



Villages at Citrus Peaks Resort & Wellness Center

Ashanti Region, Ghana


“The Gateway to Ghana”

Resort & Wellness Center • Lifestyle Training Facility • Eco-Community

Chalet Investor Overview
February 2024



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The **Villages at Citrus Peaks (VCP)** eco-community is a self-contained development with fully-integrated residential, commercial, and recreational facilities to model modernized, rural sustainable living.

Villages at Citrus Peaks

Maiden Eco-Community Investment

With an emphasis on nature-based living, Villages at Citrus Peaks (VCP) combines health and wellness with modern, environmentally friendly housing structures, off-grid utilities and remote communication technologies, nestled within a food forest. The eco-community provides owners and their guests with the amenities for a self-sufficient lifestyle, in preparation for future uncertainties.

Become an owner in:

- A dual-purpose investment property that functions as accommodation for a full-service resort and wellness center, while serving as a safe haven if global circumstances demand.
- An international standard chalet that is built using modular or pre-fab building methods for streamlined construction and sustainable living. Chalet options vary in size, with modern and eco-friendly amenities, built into the serene environment with minimal impact on the local ecosystem.
- A self-contained community on 30-acres with areas for leisure & recreation, gardens & food processing facilities, operations & administrative functions, and local lifestyle and cultural related educational activities.
- A food forest containing organic, indigenous and inter-continental fresh produce and livestock. The site restaurant will feature an Afro-Caribbean themed menu with international and local chefs creating authentic culinary experiences for guests to enjoy and remember.
- A maiden eco-community that will serve as the foundation for future sites throughout the region and function as the catalyst for sustainable rural socio-economic development.



Investment Option

Chalet Ownership (For Individuals or Investor Groups)

Unit Type: (Total Available)	3-Bedroom (3 Units)	2-Bedroom (3 Units)	1-Bedroom (4 Units)	Cabin (3 Units)	Pods (4)** (1 Set***)
Total Investment Per Chalet*	\$150,000	\$90,000	\$50,000	\$35,000	\$100,000
Y1 Est. Per Night Rate	\$650	\$400	\$250	\$150	\$75/pod
Y1 Unit Occupancy Rate	40%	40%	40%	40%	40%
Days Open (80%)	292	292	292	292	292
Y1 Unit Rev (Per night rate x Days open x Y1 Occupancy rate)	\$75,920	\$46,720	\$29,200	\$17,520	\$35,040
Revenue Split: Investor - 60% Mgmt. Co - 40%	\$45,552 (60%) \$30,368 (40%)	\$28,020 (60%) \$18,680 (40%)	\$17,520 (60%) \$11,680 (40%)	\$10,512 (60%) \$7,008 (40%)	\$21,024 (60%) \$14,016 (40%)
Inflation Adjusted Site Access Fee (from year 2)	\$6,000	\$4,500	\$3,000	\$2,000	\$2,000
Breakeven Point	3.29 years	3.21 years	2.85 years	3.33 years	4.75 years

* Site Access Fee, Furnishings, Utility Infrastructure, Landscaping

** Expandable and Includes Separate Multi-Bathroom Structure

Each chalet will serve as accommodation for travelers visiting the Ashanti region, while providing owners with a vacation home or long-term residence.

Calculations use an annual owner 20% occupancy rate (80% annual guest availability).

