

THE SUTTON

4 Bedroom Semi-Detached TownHome

Starting from \$254,000 | 3.5 Bathroom | 170 sqm





About IndigoHomes



IndigoHomes builds moderately priced townhomes to a consistently high quality standard using innovative on-site manufacturing processes.

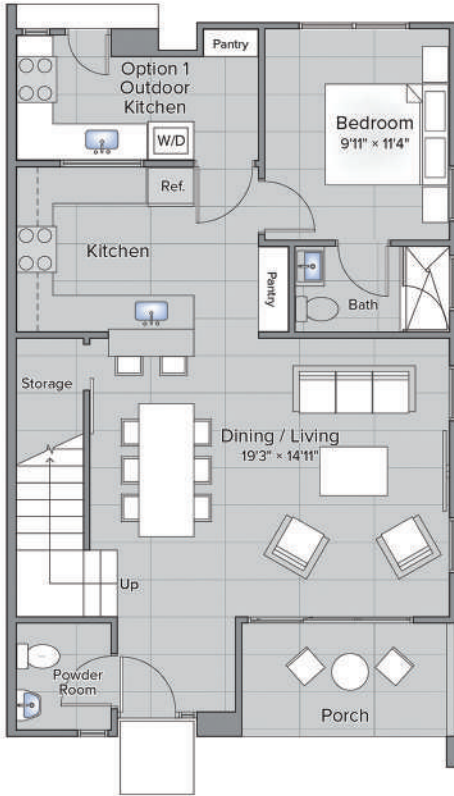
With its inaugural 200-unit development at **AyiMensahPark** successfully completed and more than 3,000 homes planned, **IndigoHomes** aims to establish itself as a leading developer in Ghana, offering quality master-planned residential properties at moderate prices in landscaped green communities. Residents at an **IndigoHomes** development enjoy the tranquility of picturesque surroundings, without sacrificing the accessibility of the city. With a singular focus on building quality, innovative, secure, modern communities, **IndigoHomes** is committed to building homes residents will love.

You can see for yourself - **AyiMensahPark** is now a vibrant community of 200 residences situated on 12.4 acres at the foot of the Aburi Mountains, just 30 minutes from Accra Mall and Kotoka International Airport. Developed for residents to "Love Where They Live", the project's design and execution delivered homes of superior quality in a mixed-use community featuring condos and townhomes. **IndigoHomes** successfully sold out and handed over all units on the **AyiMensahPark** in 2019.

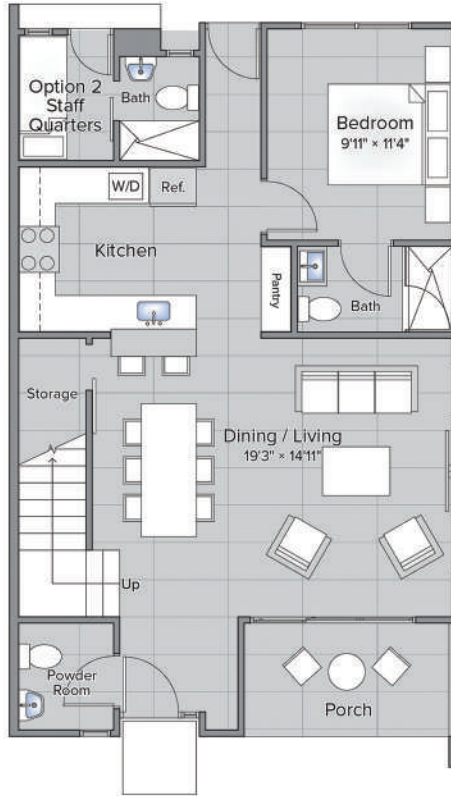
IndigoHomes is the residential real estate division of Blacklvy. Anchored in Ghana, Kenya and Tanzania, Blacklvy is a values-driven US company that builds and grows businesses in Sub Saharan Africa that unlock new sources of growth. Blacklvy's businesses - in housing, healthcare, food production, logistics and infrastructure - serve the needs of growing populations and provide solutions for growing businesses.

