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ROYALTY

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Corporate Investor Guide

A R A D A R P R O P E R T I E S
D E V E L O P M E N T

A photograph of a modern, two-story house at dusk. The house has a white facade with blue accents on the balconies and roofline. The interior lights are on, and the sky is a deep blue. There are some plants in the foreground.

A HIGH QUALITY REAL ESTATE INVESTMENT

Premium Real Estate Investment. 2000 hectares of premium real estate development poised to reset and raise the standard in Bulawayo and beyond!

A RADAR PROPERTIES
DEVELOPMENT

HISTORICAL OVERVIEW

KINGS CITY IS CONCEPTUALLY A ROYAL COMMUNITY AND LIVING EXPERIENCE BASED ON THE HERITAGE OF BULAWAYO AS THE CITY OF KINGS

Bulawayo has a rich, well-documented cultural heritage that is embodied in its brand as the City of Kings. And on that backdrop, Radar Holdings Limited, through its Property development unit, Radar Properties is building a city within a city, an upmarket premium residential estate known as Kings City.

The estate is a 2000 hectare multi-use property with potential for over 9000 low and medium-density residential stands. Located only 8km from Bulawayo city center, Kings City is perfectly placed for accessibility to existing local amenities such as NUST University, Petra College, Christian Brothers College, School of Mines, and several others.



A RADAR PROPERTIES
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R A D A R
P R O P E R T I E S

THE DEVELOPER

A R A D A R P R O P E R T I E S
D E V E L O P M E N T



R A D A R
P R O P E R T I E S

RADAR PROPERTIES

Radar Properties, a reputable brand with a track record for excellence and delivery in construction and development. Radar Properties is the property development and management unit of Radar Holding Limited.



Vision

To be a reputable and reliable supplier of affordable premium properties



Mission

To enhance customer value by providing premium and lifestyle focused property solutions





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DEVELOPMENT PARTNERS

We have chosen partners that understand and bring value to the overall vision of the development. Each partner is selected on the convergence of their ideals, professionalism, excellence and consistency to our own to continually add value to what we do.

Each partner has been handpicked to ensure seamless service, compliance and development in their respective area of expertise. These include Conveyancers, Real Estate Agencies, Architects, Contractors, Marketing and Brand Experience experts among others.



Kantor & Immerman

Conveyancers. A leading full service commercial law firm based in Harare. They combine in-depth knowledge of the local legal environment with a dynamic team of attorneys, providing world class legal services.



APG Contractors

Contractors. APG has experience in infrastructure services – roads, water and sewer reticulation with work across the country since the 1980s. They have an extensive record and equipment to support the project and development.



Thompson Properties

A focused **Real Estate Agency** that specialises in Property Development and Management. Great track record and a results based approach measured through the success of their previous projects and partnerships.



Ore & Tar

A specialised customer experience agency with a track record for creating premium brands through integrated marketing. Innovative and technology driven to meet the rate of change of a global trade environment.



Architect

Architectural designers in both industrial engineering as well as housing and commercial projects. Their previous work involves projects ranging from industrial machinery design, Office buildings and private schools.

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THE DEVELOPMENT

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A VALUE STANDARD

The generous residential stand sizes offer an opportunity for every home owner to fully express themselves with quality interior and exterior spaces. Combined with our approved plans and architectural guidelines, the building standards are a direct conveyor towards an upmarket, prestigious real estate investment that continues to grow in value for all stakeholders.

This will also provide increasing value from an investment perspective with an option to create unique, sub-communities within the development.



VALUE SYSTEM



The Brand

The brand has been carefully crafted to convey the quality standards that the city represents. It is built in a scalable form that will accommodate all partners and grow with the development.



Project Approvals

Compliance lies central to the development. We value the legitimacy and integrity of our investment and so we have made sure to comply with all approval requirements to add to the comfort of all stakeholders.



Construction Requirements

We have designed a standardised system to manage the general appearance and coordination of projects during construction. There is also an approved supplier list to ensure quality materials for homeowners.



Approved House Plans

The community standards in residential areas have been further communicated throughout approved house plans that serve as a benchmark for design excellence. An architectural committee approves all custom plans for consistency.



