



Enlighten Business Solutions

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REAL ESTATE RESEARCH

ABSTRACT OF WORKS FROM 2019 TO 2022

TOPIC: PRICES OF PROPERTIES IN GHANA

The focus of the study was to compare prices of homes in Ghana. The study examined prices rents at key areas in Accra, Kumasi and Takoradi. The study also examines prices of buildings in these towns. Concurrent triangulation design was used and data gathered were analysed using SPSS and Thematic analysis. The study revealed that, within Ghana, prices of accommodation vary from town to town. Within the city of Accra, it was discovered that, prices vary from community to community. The price determination factors include..... (This was derived from factor analysis). The study also revealed that, prices of buildings are Ghana are relatively expensive as compare to the Pakistan.

Decision by client: _____(confidential)

Recommendation for client: _____ (confidential)

Project by: Enlighten Business Solutions (2022)

Email: info@enlightenbs.com / enlightenbsolutions@gmail.com

Client name: _____ Confidential (Investor)

Country: Pakistan



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TOPIC: REAL ESTATE AND LAND LITIGATION.

The focus of this study was to find out issues real estate developer face with regards to land litigation. A snow ball approach was used to get participants that have faced issues of litigation in the country. A semi structure interview guide was used with 20 participants across Ghana with majority of them from Western Region. Content analysis was conducted from the data gathered and the findings indicated that:

- a. Most of the real estate holders do not embark on research with town and country planning when going in to buy lands
- b. Families of stools lands have sold the land to multiple developers
- c. New enstooled chiefs go around selling lands that have been soled already to new prospect in the market.

Project by: Enlighten Business Solutions (2021)

Email: info@enlightenbs.com / enlightenbsolutions@gmail.com

Client name: _____ (confidential) Investor

Country: United State of America, (Columbus Ohio)



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DESIRED HOME FOR THE 21ST CENTURY GENERATION, A CASE STUDY OF GHANA (ACCRA)

The focus of this study was to find out desire homes the 21st century wants and the location. The study employed a quantitative approach with a sample of 560 which was derived using Morgan sample size determination. SPSS and smart pls was used to conduct the analysis. The study revealed that:

- a. Most of the 21st century generation wants to live outside the city of the various capital.
- b. Five factors loaded after running factor analysis. (confidential)
- c. The study also established that, this generation prefer three types of buildings (homes). These include (confidential)
- d. Foreigners in Ghana also prefer one bedroom suit for short rental as compare to renting an apartment for a year since they have a short stay.

The study recommended the following
(confidential)

Project by: Enlighten Business Solutions (2020)

Email: info@enlightenbs.com / enlightenbsolutions@gmail.com

Client name: _____ (Real Estate developer)

Country: Ghana



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CURRENT PROJECT

TOPIC: SHOPPING CENTRES AND THEIR VALUE OVER THE YEARS.

CLIENT: _____ (CONFIDENTIAL)

COUNTRY: (USA/GHANA) INVESTORS

Objective of the study:

- a. To understand changes and trends in the real estate market at large
- b. To understand the current housing/ space rental markets
- c. To compare prices of similar properties with yours
- d. To be informed on how much you can charge for rent (particularly for investment properties)

Project by: Enlighten Business Solutions (2022-Ongoing)

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