



NEW LAS VEGAS

New Las Vegas Africa Presents

The 7-Storey Pyramid Mansion – Airbnb Revenue Model

Location: Harmony Bay, Volta Lakefront

Design: 5-storey vertical mansion + 2-storey pyramid penthouse (7 levels total)

View: 270° Panoramic Lake & Nature View

Purpose: Airbnb Optimized | Entire Units | En Suite | Private Kitchenettes

Construction Cost Estimate: \$800,000 – \$1,500,000 (based on finishes & solar inclusion)

UNIT DISTRIBUTION & FEATURES

| Floor | Units | Type | View Type | Amenities |
|--------------------------|-------|-----------------------------|----------------------------|---|
| Basement | 1 | Studio (1-bed) | Partial Nature View | En suite, kitchenette |
| Ground Floor | 4 | 1-Bedroom x4 | 2 Lake View, 2 Nature View | All en suite, kitchenette |
| First Floor | 4 | 1-Bedroom x4 | 2 Lake View, 2 Nature View | All en suite, kitchenette |
| Second Floor | 4 | 1-Bedroom x4 (or 2 x 2-Bed) | Mixed Views | All en suite, kitchenette |
| Third Floor | 4 | 1-Bedroom x4 (or 2 x 2-Bed) | Mixed Views | All en suite, kitchenette |
| Penthouse (Top 2 Floors) | 1 | 3-Bedroom Luxury Suite | Panoramic 270° Lake View | En suite x3, full kitchen, living/dining, vanity pool |

Total Airbnb Units: 18 (maximum)

Alternate Config (if 2nd & 3rd floors are 2-bed): 14 units

AIRBNB REVENUE PROJECTION (Full Occupancy Model)

| Unit Type | # Unit | Rate/Night (USD) | Occupancy | Monthly Revenue | Annual Revenue |
|-------------------------------------|--------|---------------------------|-----------|-----------------|----------------|
| Basement Studio | 1 | \$50 | 60% | \$900 | \$10,800 |
| Ground Floor – 1BR | 4 | \$80 | 65% | \$6,240 | \$74,880 |
| First Floor – 1BR | 4 | \$90 | 65% | \$7,020 | \$84,240 |
| Second Floor – 1BR (x4) OR 2BR (x2) | 4 or 2 | \$100 (1BR) / \$160 (2BR) | 65% | \$7,800 | \$93,600 |
| Third Floor – 1BR (x4) OR 2BR (x2) | 4 or 2 | \$110 (1BR) / \$180 (2BR) | 65% | \$8,580 | \$102,960 |
| Penthouse – 3BR | 1 | \$350 | 70% | \$7,350 | \$88,200 |

REVENUE RANGE

| Configuration | Monthly Revenue | Annual Gross Revenue |
|-----------------------|-----------------|----------------------|
| Maximum Units (18) | ~\$37,890 | \$454,680 |
| Luxury Mix (14 Units) | ~\$32,460 | \$389,520 |

EXPENSE ESTIMATE (ANNUAL)

| Item | Estimated Cost (USD) |
|----------------------------|----------------------|
| Housekeeping & Staff | \$18,000 |
| Solar, Internet, Water | \$7,200 |
| Maintenance & Supplies | \$6,000 |
| Airbnb Service Fees (~14%) | \$63,655 |
| Marketing & Photos | \$3,500 |

Total Expenses: \$98,355

Net Income (18 Units): **\$356,325/year**

Net Income (14 Units): ~\$291,165/year

ESTIMATED ROI RANGE

| Build Cost | Net Profit (Yearly) | ROI (%) |
|-------------|---------------------|---------------|
| \$800,000 | \$291K – \$356K | 36% – 44.5% |
| \$1,500,000 | \$291K – \$356K | 19.4% – 23.7% |

Highlights:

- All units en suite
- All units feature kitchenette (stove, sink, fridge, microwave)
- Private lift access + panoramic lake views from mid and upper floors
- Penthouse suite ideal for VIP luxury Airbnb pricing
- Potential to combine 1BRs into 2BRs on upper levels to attract families
- Eco-option with solar integration enhances appeal and lowers operating costs