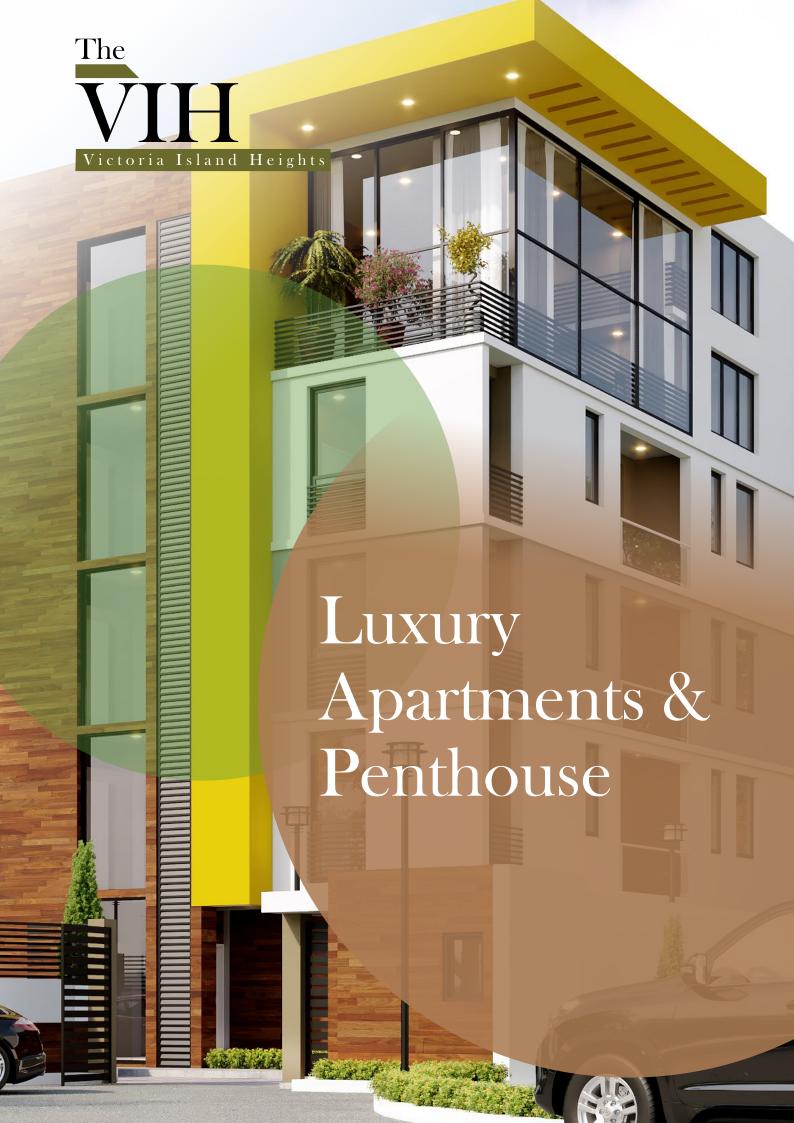


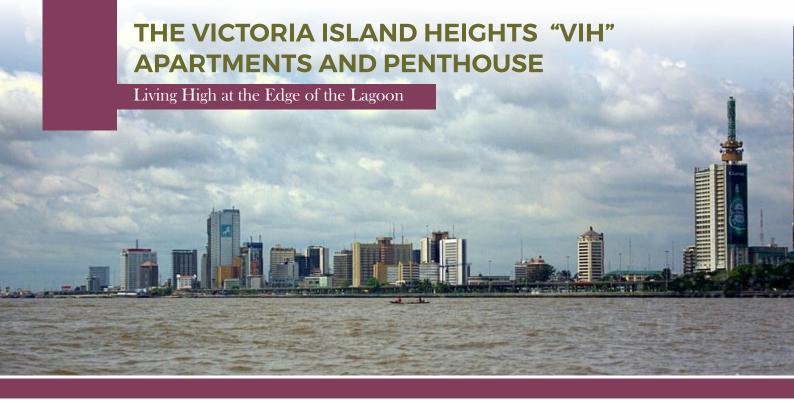
Apartments & Penthouse





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BACKGROUND

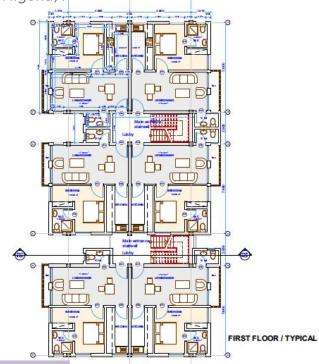
The demand for affordable alternatives to traditional hotel accommodation is driving growth of Corporate Rental Apartments, designed specifically to meet the requirements of travelling business executives, expatriates and young high network individuals desirous of combining aspects of luxury living and homely comfort.

