

MIRAMAR TOWER

Mixed-Use Residential Development

📍 Airport Residential Area, Accra – Ghana

Developer

🏠 Leen Real Estate

Investment Advisor

🏢 Capital Edge Properties

Type

Investment Opportunity

Term

48 Months



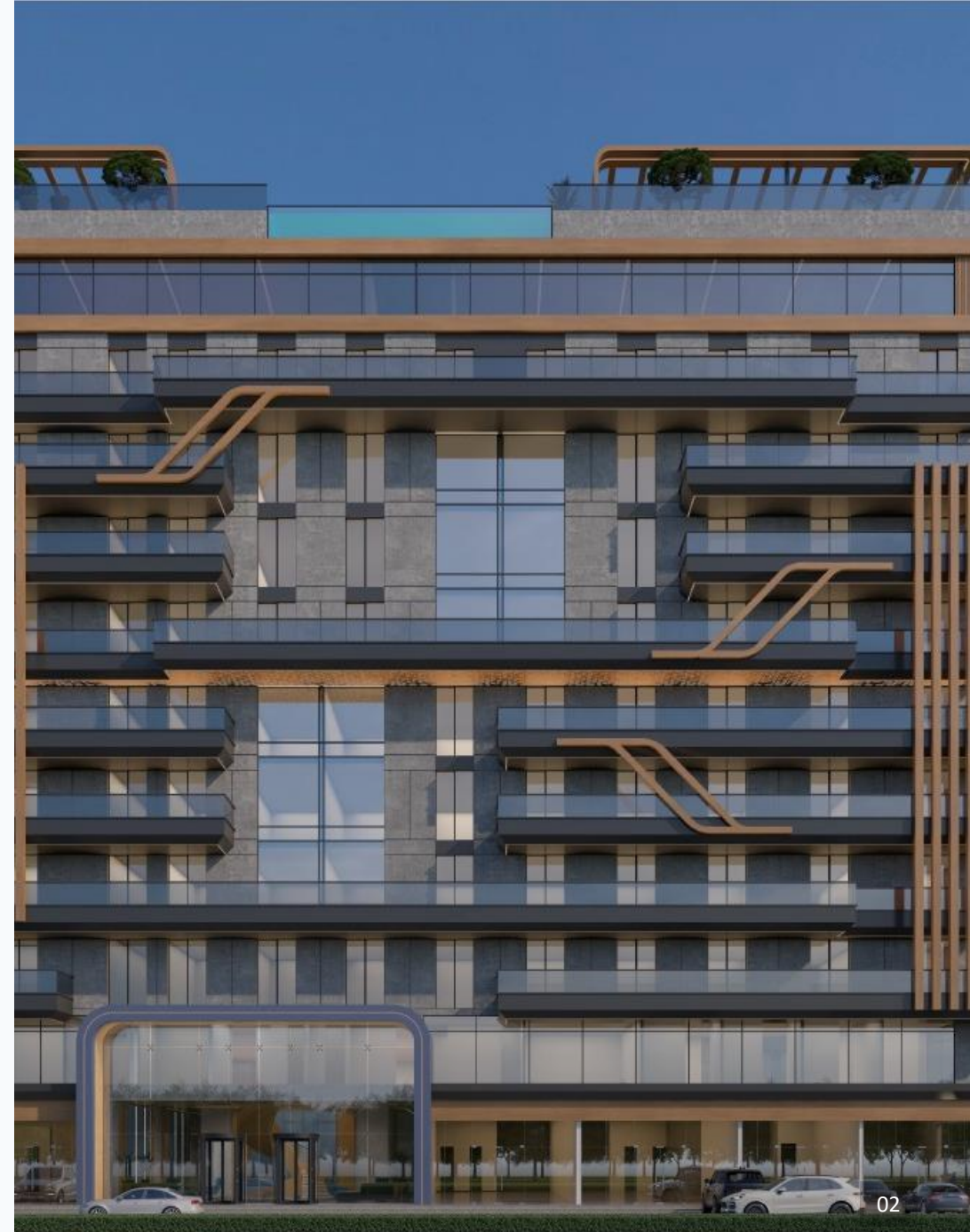
Executive Summary

Miramar Tower is a fully approved mixed-use residential development located in the Airport Residential Area, one of Accra's most established and supply-constrained prime districts.