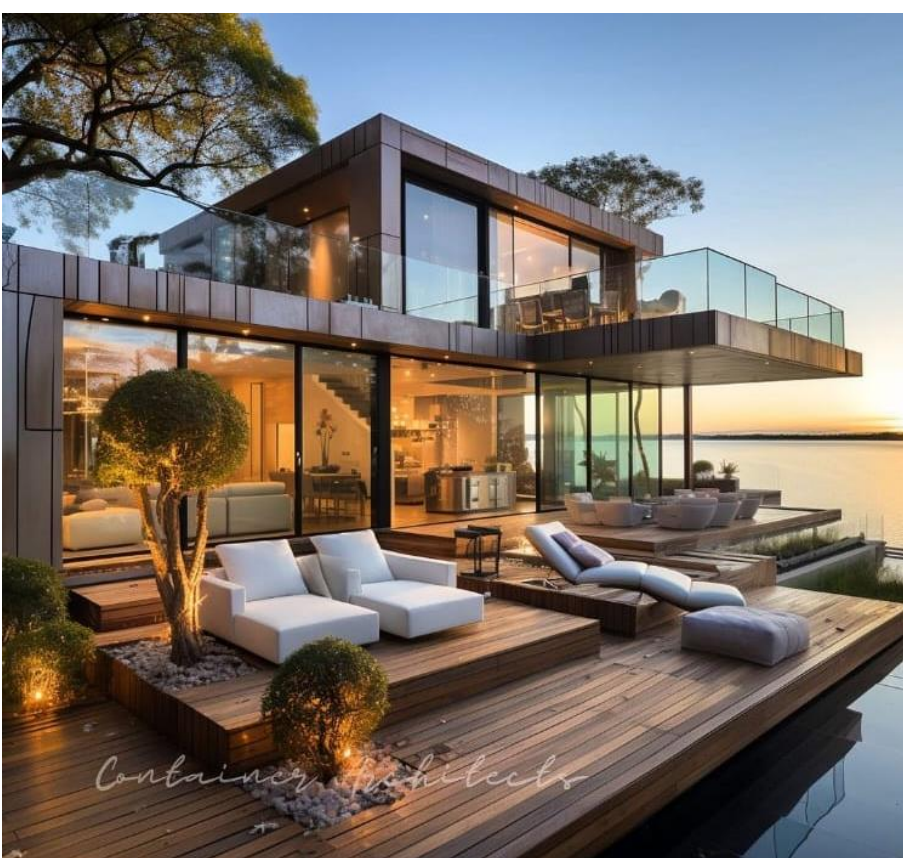
Hospitality management operation commences upon investor commitment for majority of rental units.

Investor/Management Co split = 60/40%.

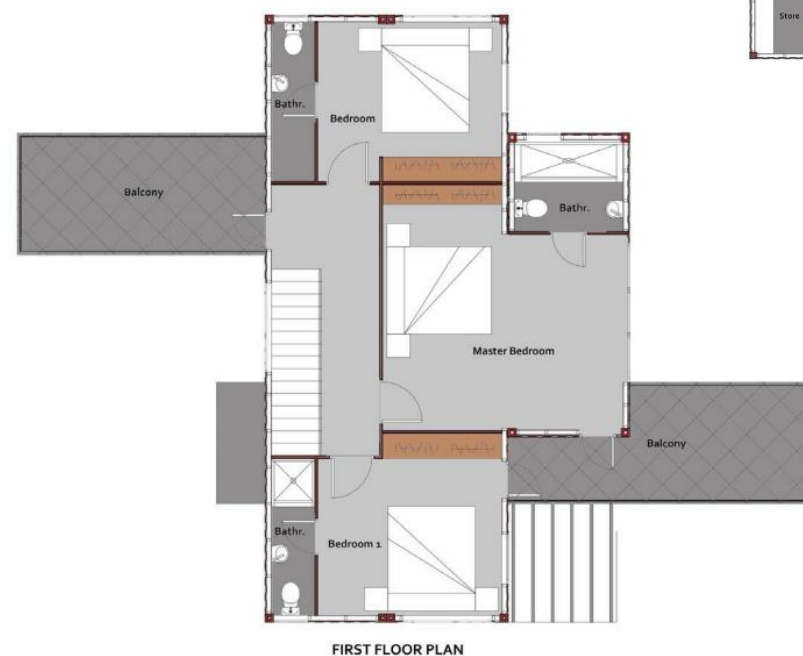
Investor breakeven is projected at < 3.5 years for single units.

Add-on Options:

- Storage Unit
- Private Pool
- Sleeping Pod



3-Bedroom Chalet (Inspiration)



RESIDENTIAL UNIT

Consists of five containers.
Four 40' containers and one 20' container.
Two 40' containers
Down, two 40' + one 20' container
at the top.



Three-bedroom chalets are ideal for investors seeking self-contained residences with fully-functional, long-term living amenities. Modular and prefab structures are used to better control build cost, time, and quality.



Cabin Chalet



Two-, one-bedroom and cabin chalets are ideal for investors seeking a self-contained residence having limited amenities, with access to a full range of communal amenities for sustained long-term living and comfort.

