



## MONTHLY PROPERTY MARKET UPDATE

**APRIL 2009**

**People, Innovation, Excellence**

**ISSUE NO. 21**

### *BREAKING NEWS BREAKING NEWS*

- Relatively stable Cedi against the dollar in March '09
- However inflation edges up to 20%
- Local banks increase Cedi base rates to 30% p.a.
- Lakeside and Ridge Estates Developers introduce \$26,000 one bedroom extendable to three semi detached houses in the Lakeside residential area (Ashalley Botwe).
- Government reiterates its commitment to affordable housing in its maiden budget.
- Ghana Home Loans Saturday morning mortgage clinic continues

### **GHANA HOME LOANS** **BUY-TO-LET HOME LOAN** **WHAT IS IT?**

1. Buying a completed house to let to a tenant using a Ghana Home Loans long term loan.
2. The only collateral you need is the Ghana Home Loans financed property.
3. You must be able to demonstrate an ability to repay the loan.
4. Current rental yields are from 8% to 13% on good buys.
5. You benefit fully from the capital appreciation of the house which could average over 15% p.a.
6. The loan is structured such that you make payments which are approximately equivalent to the monthly rental.
7. With a Ghana Home Loans Insurance the loan will be paid off on your death leaving your family to own the property outright

Apply for all of Ghana Home Loans products on-line [www.ghanahomeloans.com.com](http://www.ghanahomeloans.com.com) or  
CALL: 021-770400

### **PROPERTY DEAL OF THE MONTH** **MAGNA TERRIS**

Affordable 2-bedroom semi-detached to 5-bedroom executive two-storey fully detached houses for sale. Priced between \$28,000 and \$170,000. Call 022-402800 or Ghana Home Loans for enquiries.

### **DEVELOPER OF THE MONTH** **MERIDIAN APARTMENTS**

Luxurious apartments located at the leafy Airport Residential Area. A walking distance from the airport but without the noise, it comes with a pool, tennis court and spacious parking. Call 0249/445566 or Ghana Home Loans for more information.



### **LENDING RATES**

INSTITUTION	RATES
<b>Ghana Home Loans</b>	<b>12.50%*</b>
<b>Stanbic</b>	<b>29.00%+</b>
<b>Standard Chartered</b>	<b>27.70%+</b>
<b>SG SSB</b>	<b>27.25%+</b>
<b>CAL Bank</b>	<b>27.00%+</b>

	*USD		+Cedi
EX. RATES	\$	£	€
Cedis	1.3759	2.0288	1.8497

*"Property is the fruit of labor; ....." - Abraham Lincoln*

FOR FURTHER ENQUIRIES CALL (Accra) 770300 or 770400 OR VISIT [www.ghanahomeloans.com](http://www.ghanahomeloans.com)  
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