



NEW LAS VEGAS

AUROS 3-STOREY MODERN LUXURY BUILD

Configuration: Multi-unit 3-storey modern residence with penthouse suite

Total Built Area: 10,500 sq ft

Views: Elevated lakefront (Harmony Bay), rooftop Jacuzzi + lap pool

Ideal For: Luxury Airbnb investment, boutique hotel model, high-end travelers

COST & BUILD OPTIONS

AUROS MODERN LUXURY BUILD

- Finish Level: Ultra-modern, premium imported materials
- Estimated Cost per sq ft: GHS 1,700 – 2,200
- Total Cost Estimate: GHS 17.85M – 23.1M
- USD Equivalent: \$1.37M – \$1.78M

Component Breakdown:

| Component | Estimate (GHS) |
|---------------------------------|----------------|
| Foundation & Superstructure | 3.0M – 4.0M |
| Roofing & Waterproofing | 800K – 1.2M |
| Glazing & Windows | 2.2M – 3.0M |
| Electrical & Plumbing | 1.5M – 2.0M |
| Finishes | 4.5M – 5.5M |
| Exterior Features & Landscaping | 2.0M – 2.5M |
| Labor, Permits, Supervision | 1.85M – 2.4M |

AUROS SMART VALUE BUILD

- Finish Level: Modern minimalist with local materials
- Estimated Cost per sq ft: GHS 950 – 1,200
- Total Cost Estimate: GHS 9.98M – 12.6M
- USD Equivalent: \$760K – \$960K

Component Breakdown:

| Component | Estimate (GHS) |
|---------------------------------|----------------|
| Foundation & Superstructure | 2.2M – 2.6M |
| Roofing & Waterproofing | 500K – 750K |
| Glazing & Windows | 1.2M – 1.5M |
| Electrical & Plumbing | 1.2M – 1.4M |
| Finishes | 2.8M – 3.5M |
| Exterior Features & Landscaping | 1.0M – 1.4M |
| Labor, Permits, Supervision | 1.0M – 1.5M |

Builder Pathways

- Go Premium: Build the Luxury Auros Model for elite Airbnb guests and major brand appeal
- Optimize ROI: Build the Smart Value Model for efficient return and faster build time
- Brand Integration: Both models fit the New Las Vegas and Harmony Bay branding concept

AUROS 3-Storey Luxury Unit – Expected Annual Airbnb Revenue

| Scenario | Rate/Night (USD) | Occupancy | Est. Monthly Revenue | Est. Annual Revenue |
|------------------------------|------------------|-----------|----------------------|---------------------|
| ● Base Case | \$650 | 55% | \$10,725 | \$128,700 |
| ● Mid Case (Balanced) | \$800 | 60% | \$14,400 | \$172,800 |
| ● High Case (Peak Potential) | \$950 | 65% | \$18,525 | \$222,300 |

AUROS SMART VALUE BUILD – Airbnb ROI Projection (USD)

Same Revenue, Lower Build Cost

| Scenario | Annual Revenue | Annual OPEX | Net Profit | Build Cost (USD) | ROI % |
|----------------------|----------------|-------------|------------|------------------|-------|
| ● Conservative | \$128,700 | \$12,000 | \$116,700 | \$800,000 | 14.6% |
| ● Balanced | \$172,800 | \$11,000 | \$161,800 | \$900,000 | 18.0% |
| ● High-End Potential | \$222,300 | \$9,000 | \$213,300 | \$1,000,000 | 21.3% |