, driven by rapid urban development, increased demand, and a growing influx of both local and international investors.

Property values in key areas continue to rise, making it an ideal location for long-term equity growth. Elmina, on the other hand, presents a unique and often overlooked opportunity. With its historic charm, coastal appeal, and year-round tourism, the town offers high potential for rental income through platforms like Airbnb. For investors, Elmina can provide strong returns both in terms of property appreciation and consistent short-term rental yields.



REAL ESTATE INVESTORS

Real estate investors looking to expand into Africa will find Ghana, which is West Africa's fastest-growing economy, a market full of great potential. The capital city, Accra, is at the heart of a financial and commercial renaissance, attracting global interest and driving investment in infrastructure, housing, and tourism.

Just a few hours away lies Elmina, an often-underrated gem with immense untapped potential. Known for its historic castles and vibrant fishing culture, Elmina boasts a thriving year-round tourism industry.

The Elmina Castle, a UNESCO World Heritage Site, draws visitors from around the world, especially those of African descent, seeking connection, remembrance, and healing. As a destination of cultural and spiritual significance.

Elmina offers unique investment opportunities in hospitality, residential, commercial and community-based developments, making it a powerful and meaningful addition to Ghana's rising real estate landscape.

A modern, dimly lit interior space featuring a lounge area in the foreground with a large, textured sofa and a dark leather ottoman. In the background, there is a bar area with dark cabinetry, a tiled backsplash, and a countertop with two vases of white flowers. To the right, a glass display cabinet holds various glassware. The overall atmosphere is sophisticated and contemporary.

The Rental MARKET



VACATION RENTALS

Real estate investors considering Ghana should consider the booming short-term rental (Airbnb) markets in both Accra and Elmina. In Accra, the financial engine of West Africa and Ghana's capital, Airbnb is thriving. Two-bedroom apartments have an average daily rate of around \$100 USD depending on the type of amenities that is offered at the property. The more amenities you provide, the higher your daily rate will be. The rental market is growing at around 12% a year.

This vibrancy reflects Accra's broader economic buzz, attracting a mix of tourists and business travelers eager for modern, flexible stays. Real estate investors eyeing Ghana should consider the booming short-term rental (Airbnb) markets in both Accra and Elmina.



WHAT ARE YOU WAITING FOR?

**IT'S TIME TO INVEST
IN YOURSELF**



RELIGIOUS ORGANIZATIONS

Religious organizations have a unique opportunity to build meaningful communities in Ghana. By purchasing a multi-unit building, they have the opportunity to create an environment that can serve both spiritual and practical needs. By developing a building that can house members of their congregation under one roof, they foster unity, fellowship, and a deeper sense of belonging.

The property can serve as a second home that's rich with cultural significance and spiritual purpose, offering a sanctuary away from their country of origin. The property can also be used to generate income by renting the space to other like-minded religious groups. Doing so will enable the investment to be used as both a sacred gathering place and a sustainable financial asset.



PROPERTY MANAGEMENT

At CRIM Residential, we have extensive experience managing properties of all sizes from small multi-units to larger developments. If you purchase one of our properties and prefer not to manage it yourself, we would be glad to offer our professional property management services.

You can choose the level of support that best fits your needs, whether it's basic oversight or full-service management. Our fees are based on the scope of services you select. This method allows for a flexible and tailored management plan that best meets your needs.

SHIPPING SUPPLIES TO GHANA

In many cases, it may be more cost-effective to purchase and ship supplies for your home or rental unit directly to Ghana rather than buying them locally. If you choose this option, our team can assist with the customs clearance process and ensure your items are safely delivered and placed inside your unit(s) prior to your arrival.

For rental units, we also offer assembly and setup services to help prepare the space for tenants. While these services are available at an additional cost, they offer valuable convenience and can save you significant time and effort.

BUILDERS

We work with some of the most skilled and reputable builders in Ghana. All of our builders carry the necessary insurance to ensure that your property is properly protected during the construction process. This is a strict requirement that CRIM RESIDENTIAL imposes on all builders that we work with.

Once construction is complete, the builder's insurance coverage will end. For this reason, it is important that you secure the appropriate insurance to protect your building after completion. In addition, every builder that we work with holds the required licenses as mandated by the local Ghanaian authorities.

At CRIM RESIDENTIAL, we take pride in maintaining the highest standards of transparency, professionalism, and accountability throughout every stage of your building project. From design to delivery, our goal is to ensure that your investment is handled with care, integrity, and attention to detail. We coordinate closely with our builders to guarantee that all construction meets both local regulatory requirements and our own rigorous quality standards.

Our commitment extends beyond construction, we aim to provide you with peace of mind, knowing that your home is being built by qualified professionals who value safety, compliance, and excellence.



Property Development

real estate homebuyer training landlord training

RESIDENTIAL



PROPERTY REGISTRATION

If you purchase a property in Ghana and intend to use it as a rental, you are required to register your property with the appropriate Ghanaian regulatory authority.

Failure to register your property can lead to significant penalties and fines.