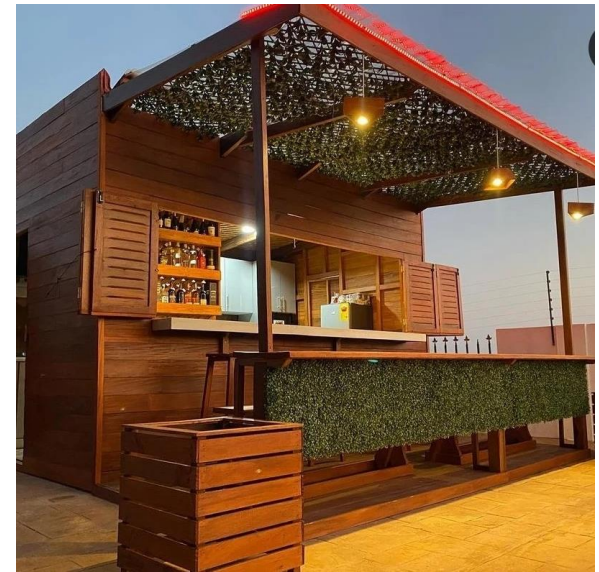
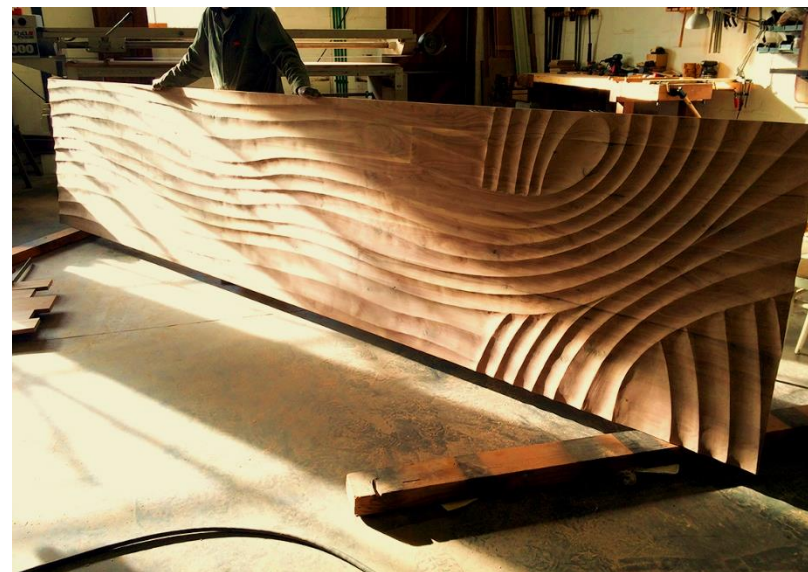
