

Frequently Asked Questions

TAJ Dream Ogle – Ogle, Georgetown, Guyana

General Project Questions

What is TAJ Dream Ogle?

TAJ Dream Ogle is a gated, master-planned luxury condominium community and lifestyle village located in the Ogle corridor of Georgetown, Guyana. The project integrates modern residential buildings, secure garage parking, resort-style amenities, and a walkable retail village.

Where is the project located?

TAJ Dream Ogle is located in the rapidly expanding Ogle district, less than five minutes from Ogle International Airport, ExxonMobil's headquarters, MovieTowne Mall, Giftland Mall and central Georgetown.

Who is the developer?

TAJ Dream Ogle is developed by Coastal Rim Properties, Inc. (CRP), led by Giovanni and Nicola Mola. With a portfolio exceeding 6,000 homes and millions of square feet of commercial development across the United States, CRP brings more than 50 years of institutional-scale real estate experience and international construction standards to Guyana. TAJ Dream Ogle is the company's second major development in the country, following TAJ Diamond — a gated master-planned community comprising 218 single family homes and 40,000 square feet of retail space. NBA Hall-of-Famer and seasoned real estate investor Hakeem Olajuwon serves as Co-Developer and Strategic Brand Partner.

Construction & Timeline

When does construction begin?

Civil works commenced on the site in mid-February 2026. Over the initial 60 days, the entire property will be elevated approximately eight feet above existing grade, followed by installation of primary roads, engineered drainage systems, street lighting, and core utilities infrastructure. By Fall 2026, foundations for the first phase of residential condominiums will be poured, with structural steel framing and concrete floor systems rising in Winter 2026. During the second half of 2026, development of the central town square will begin, including landscaped gardens and the initial retail and public spaces that anchor the walkable village experience. The first condominium building is

anticipated to be completed and ready for occupancy by Spring 2027, with additional buildings completed in successive phases shortly thereafter.

What is the estimated completion date?

The first condominium buildings (Building A and Building B) are anticipated to be completed and ready for occupancy by Spring 2027. Phase One of the central retail town square is also scheduled for completion by Spring 2027. The balance of the development will be delivered in carefully sequenced phases over the following approximately 24 months. A detailed construction and delivery schedule will be provided in the purchase agreement.

Is the project being built in phases?

Yes. TAJ Dream Ogle is designed as a phased development to ensure quality control, efficient delivery, and strong market absorption.

Ownership & Title

Will I receive individual title (transport)?

Yes. Each buyer will receive individual condominium transport/title (Certificate of Title) upon completion, along with an undivided interest in common areas.

Is ownership freehold?

Yes. Buyers own their individual unit plus their proportional share of common elements.

Can foreigners purchase units?

Yes. Foreign buyers are permitted to purchase and hold title to units at TAJ Dream Ogle.

Can I resell my unit?

Yes. Units may be resold subject to condominium association guidelines.

Pricing & Incentives

What are current starting prices?

- 1 Bedroom: Starting from USD \$243,000
- 2 Bedroom: Starting from USD \$300,000
- 3 Bedroom: Starting from USD \$400,000

What is the Guyanese national incentive?

For a limited 60-day period beginning February 17, 2026, Guyanese nationals are

eligible for a special incentive of USD \$100,000 off published pricing, subject to qualification requirements.

How long is pre-launch pricing available?

Pre-launch pricing and incentives are available for a limited time and may be adjusted as phases sell out.

Deposits & Payment Structure

What is required to reserve a unit?

A 10% refundable initial deposit secures your selected unit.

Is my deposit refundable?

Yes. The initial reservation deposit is refundable under the conditions outlined in the reservation agreement.

Where is my deposit held?

Deposit handling procedures are outlined in the reservation documentation and comply with applicable legal requirements.

What is the payment schedule?

Option A – Cash Purchase

- 10% at reservation
- 40% additional funds in stages due over the course of construction
- 50% at completion

Option B – Developer Financing

- Up to 50% paid during construction
- Remaining 50% financed via structured installments for up to 10 years

Leaseback Income Program

What is the Developer Leaseback Program?

After completion, owners may elect to lease their unit back to the developer under a fixed-term agreement. The developer then manages subleasing, operations, and maintenance.

What is the expected annual yield?

The leaseback program offers an annual yield between 11% and 14%, depending on your unit type and lease term.

Is the return guaranteed?

Leaseback returns are contractually defined under the lease agreement terms selected by the owner.

Who handles management and maintenance?

During the leaseback term, the developer handles management, tenant placement, and routine maintenance.

Can I opt out of the leaseback program?

Yes. Participation in the leaseback program is optional.

How are payments made?

Rental income is paid according to the lease agreement terms.

HOA & Monthly Costs

Will there be a homeowner's association (HOA)?

Yes. A condominium association will manage shared amenities and common areas.

What will HOA fees cover?

HOA fees are expected to cover:

- 24-hour security
- Landscaping
- Pool and amenity maintenance
- Common area electricity
- Building insurance
- Cleaning and maintenance of common areas

What are estimated HOA fees?

Preliminary estimates will be provided prior to closing. Final fees are determined based on operating budgets at completion.

Amenities & Infrastructure

What amenities are included?

Residents will enjoy:

- Resort-style pool
- Fitness center
- Private movie theater
- NBA-size basketball court
- Children's playground
- Outdoor dining pavilions
- Landscaped courtyards
- Gated security

Is parking included?

Yes. Each residence includes at least one dedicated secure garage parking stall.

Is the project designed for flood resilience?

The development incorporates engineered drainage systems and elevated construction design consistent with modern coastal development standards.

Will there be backup utilities?

Yes. The development's infrastructure includes modern mechanical systems and built-in redundancy consistent with international standards. This includes multiple industrial-grade backup generators designed to provide power coverage across the entire development, supporting essential systems and common areas to ensure operational continuity.

Rental & Usage

Can I rent my unit privately?

Yes, subject to condominium association rules.

Are short-term rentals permitted?

Short-term rental policies will be defined within the condominium documents.

Are pets allowed?

Pet policies will be outlined in the condominium association guidelines.

Taxes & Currency

Are purchases transacted in USD?

Yes. Pricing is denominated in U.S. Dollars (USD). We also accept payments in Guyanese Dollars (GYD) at a fixed exchange rate of **1 USD = 219 GYD** for consistency and transparency.

Can rental income be repatriated internationally?

Owners are responsible for compliance with their home country's tax regulations. The development allows legal ownership and income generation.

Security & Risk Management

Is the project insured during construction?

Construction insurance and risk management measures will be implemented in accordance with development standards.

What happens if there are construction delays?

Timelines and remedies are defined in the purchase agreement documentation.

Why TAJ Dream Ogle?

TAJ Dream Ogle combines:

- Prime Ogle location
- International development standards
- Flexible purchase options
- Optional passive income program
- Lifestyle-focused master planning

It is designed not only as a residence — but as a long-term real estate asset in one of the fastest-growing economies in the world.

TAJ DREAM OGLE

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