■ **Oxford House Accra**

**A Profitable Social Enterprise by Koware Incorporated (2026–2027)**

# Overview

Oxford House Accra combines sober-living recovery housing with life-skill and reintegration programs. Managed by **Koware Incorporated**, each 5-bedroom Oxford House hosts 6–12 residents who share rent and utilities. The model is self-funding, scalable and socially impactful.

# Financial Snapshot

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| **Key Metric** | **Value / Range** | **Notes** |
| Base Rent | ₵4,500/month (1-year down) | Paid to landlord by Koware |
| Fixed + Variable Costs | ₵609/month total | House maintenance & supplies |
| Resident Fee | ₵735– ₵950 / month | Affordable vs market rents |
| Re-Integration Fee | ₵160 / resident / month | Paid to Koware |
| Koware Fee | 8–12% of rent | Management & oversight |
| New House Fund | 26–30% of rent | Expansion reserve |
| Monthly Koware Revenue | ₵1,700– ₵2,200 / house | Covers admin & profit |
| Annual House Surplus | ≈ ₵12,000 | After all expenses |

At full occupancy (10 residents): Resident fee ≈ ₵850/month (all-inclusive).

**Koware profit margin:** 12–18%.

**Expansion fund:** ₵16,000+/year supports a new house within 12–15 months.

# Business Model: Residents pay shared rent plus small management and training fees.

**Revenue streams:** Resident payments, re-integration programs and crowdfunding.

**Social Impact:** Affordable recovery housing, reintegration and expansion through reinvestment.

# Management & Operations: Recovery Community Coordinator (Koware R&D) oversees all Oxford Houses. House Managers ensure daily compliance and reporting, manage training delivery and transparent financial oversight through Koware Administration Department.

# Funding Need & Investor Offer:

₵70,000 initial raise (₵54k rent deposit + ₵10k setup + ₵6k admin).

Return potential: **12–18% profit** with strong social metrics.

Scalable to **3–5 houses in 3 years** (₵350k+ total portfolio value).

# Why Invest

* Proven Oxford House model adapted for Ghana.
* Profitable within first year; low risk via prepaid rent.
* Strong pipeline from 15+ rehab centers in Accra.
* Transparent, AI-supported management.

# Contact

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*(Full investment proposal available upon request.)*