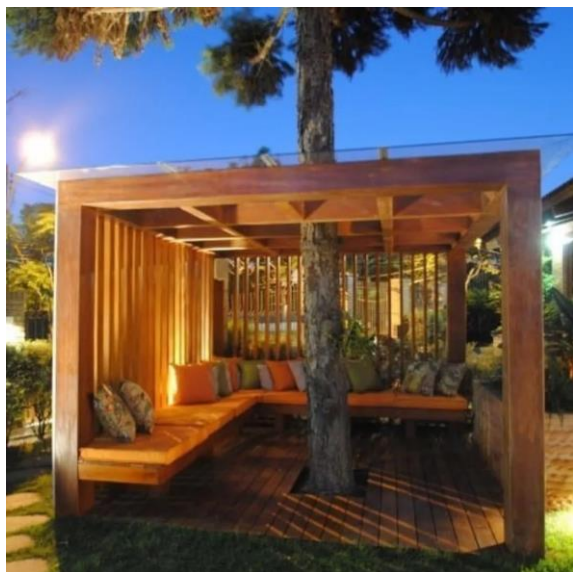
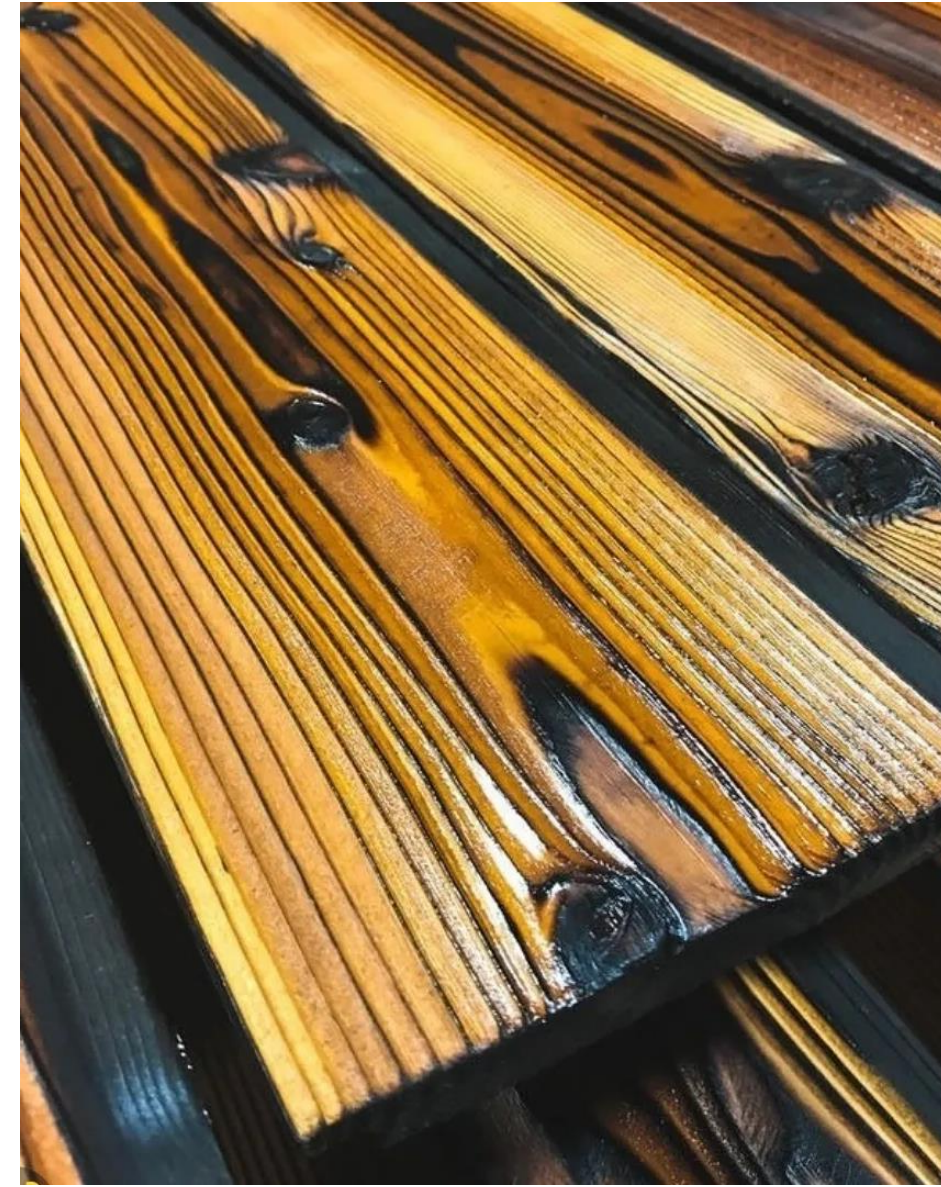