GROUP TOURS

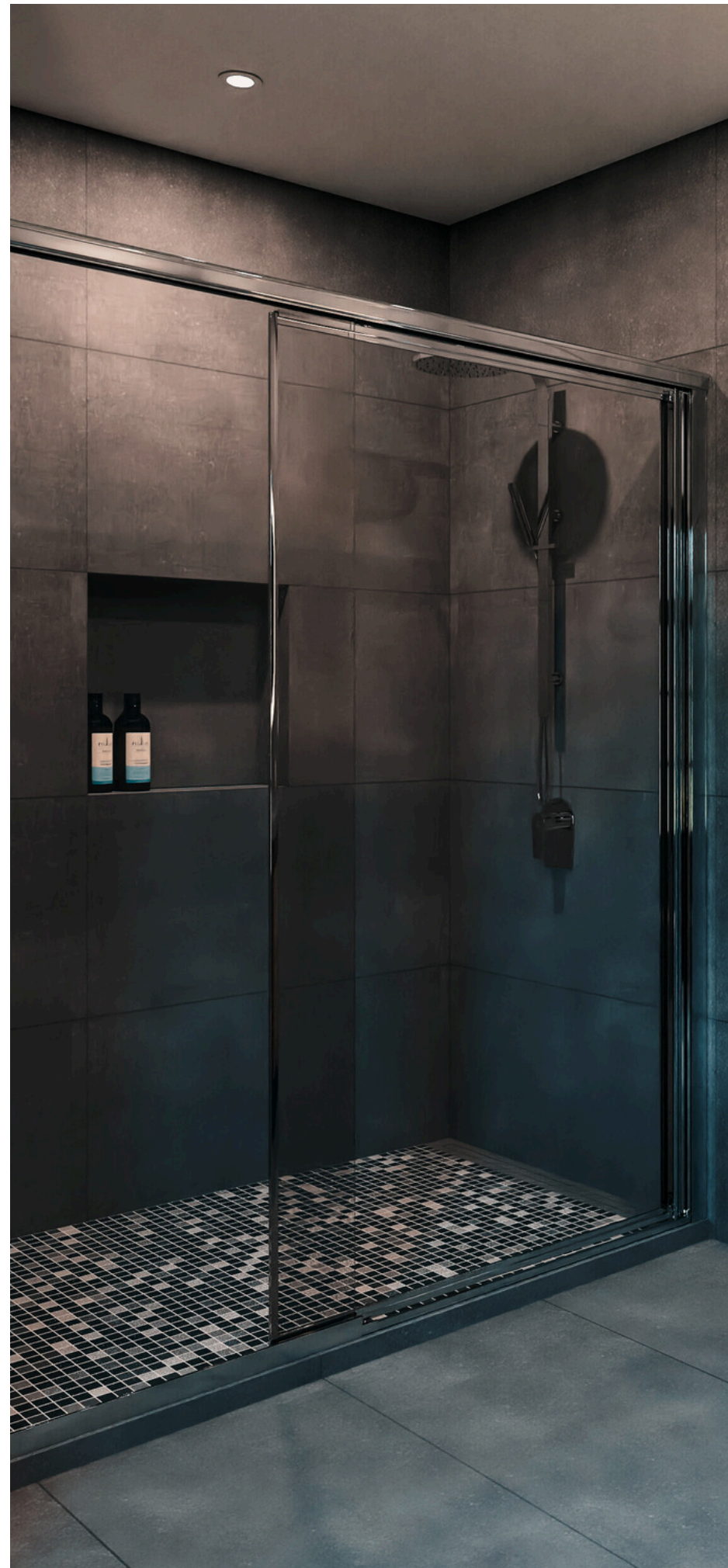
If you'd like to visit Ghana to see your project during its construction, we would love to see you. We can help arrange comfortable accommodations for your stay. Let us know how many people are in your group, and how many days you plan to stay in Ghana. We will be happy to create an itinerary filled with exciting and memorable activities for your group.

SERVICES INCLUDED (for a fee)

- Airport pickup and drop off
- Accommodations
- Tour guide

If you're interested in our tour guide services, please inform us at least two months before your arrival so we can make the necessary arrangements. We look forward to working with you. The best way to reach us is by email. You can reach us at:

info@crimresidential.com





At CRIM Residential, we understand the complexities involved in purchasing property abroad, and we are committed to making the experience as smooth and secure as possible for our customers. To protect our clients' investments, we have established strict criteria for the builders we partner with, ensuring that only those who meet our high standards of integrity and quality are selected.

Our process is supported by a multidisciplinary team of seasoned professionals, including real estate attorneys, builders, architects, engineers, appraisers, surveyors, real estate agents, insurance agents, and business consultants. Together, this network allows us to provide end-to-end support, ensuring every stage of the building or rental process is handled with care, professionalism, and transparency. We trust that the information provided in this brochure has been both informative and valuable. Should you have any further questions or require additional guidance, please do not hesitate to reach out to us at **info@crimresidential.com**. We look forward to working with you!

Thank you