The Developer has fully capitalized the Project in cash and is offering a small minority co-investment to a strategic partner.

Key Highlights

- ✓ Prime residential & mixed-use location
- ✓ Fully approved, no permitting risk
- ✓ Developer-funded construction
- ✓ Clear exit via unit sales
- ✓ **Attractive, risk-adjusted investor returns**





Value Proposition

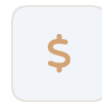
The Investment Opportunity



Exposure to prime Accra residential real estate in a high-growth district.



Strong demand from end-users, diaspora purchasers, and international investors.



USD-denominated pricing providing currency hedge and stable asset value.



Diversified unit mix of studios, 1-beds, and 2-beds enhancing sales absorption.



Minority co-investment alongside an experienced, fully capitalized sponsor.


Airport Residential Area

Accra, Ghana

Historically Strong Fundamentals

 **Asset Value**
Strong Pricing

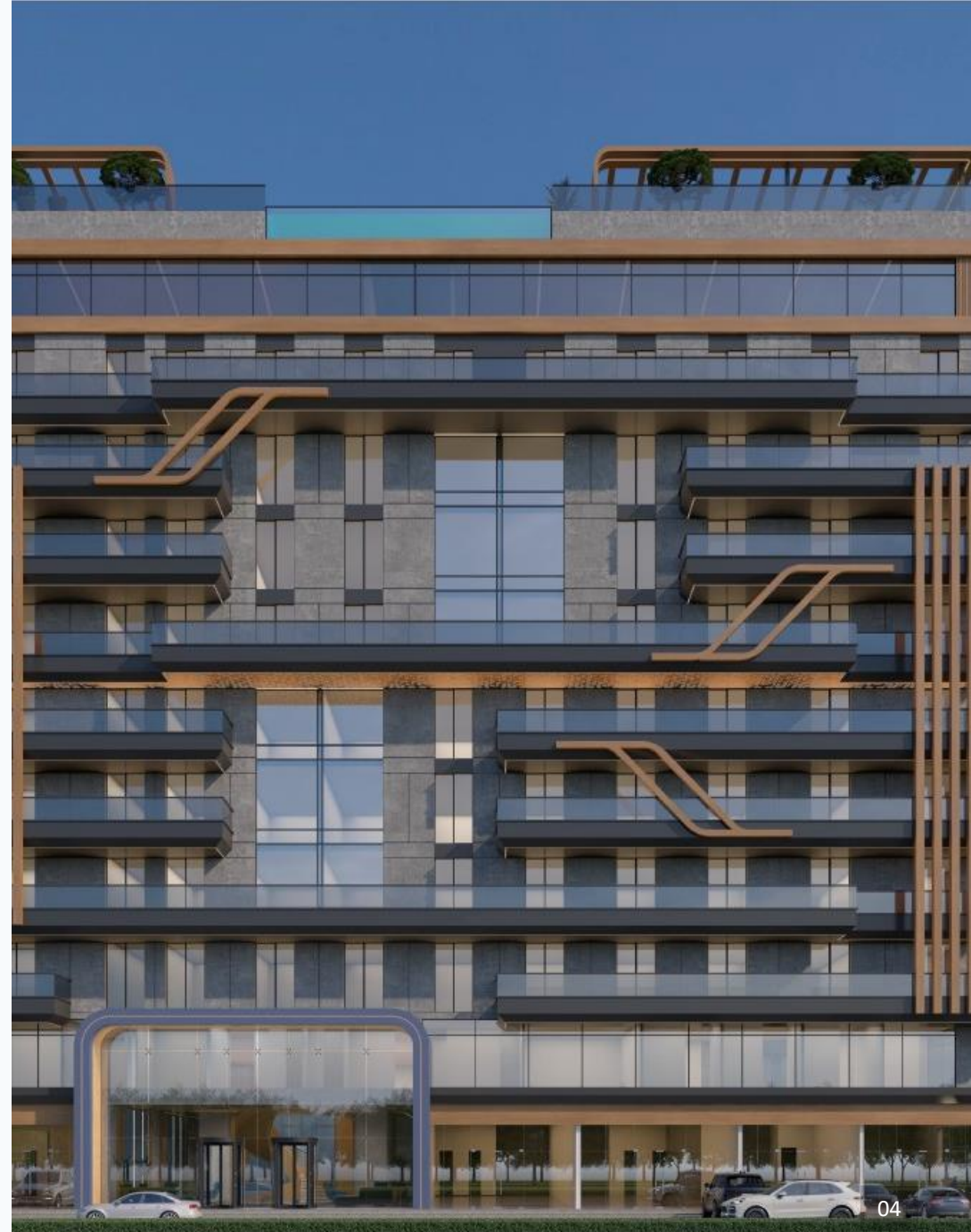
 **Occupancy**
High Demand

 **Liquidity**
Fast Sales

Located in Accra's most prestigious district, Miramar Tower offers unmatched connectivity to the city's diplomatic and commercial hubs.

Strategic Proximity

-  **Kotoka International Airport** (5 mins)
-  Major **Diplomatic Missions** & Embassies
-  **Multinational Offices** & Corporate HQs
-  Premium **Retail** & 5-Star **Hospitality**



Asset Details

Project Overview



Mixed-use residential development



Fully approved



Joint Venture



15,540 sqm



48 months

Project Components & Unit Mix

Structure & Commercial



Basements
