

MARCHAL

REAL ESTATE DEVELOPERS

Own Your Affordable Home and Land

2024

BUSINESS
PITCH DECK

www.marchalestate.com

MARCHAL REAL
ESTATE DEVELOPERS

WHO WE ARE

MARCHAL

REAL ESTATE DEVELOPERS

Own Your Affordable Home and Land

Marchal Real Estate Developers is a premier real estate company proudly operating in the heart of Rwanda. We are dedicated to shaping the landscape of the nation by offering affordable housing solutions and prime land plots that empower individuals and families to achieve their dreams of homeownership and property investment. Our unwavering commitment to quality, affordability, and sustainability sets us apart as a trusted partner in Rwanda's burgeoning real estate market.

OUR VISION

At Marchal Real Estate Developers, we envision a Rwanda where everyone has access to high-quality, affordable housing and the opportunity to invest in prime land, contributing to the nation's economic growth and development.

OUR MISSION

At Marchal Real Estate Developers, we envision a Rwanda where everyone has access to high-quality, affordable housing and the opportunity to invest in prime land, contributing to the nation's economic growth and development.



KEY FEATURES AND DIFFERENTIATORS



Affordable Excellence

Marchal Real Estate Developers is committed to offering premium housing and land plots at prices that are within reach for Rwandans from all walks of life. Our innovative financing options make it easier for individuals and families to achieve their homeownership dreams.



Sustainability

We prioritize sustainability in all our projects, incorporating eco-friendly practices and materials that reduce our environmental footprint. Our designs promote energy efficiency, reducing utility costs for homeowners.



Prime Locations

Our carefully selected locations ensure that our properties are not just affordable but strategically positioned for convenience, accessibility, and long-term value appreciation.



Community-Centric

Marchal Real Estate Developers believes in building more than just houses. We create communities that foster social interaction, inclusivity, and a sense of belonging. Our developments are designed to enhance the quality of life for our residents.



Transparency and Integrity

Trust is the foundation of our business. We maintain the highest standards of transparency and integrity throughout the buying process, ensuring our clients feel confident and informed every step of the way.



Local Expertise, Global Vision

With a deep understanding of the local market and global real estate trends, we bring a unique perspective to property development. This allows us to deliver innovative solutions that meet the evolving needs of our clients.



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INVESTMENT OPPORTUNITY: MARCHAL REAL ESTATE'S UNIQUE BUSINESS MODEL

At Marchal Real Estate Developers, our business model is anything but ordinary. We specialize in acquiring large parcels of land and transforming them into affordable and accessible smaller plots. This innovative approach to real estate development not only sets us apart but also presents a compelling investment opportunity with a track record of impressive returns.

THE MODEL



Our core strategy revolves around land acquisition, subdivision, and plot sales that cater to a wide range of budgets.

Land Acquisition

We identify and acquire sizable plots of land in strategic locations across Rwanda. These locations are carefully selected to ensure long-term value appreciation and accessibility.

Subdivision

Once we have secured the land, we skillfully subdivide it into smaller plots. This process is meticulously planned to optimize land usage while adhering to local regulations and environmental sustainability practices.

Plot Sales

We then offer these subdivided plots to our clients at prices that are remarkably reasonable and tailored to their budgets. Our commitment to affordability ensures a steady demand for our offerings.

SOME OF OUR PORTFOLIO IN 2023

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Construction Total Cost: 100,000 USD
House Sold Price: 150,000 USD
Construction Duration: 8 months



Construction Total Cost: 30,000 USD
House Sold Price: 45,000 USD
Construction Duration: 5 months

SOME OF OUR PORTFOLIO IN 2023

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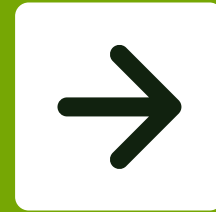


Construction Total Cost: 180,000 USD
House Sold Price: 250,000 USD
Construction Duration: 12 months



Construction Total Cost: 20,000 USD
House Sold Price: 27,000 USD
Construction Duration: 4 months

IMPRESSIVE TURNAROUND



One of the most compelling aspects of our business model is the remarkable speed at which we bring projects to market and sell them out. Our track record speaks for itself:

Sold out Projects

Our projects have consistently sold out within an astonishingly short timeframe, ranging from just 2 to 6 months.