1-Bedroom Chalet

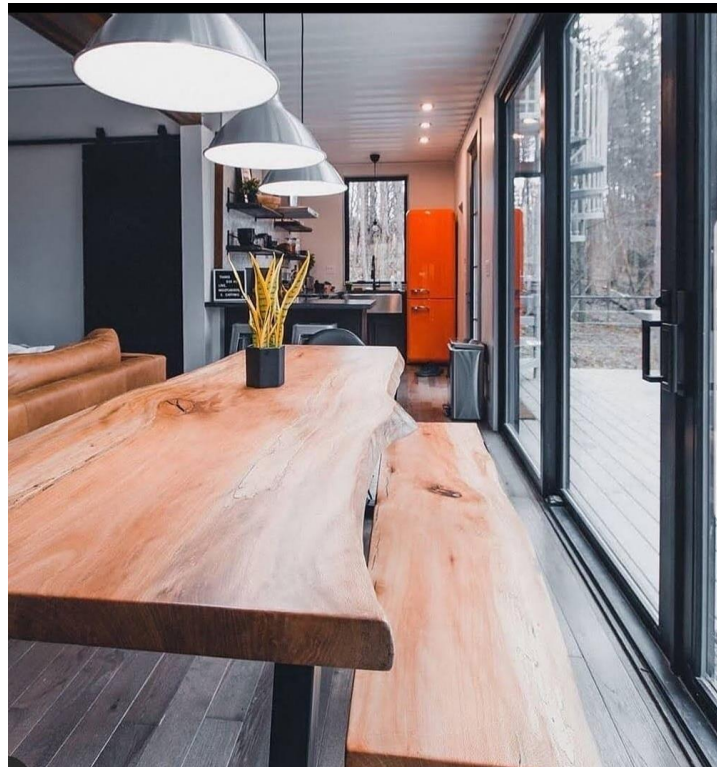


2-Bedroom Chalet

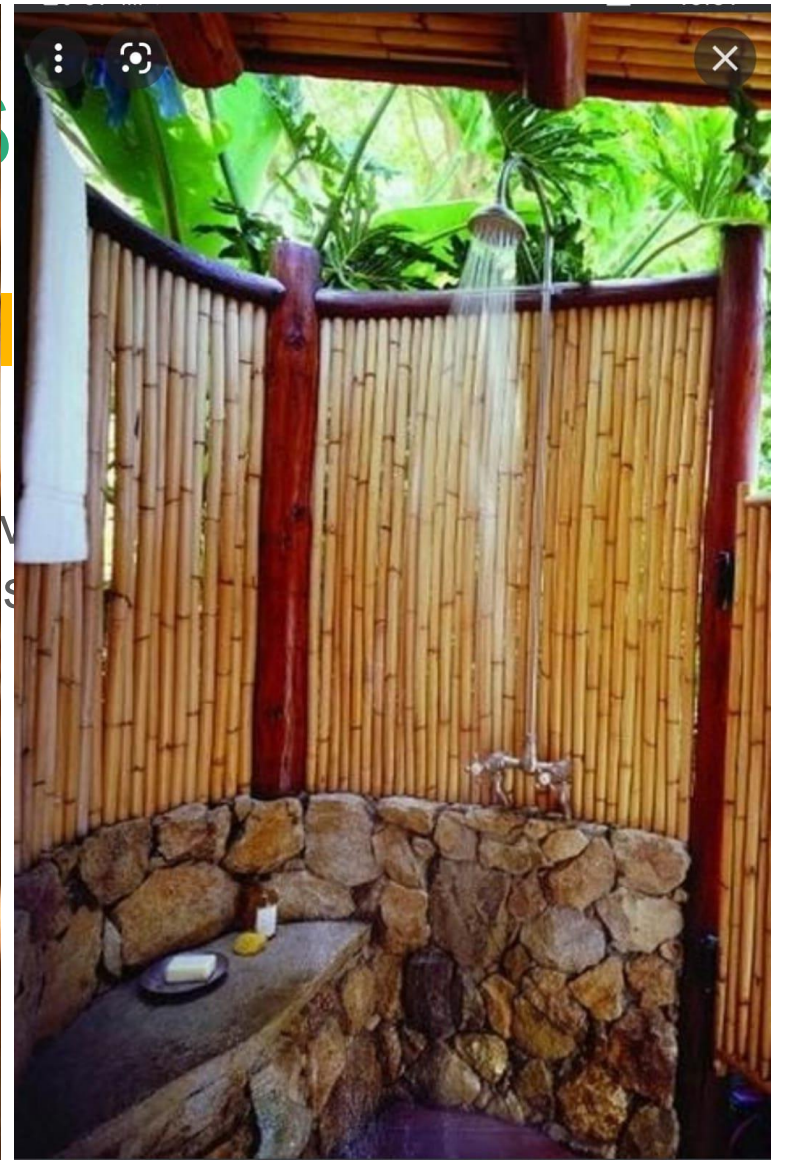




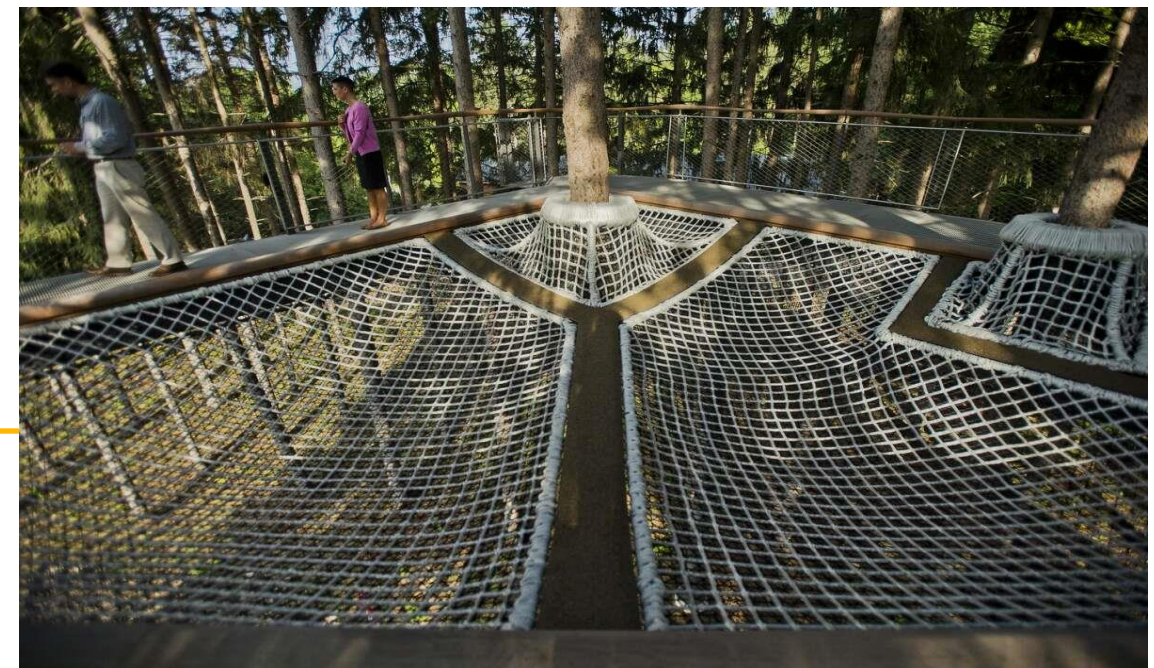
Clubhouse & Restaurant (Inspiration) – Experience cultural immersion and safely reconnect with nature, while experiencing natural foods, culture, and tradition in a serene and comfortable environment.



Grounds Decor (Inspiration) - Local artists, woodworkers, landscapers and designers will exhibit authentic natural artistry to fit the environment for a once-in-a-lifetime experience.



Indoor Décor & Design (Inspiration) – Mindful living with wellness-focused amenities allows guests to relax, refresh, and renew, at nature's pace.



Grounds Activities & Facilities (Inspiration) - “Nature’s playground for all ages.” Recreation and leisure activities to include pools and spa, playgrounds for children and adults, ziplines, canopy walks, jogging trails and workout equipment, sitting areas, and gardens with animals to create a family friendly and rejuvenating atmosphere.