2 Levels (Parking)



Ground Floor
5 Retail Shops



First Floor
11 Office Units

Residential Configuration

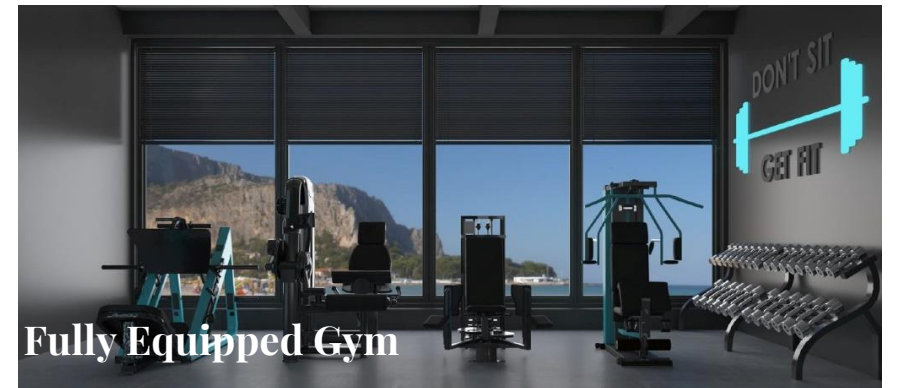
UNIT TYPE	COUNT	SHARE
Studio Apartments	125	57%
One-Bedroom Apartments	85	39%
Two-Bedroom Apartments	9	4%
Total Residential Units	219	100%

Premium Amenities

Designed for modern lifestyles, offering convenience and luxury within the development.



Fine Dining Restaurant



Fully Equipped Gym

Luxury Spa & Wellness Center

Market & Demand Fundamentals

Located in Accra's most resilient real estate district, Miramar Tower benefits from multiple multiple layers of demand and structural supply constraints.



Target Buyers



Local End-Users

Affluent professionals and families seeking secure, high-quality quality primary residences in a prestigious neighborhood.



Diaspora Purchasers

Ghanaians living abroad looking for reliable investment assets or future homes, priced in USD to hedge currency risk.



Buy-to-Let Investors

Institutional and individual investors targeting high rental yields yields driven by corporate and diplomatic tenants.



Demand Drivers



High Demand Prime Location

Accra's most sought-after districts, consistently demonstrating strong buyer interest and sustained absorption levels.



Strong Rental Yields

Consistently high occupancy rates and dollar-pegged rents driven by proximity to the airport and multinational HQs.



Modern Amenities Preference

Clear market shift away from standalone houses towards secure, serviced apartments with integrated lifestyle amenities.