Minimum 35% Net Investment Profit:

Investors in Marchal Real Estate Developers have enjoyed a minimum net investment profit of 35% on each project. This remarkable return on investment is a testament to our ability to create value in the real estate market.

WHY INVEST IN MARCHAL REAL ESTATE??

1. Proven Success

Our track record of consistently sold-out projects and impressive ROI demonstrates the effectiveness of our business model.

2. Zero/Low Risk

The demand for affordable housing and land in Rwanda remains strong, reducing the risk associated with our investments.

3. Quick Returns

With project durations typically ranging from just 2 to 6 months, investors can enjoy quick returns on their capital.

4. Sustainable Growth

Our commitment to sustainability not only ensures responsible development but also enhances the long-term value of our projects.

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**A proposed 4 bedroom apartment
that costs \$50,000 to build**

SOME OF OUR PLOTS TRACTION IN 2023

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PLOTS FORSALE

PROMOTION 1,500\$ 15 DAYS

Land Purchase Price: 40,000 USD
 Land Sold Price After Subdivision: 90,000 USD
 Duration: 1 Month
 Location: Bugesera

MARCHAL FREEDOM ESTATE
BUGESERA - GAHEMBE

86sqm, 283sqm, 305sqm, 310sqm, 303sqm, 309sqm, 325sqm, 385sqm, 302sqm, 314sqm, 319sqm, 325sqm, 327sqm, 495sqm, 335sqm, 300sqm, 300sqm, 312sqm, 312sqm, 324sqm, 330sqm, 335sqm, 331sqm, 326sqm, 329sqm, 332sqm, 335sqm, 337sqm, 344sqm, 339sqm, 309, 312sqm, 312sqm, 294sqm, 293sqm, 321sqm, 341sqm, 360sqm, 376sqm, 385sqm, 375sqm, 375sqm, 375sqm

Land Purchase Price: 20,000 USD
 Land Sold Price After Subdivision: 57,000 USD
 Duration: 6 months
 Location: Bugesera

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PLOTS FORSALE
BUGESERA - NYAMATA - GAHEMBE

PROMOTION
From 4. 03. 2023 - 15. 03. 2023

~~\$3,000~~
\$2,500

DOWN PAYMENT
1st MONTH: \$1500
2nd MONTH: \$500
3rd MONTH: \$500
4th MONTH: \$500