IndigoHomes
love where you live

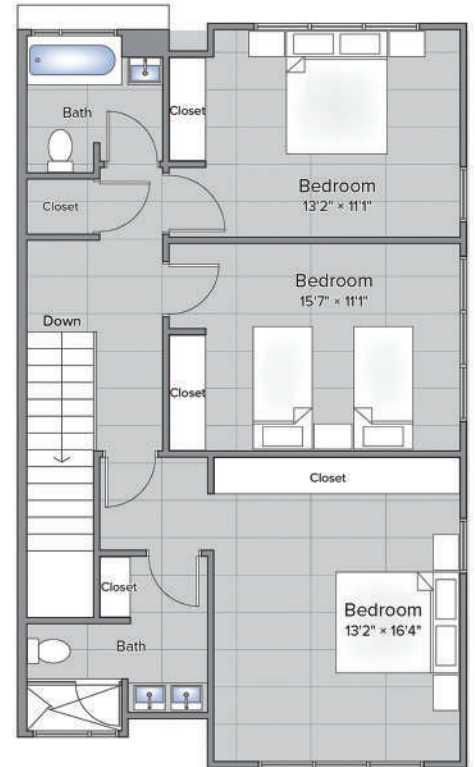
THE SUTTON FLOOR PLAN | 170 SQM



GROUND LEVEL



GROUND LEVEL
(STAFF QUARTERS)



FIRST LEVEL

DESIGN FEATURES

- Open Floor Plan
- Gourmet Kitchen with deep basin sink and modern appliances
- Covered outdoor kitchen
- Engineered stone countertops
- Master bedroom suite with dual vanities
- Spacious closets
- Front porch
- Paved double-car parking space
- On-site power and water
- UPVC glass windows
- State-of-the-art security



OyarifaPark Payment Plans

Phase One Sold Out - Phase Two in Sales

SUTTON

4 BEDROOM SEMI-
DETACHED TOWNHOME

170 SQM
1,830 SQ FT

STARTING FROM
US \$ 254,000

CASH BUY DISCOUNT: Save up to 7% of purchase price on your Phase 2 Sutton home.

A cash purchase (payment within 30 days of booking the unit) attracts a significant discount of US \$16,500 from the purchase price of your home.

REFERRAL DISCOUNT: Save a further 2% off the purchase price of the referred unit. Introduce a buyer to us and make a further 2% saving off the purchase price of the referred unit.

INSTALLMENT PAYMENT PLANS

We offer a monthly payment plan linked to the construction progress of your home with units available from June 2022 to December 2023.

Payment Plans for The Sutton 4 bedroom semi-detached townhome are listed below (Note: Terms and Conditions apply).

PAYMENT PLANS	CURRENT PRICE	PAYMENTS
CASH PURCHASE	US \$237,500	100% within 30 Days
INSTALLMENT PLAN	US \$254,000	25% deposit with staged payments linked with construction progress of your house
MORTGAGE PLAN	US \$262,500	Minimum of 20% deposit with balance paid prior on handover

We estimate a rental income from US \$1,400 per month equating to an attractive 7% gross rental yield for unfurnished units.



OyarifaPark Development Plan



Key

- SOLD
- 2 Bedroom Greenwich
- 3 Bedroom Chelsea
- 4 Bedroom Sutton
- 3 or 4 Bedroom Available to Sell

Development Phases - 15 acres

- Phase 1 59 units – Townhomes - **DELIVERED**
- Phase 2A 16 units – Handing over from October 2022 - **SOLD**
- Phase 2B 20 units – Handing over from December 2022
- Phase 2C 24 units – Handing over from February 2023
- Phase 2D 23 units – Handing over from June 2023
- Phase 3A 34 units – Handing over from August 2023
- Phase 3B 24 units – Handing over from February 2024*

OyarifaPark Payment Plans 2022

		Cash price from US	Installment price from US
Greenwich	2 Bed	126 m ²	1,356 sq ft
		\$161,500	\$174,000
Chelsea	3 Bed	163 m ²	1,754 sq ft
		\$215,650	\$230,000
Sutton	4 Bed	170 m ²	1,829 sq ft
		\$237,500	\$254,000



Note: Pricing not applicable on premium units. Pricing on premium units available upon request.