"Premium pricing supported by superior design and prime location."

Pricing & Revenue Assumptions

Total Revenue



\$44M

Projected Sell-Out Value

Average Pricing



\$2,850

Per Square Meter

Sales Strategy



Phased Unit Releases

Inventory released in strategic tranches aligned with construction milestones to capture value appreciation and manage absorption rates.



Dynamic Price Differentiation

Granular pricing model applying premiums for higher floors, corner units, and specific view corridors to maximize revenue per square meter.

Development Economics

High-level cost structure demonstrating robust margin potential rooted in conservative market assumptions.

Construction Cost



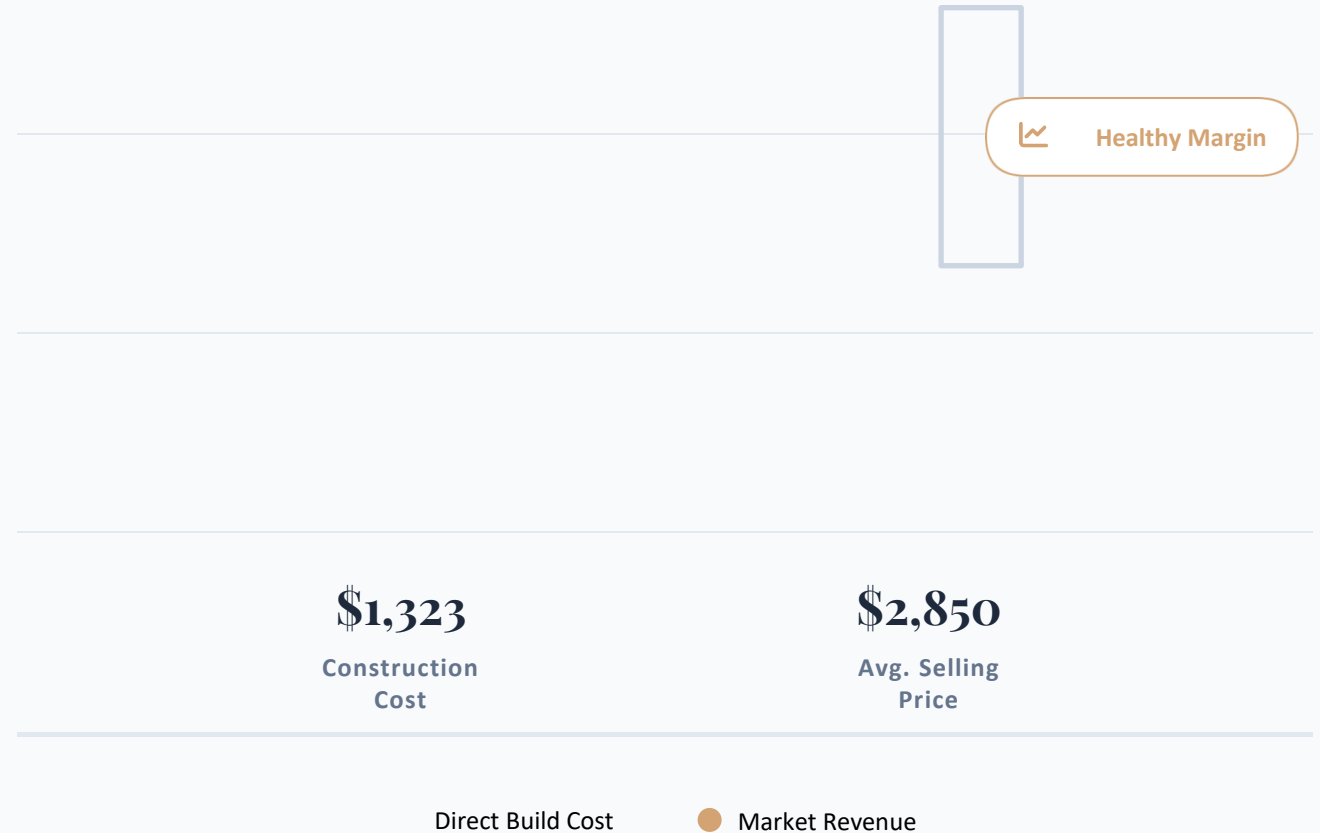
\$1,323 /sqm

Key Assumptions

- **Conservative Revenue:** Projections utilize current market rates without aggressive future appreciation.
- **Buffer Included:** Cost estimates include contingencies for material inflation and timeline adjustments.