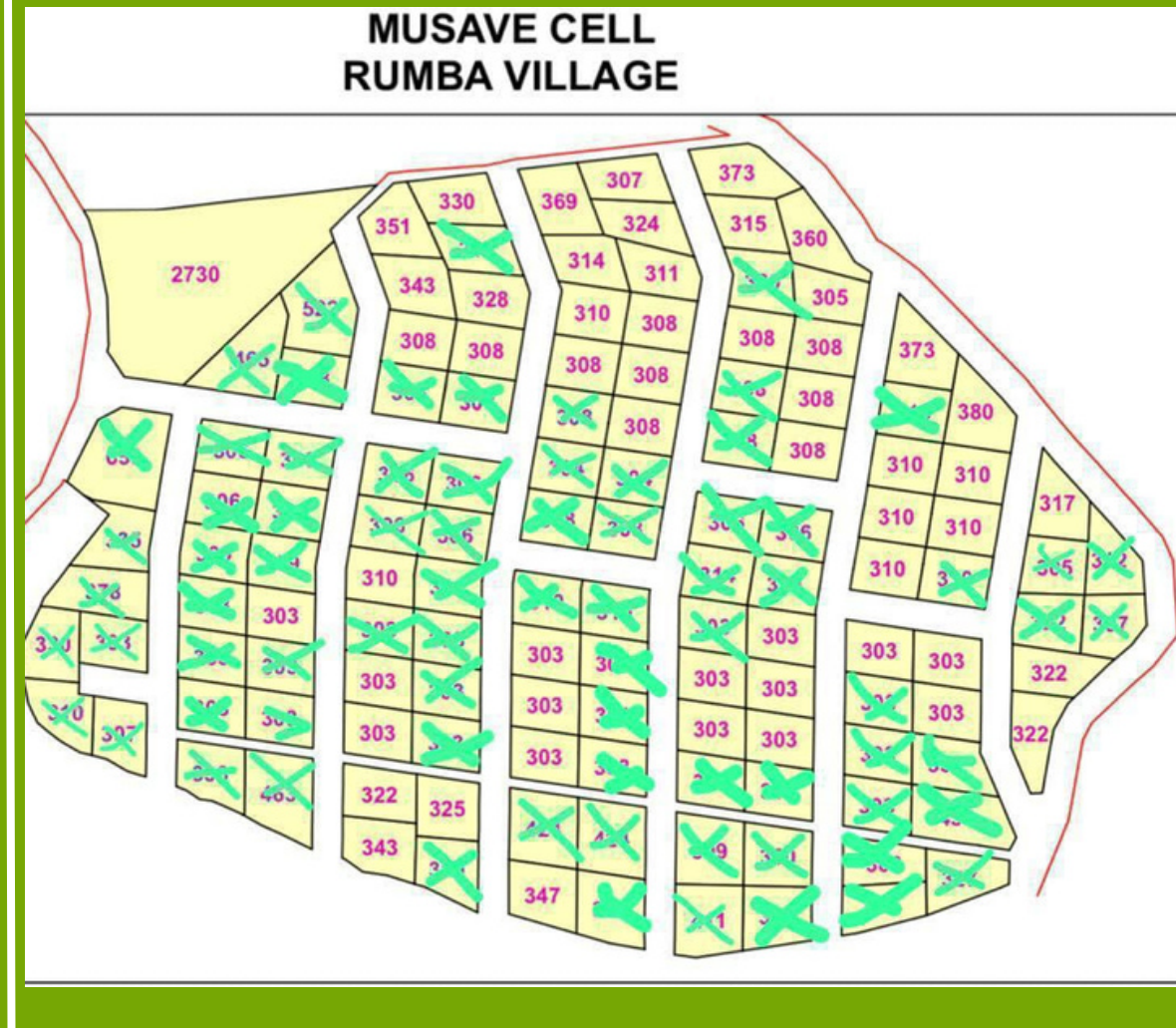
MORE INFO.
TOLL FREE 6070
+250 7888 93 7 93

Land Purchase Price: 20,000 USD
 Land Sold Price After Subdivision: 65,000 USD
 Duration: 2 months
 Location: Bugesera

SOME OF OUR PLOTS TRACTION IN 2023



Land Purchase Price: 150,000 USD
 Land Sold Price After Subdivision: 260,000 USD
 Duration: 4 Months
 Location: Bugesera District



Land Purchase Price: 900,000 USD
 Land Sold Price After Subdivision: 1,500,000 USD
 Duration: 6 Months
 Location: Bumbogo, Masoro, Musave Gasabo District



Land Purchase Price: 600,000 USD
 Land Sold Price After Subdivision: 800,000 USD
 Duration: 3 months
 Location: Bumbogo, Masoro, Musave, Gasabo District

A PROPOSED MULTI UNITS APARTMENT

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Front Side



1 Bedroom at \$25,000
2 Bedrooms at \$35,000

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A PROPOSED MULTI UNITS APARTMENT

1 Bedroom at \$25,000
2 Bedrooms at \$35,000





For the massive purchase of land throughout the country with a core focus in Kigali and its 6 secondary cities ensuring there are many plots at various prices.

Our Investment Ask

\$2M+

\$4M+

For Building affordable Houses ready for sale in different locations ranging from \$20k to \$200k.

Get in Touch



Contact us to get more info



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MARCHAL REAL ESTATE

"Build, Buy, Sell, Rent Affordable Houses & Land"

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