Architectural Guidelines

These Guidelines were compiled to ensure that the aesthetic qualities of all development within Kings City are maintained at a high level for the benefit of all property owners within the Estate. This will further raise the property values for the estate.



Innovation

We subscribe to and promote processes that are environmentally responsible and resource-efficient throughout the building life-cycle: from siting to design, construction, operation, maintenance, renovation, and demolition.

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SCOPE

There are over 2000 Hectares of Residential, commercial and light industrial stands located only 8km from Bulawayo CBD. The area connects directly to existing road networks, electricity and water supply points.

There exists an opportunity to build a stand alone community that is transforming the landscape around it with relative ease of adaptation owing to existing amenities and access to service in the form of schools, a university and related service centres.





A RADAR PROPERTIES DEVELOPMENT



Residential

- 1564 Low density residential stands,
- 4969 medium density stands
- Covering a total of over 882 hectares



Commercial

- 14 Commercial Stands covering a total 41.15 hectares
- 60 institutional stands covering over 247 hectares



Light industrial

- 426.31 hectares of light industrial stands

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INVESTMENT
OPPORTUNITIES

INVESTMENT OPPORTUNITIES

Radar Properties extends the invitation to corporate players and banks alike to take advantage of the 14 commercial stands covering a total of 41 hectares, 60 institutional stands totalling 247 hectares in size, and 426 hectares dedicated to light industrial property development. The invitation remains open ended with the opportunity for each investor to propose an investment plan within and beyond the structure of those set out below.

MORTGAGING

Set up a private mortgage. Banks and corporates have the opportunity to create a mortgage facility for employees against their salaries allowing them the opportunity of home ownership.

LAND BANKING

It's not a question of whether or not land appreciates, but rather how much it will appreciate. A purchase today at current rates guarantees growth. Land will inherently increase in value as demand grows for the limited asset.

BUILD FOR RENTAL

The upmarket standards set for Kings City create an opportunity for stable, long-term cash flows generated by well structured rental property with high cashflows from a youthful market for long term gains.

COMPANY ACCOMMODATION

Companies have the opportunity to setup employee accommodation units for different classes within their organisation with land available from 600, 1000, 2000 to 6000 square metre stands available.



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— OFFER

— Radar Properties offers the opportunity for any company or bank to structure a partnership or financing instrument to acquire land and develop at scale, varying kinds of property units within Kings City. The invitation remains open ended, meaning the interested organisation can propose creatively, the best suited investment structure they have in mind and engage accordingly.

BENEFITS

Higher returns

Because of the lower prices and the increasing demand for housing, return on investment could be higher than if you purchased and invested in post construction real estate

Instant Equity

One of the best benefits of getting into pre-construction real estate is that you get the opportunity of instant equity. This means you do not have to wait a year or two for your investment to show a return on equity it does it right away from the time you start and sign the deal.

Faster returns

The great demand for condos in prime locations means that you don't have to wait nearly as long to see a return on your investment than if you purchased property post construction. It is usually easier to rent or sell a never lived in condominium or home that it is to sell one that is older. At least if you are looking to make a solid and decent return on your investment.

Getting in on the ground floor

If you are going to invest then the best time to do it is at the beginning. That is usually when the best deals are offered and you usually end up with a greater opportunity at a much lower price.

Appreciation potential

Pre-construction real estate gives you the opportunity to enjoy market appreciation while the property is being built as well as after it has been constructed.



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CREATE CUSTOM COMMUNITIES

Even though the emphasis on increasing innovation may be a less familiar real estate strategy, facilities that encourage and support innovative thinking are key. Here it is crucial that the investors take part in planning spaces and providing insights into which type, size and design creates an inspiring working atmosphere. In turn, this will lead to increased financial returns.

DESIGN INNOVATION

Promote sustainable living through your investment in innovative, modern, energy efficient design that's not only progressive, but attractive to buyers and tenants alike. Custom communities offer an opportunity to add value to staff as corporate residencies or workspaces.

MARKET INNOVATION

Radar Properties has set up an innovative way to market property and take advantage of the technological developments in digital marketing which gives an opportunity to each investor to benefit directly from their marketing setup and leverage it to acquire the requisite market inline with investment.

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GETTING STARTED INVESTING IN KINGS CITY



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