Unit Economics

Cost vs. Revenue per Square Meter



Capital Structure & Funding Position

A robust, de-risked capital stack with fully secured project funding.

Funding Status

- 
Fully Funded by Developer
 The project has been fully capitalized in cash by the developer, eliminating reliance on pre-sales for construction start.

- 
JV Land Structure
 Land contributed under a secure Joint Venture structure, reducing upfront cash deployment requirements.


- 
No External Debt
 Zero leverage and no construction financing, insulating the project from from interest rate volatility.


Investor Participation

Minority Co-Investment

\$1.5 Million

Strategic Equity Allocation

- 
Strategic Alignment
 This offering is a strategic invitation to align with a long-term capital partner, not a requirement for project completion.

- 
Non-Critical Capital
 Investor funds provide additional liquidity buffer but are not critical to the execution timeline.

Strategic Rationale

Why the Developer Is Opening This Opportunity

This offering represents a strategic invitation to align with a long-term partner, rather than a capital necessity for project execution.



Strategic Alignment



Strategic Capital Partner

Aligning with a partner who shares a long-term vision, creating a symbiotic relationship for current and future real estate ventures.



Institutional Governance

Introducing institutional-grade reporting, transparency, and governance structures to elevate the operational standards of the development.

"We aim to build a relationship that extends beyond a single transaction."



Growth & Upside



Shared Upside

Selectively sharing project profits with partners while retaining full operational control to ensure efficient execution and delivery.



Future Foundation

Establishing a successful track record of co-investment to lay the groundwork for larger, more ambitious future opportunities.

"A foundation for scalable future co-investment opportunities."

Partnership Economics

Profit Participation Structure

A transparent and aligned net profit sharing model designed to reward capital participation while incentivizing execution.

20%

Investor Share

Preferential allocation for minority capital partners.

80%

Developer Share

Retained by Leen Real Estate for operational execution.

i Distribution Mechanism

Distributions are generated directly from unit sales proceeds upon project completion and settlement.



● Investor (20%) ● Developer (80%)

Financial Performance

Investor Returns

Projected financial outcomes based on a 48-month investment horizon.