Heart of the Ashanti Region

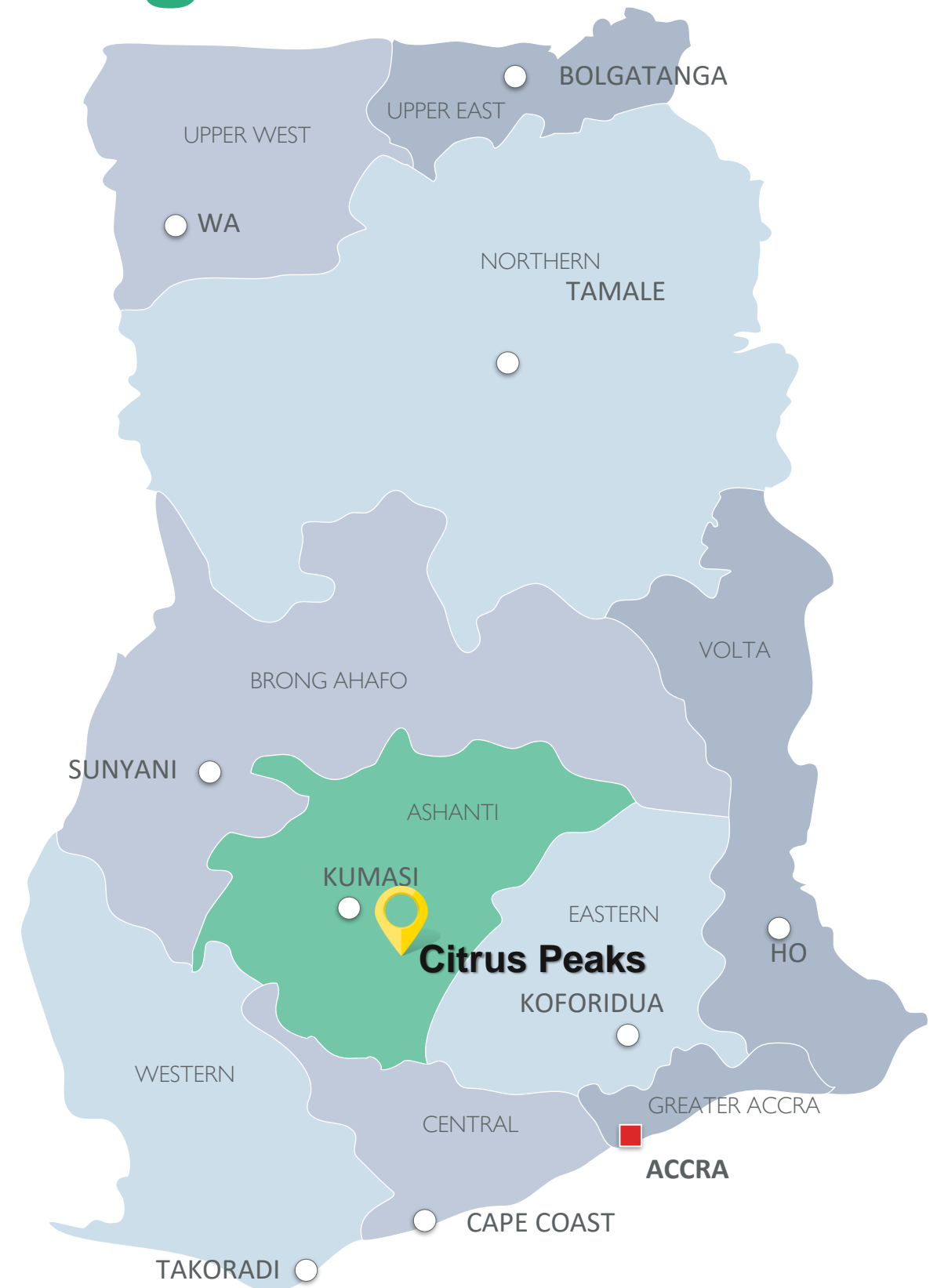
Positioned for Growth

The 30-acre development is in the Ashanti region, less than 1 hour south of Kumasi, the "Garden City" and 2nd largest population center in Ghana. The region is well-positioned to lead sustainable socio-economic development through agri-ecotourism in Africa due to its cultural heritage, strong values, and internationally recognized monarchy. The site has easy access to a new, state-of-the-art international airport, world-class medical facilities, and UNESCO site - Lake Bosomtwe - one of six meteoritic lakes in the world and the only natural inland lake in Ghana.