Purchase Commitment Form

Date _____

Name (as per ID card)

First Name _____ Middle Name _____ Surname _____

Name of Co-Applicant (as per ID card)

First Name _____ Middle Name _____ Surname _____

Address

Street _____ Town _____ Code _____

Mobile Phone _____ **Email** _____

Sale Price (Unit) _____ **Number of Units** _____

Unit handover date _____ **Unit Number** _____

Cash installment or mortgage _____

Client's Signature _____ **Date** _____

Sale's Partner _____ **Source** _____

Payment Plan Options	Cash Purchase	Installment Plan		Mortgage Plan
		Percentage	Date	
Deposit	95% - \$ _____	25% - \$ _____		20% - \$ _____
Payment 1		25% - \$ _____		
Payment 2		25% - \$ _____		Bank facility letter within 6 months:
Payment 3		25% - \$ _____		
Final Payment	5% - \$ _____	5% - \$ _____		80% - \$ _____ Mortgage disbursement

Note: Date of final payment will be within 15 days of receiving the notice for the pre-delivery home inspection (completion of your home).

Home upgrades are available including built in wardrobe to all bedrooms, outdoor kitchen cabinets (lower cabinets only), fully fitted outdoor kitchen, or we can convert the outdoor kitchen to staff quarters. Please discuss any upgrades and the associated costs with our sales associates so that we can factor them in as we construct your new home.





OyarifaPark US OR GH Payment Information

1. For Cash Payments: Please make cash payments into our Ghana USD or Cedis account or any Stanbic Bank Branch or Stanbic Bank, Stanbic Heights Building, Airport City (details below).

2. For GH Bank-Issued Cheques: Make cheques payable to **Blacklvy Ghana Limited**.

Reference/Narration Line: Payment for OyarifaPark - [Unit Type & #]
Deliver Ghana bank-issued cheques to our Airport office.

3. For Wire Transfers/Bank Deposits:

	<u>Stanbic USD</u>	<u>Stanbic GHS</u>
Account Name	Blacklvy Ghana Limited	Blacklvy Ghana Limited
Account Number	9040007917338	9040007917281
Branch	Achimota Mall	Achimota Mall
Swift Code	SBICGHAC	SBICGHAC

4. For US Bank-Issued Cheques: Make Cheques payable to **Blacklvy LLC o/b/o Blacklvy GH Ltd.**

Memo Line: Payment for OyarifaPark - [Unit Type & #] Mail US bank-issued, or BillPay Checks to our DC office address further below. US Bank drafts, cashier's checks or cash can be deposited to any City Bank Branch in the USA.

5. For Within US Bank Wires, Online Transfers or Branch Bank Deposits:

Bank	Citibank N.A.
Bank Address	8001 Wisconsin Avenue, Bethesda, Maryland 20814
ABA Number	254070116
Account Name	Blacklvy LLC
Account Number	9107049585
Reference	o/b/o BIGH - Payment for OyarifaPark - [Unit Type & #]

Love where
you live ≡

IndigoHomes
love where you live

CONTACT US

info@indigohomes.com

sales@indigohomes.com

+233 59 692 1720 (Office Main Line)

+233 55 170 0055 (Office WhatsApp)

+233 55 247 8575 | +233 59 974 6031

www.indigohomes.com

GHANA OFFICE

IndigoHomes Ghana Ltd

OyarifaPark

Off Aburi-Oyarifa (N4) Rd.

Oyarifa-Abokobi Junction

Oyarifa, Greater Accra, Ghana

US OFFICE

IndigoHomes

c / o Blacklvy Group LLC

2300 N Street NW, Suite 630

Washington DC 20037 USA

+1-301-407-2000