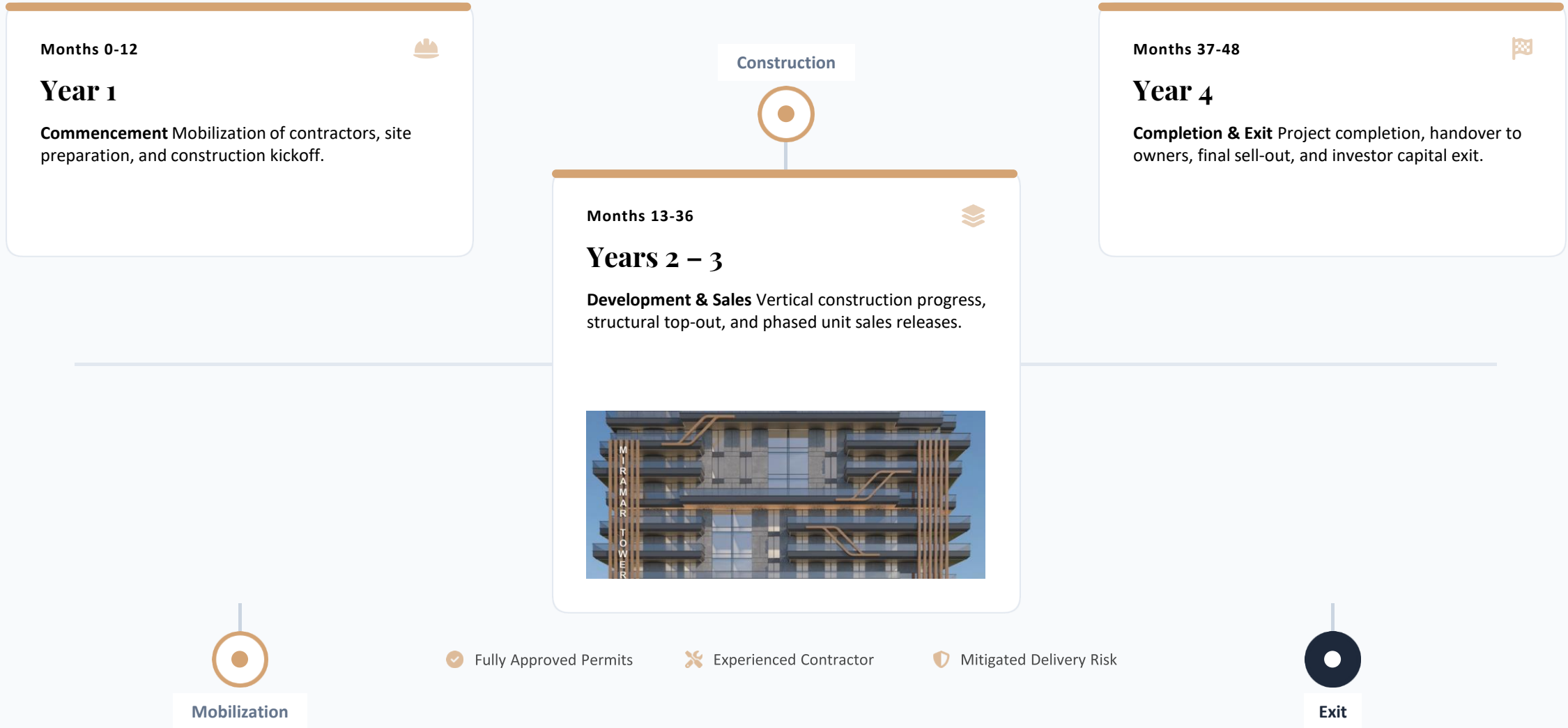
 **Investment Period: 48 Months**



Execution Strategy

Development Timeline

A streamlined 48-month roadmap from mobilization to investor exit.



Due Diligence

Risk Considerations & Mitigation

Proactive strategies to neutralize key development risks and protect investor capital.

Risk Factor 01

Construction Delays

Timeline slippage due to funding or execution.



Fully Funded & Experienced Team

Construction is fully capitalized in cash by the developer, eliminating financing stoppages. Supported by Leen Real Estate's 35-year track record of delivery.

Risk Factor 02

Sales Absorption

Slower than projected unit sales velocity.



Phased Strategy & Prime Location

Conservative sales pacing assumptions in prime Airport Residential Area, where supply is constrained and demand from diaspora/investors remains robust.

Risk Factor 03

Cost Inflation

Rising material costs impacting margins.



Healthy Margins & Procurement

Project benefits from healthy gross margins (~27%) to absorb variance. Bulk procurement strategies and established supplier networks further lock in pricing.

The Developer

Leen Real Estate

Building legacy through excellence in mixed-use development.

With over three decades of market leadership, Leen Real Estate has established a reputation for delivering high-quality residential and commercial assets. Our integrated approach ensures value preservation and capital appreciation for our partners.

Geographic Presence

Ghana
Kenya
Egypt
Kuwait



Mixed-Use

Core Expertise



Premium

Asset Quality

35 Years

Development
Excellence

Investment Opportunity



Prime Location

Supply-constrained Airport Residential Area with Area with high demand.



Secure Sponsor

Fully capitalized construction by experienced developer.



Attractive Returns

Target IRR of ~22% and 2.21x Equity Multiple.



Strong Alignment

Minority co-investment structure with clear exit clear exit strategy.

Next Steps

- ✓ Execute Non-Disclosure Agreement (NDA)
- ✓ Access Virtual Data Room & Financial Model
- ✓ Review Term Sheet & Partnership Agreement

Contact Us

Investment Advisor

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