Location Highlights:

- 30-minute drive to Lake Bosomtwe
- 10-minute drive to a regional hospital
- 40-minute flight (4.5hr drive) to Accra from Kumasi Airport
- Located near the Ashanti Kingdom's most sacred and oldest historic sites

[Click here to view the site fly over](#)



The Site

Key:

1. Entry Gate
2. Field Office
3. Food Processing Units
4. Training Area
5. Resort Reception
6. Chalets & Guest Services
7. Clubhouse & Restaurant
8. Aquaculture Operation
9. Security Posts
10. Garage/Workshop
11. Utilities
12. Vegetable & Herb Garden
13. Fodder House/Feed Mill
14. Livestock Pens
15. Clubhouse
16. Hostel Accommodations
17. Training/Business Center
18. Locker/Bathrooms
19. Shipping/Receiving
20. Medical Clinic
21. Multipurpose Grounds
22. Storage Units
23. Field Cafeteria
24. Grow Cages
25. Parking Lot
26. Childcare
27. Spa/Salon



Agriculture Commercialization Center

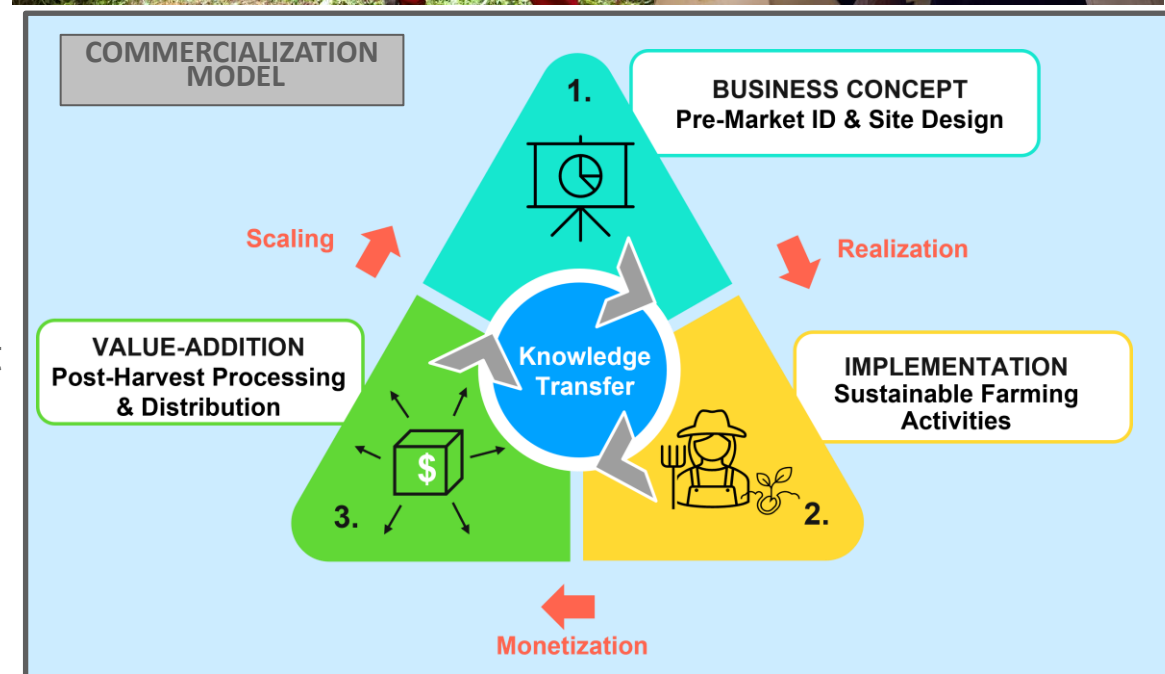
Sustainable & Scalable Capacity Building Solutions

Integrated into the eco-community is the *ProFarms Gateway Agriculture Commercialization Center (ACC)* training facility that contributes to local food security. ACC demonstrates multiple aspects of the agriculture value-chain and provides workforce development training in sustainable agriculture and hospitality to support local workforce development in preparation for future agri-ecotourism projects throughout the Ashanti region and Ghana. ACC's comprehensive approach seamlessly integrates the tools, resources, facilities, and hands-on education necessary for trainees to improve employability and build local resiliency against climate change. Training is available for locals and visitors.



Training Center Highlights:

- 30-acre Regenerative Agriculture & Climate-Smart Demonstration Farm;
- Low- & High-Tech Post-Harvest Management Facilities & Methods;
- Onsite Agribusiness, Investor & Export-Ready Development Center;
- Local & Foreign Market Distribution Capabilities with an International Standard Processing Operation;
- Hostel for Visiting Trainer & Trainee Accommodations.





Schedule time to discuss further!





PROFARMS
GATEWAY

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Demonstration Farm

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