Victoria Island Heights Apartments & Penthouse ("VIH Apartments") is proposed as 22 units of one-bedroom luxury apartments to be built on 5 floors, located in a quiet Cul de Sac at No. 6A Etim Inyang Crescent, off Muri Okunola Street, Victoria Island, the heart of corporate and business activities in Lagos State. The location is an ideal location for business executives given its proximity to corporate organizations, multinational offices, embassies and other head offices of most financial institutions operating in Nigeria.

For investors, the VIH Apartments and Penthouse is also a viable vehicle for investment in a profitable real estate asset portfolio. The design, location and high occupancy for similar accommodation in the Victoria Island vicinity guarantees high occupancy rate. VIH has partnered with a major player in the luxury apartment niche market to oversee client sourcing, leasing, facility

management and other key aspects of managing the property.

Partners already engaged in the project include Verdant Square Limited, the project contractor; Capital and County Realty Services Limited (a premium property management company and a trusted Lamudi seller and a verified premium Nigeria Property Centre Agent) and Swift Presentation Limited (whose client profile include GTBank and FIRS) and Hutbay premium agent and QuickStay BnB (a pioneer Corporate Apartment Rental operator in Nigeria).





LOCATION & Design

The VIH Apartments and Penthouse is located at No. 6A Etim Inyang Crescent, off Muri Okunola Street, Victoria Island, Lagos State on a land measuring approximately 685 square meters.

Victoria Island is an affluent area that sits between Lagos Island and the Lekki Peninsula in the Lagos Lagoon. It is the main business and financial centre of Lagos.

A large part of the Island was originally part of jurisdiction of the Oniru chieftaincy family of Lagos with tenants inhabiting the land. In 1948, the Lagos Executive Development Board paid 250,000 pounds as compensation for the land acquired from the Oniru family and an additional 150,000 pounds as compensation for the inhabitants and shrines destroyed.

Victoria Island was originally surrounded entirely by water. It was bordered by the Atlantic Ocean on the south, the mouth of the Lagos Lagoon on the West, the Five Cowrie Creek to the North and swamps on the East. The colonial government began the process of filling in the eastern swamps to reduce mosquito breeding areas. This created a land bridge between Victoria Island and Lekki Peninsula ending its existence as a true island.

Major landmarks in the immediate vicinity of VIH Apartments include the ExxonMobil, Total, Addax, Cool FM and Oando Head offices, the Eko & Four Points by Sheraton Hotels, Victoria Mall Plaza (KPMG Corporate Office), Zenith Bank Head Office Complex, Halliburton Corporate offices, Eko Atlantic Estate offices and the office complexes of several other multinational corporations. Retail outlets include the Palms shopping mall and the Spar supermarket.







COMPARATIVE MARKET ANALYSIS (CMA)

Below is a location summary of key property investments in the Victoria Island region.

Eko Pearl Towers: This luxury towering block of apartments, condominiums and penthouses comes with a massive height of over 20 floors. A 3 bedroom flat could sell for as much as ₩291million. Rental in this estate towers is around the range of ₩15million to ₩20million per annum for apartments and condominiums.

Oniru Estate: The Oniru Estate also known as Victoria Island Extension includes the properties located along the Ligali Ayorinde road down through the Landbridge avenue and Palace road. 3 Bedroom apartments in this region cost between ₹65million to ₹90million and one bedroom apartments cost ₹40million and above

Kings Court: The estate is located along The popular Adeola Odeku street in VI. 3 Bedroom Apartments in this property range from \$\\$90\text{million}\$.



Name Of Residential Apartments	Location	1 Bedroom Flat Apartment (N)
Eko Pearl Towers	Eco Atlantic Estates, Victoria Island	100m
Kings Court Estate	Adeola Odeku Street, Victoria Island	48m
Covenant Estate	Oniru Estate, Victoria Island Extension	45m
Bar Beach Towers	Ahmadu Bello Street, Victoria Island	45m
Vogue Empire Homes	Water Corporation Drive, Off Ligali Ayorinde Street, Victoria Island Extension	45m
Victoria Heights	Ligali Ayorinde Street, Victoria Island Extension	42m
Atlantic resorts	Ligali Ayorinde Street, Victoria Island Extension	37.5m



Leveraging on the experience of the promoter and partners (CCR and QSB), the sales of the 22 units in VIH Apartments will be concluded within 9 - 12 months. The promoter and partners have extensive experience having successfully developed and sold various real estate projects in the past eight (8) years. Pre-marketing commenced in March, 2017 and few off-takers have already signified interest.

The primary target market for VIH Apartments, are:

- 1. Middle-High Net-worth individuals living outside of Lagos Island, Lagos State or Nigeria who make frequent travels to Lagos and require an impermanent but accessible, serene and comfortable accommodation that provide a luxurious alternative to hotel rooms. These class of clients can also earn rental incomes whenever their apartments are not in use.
- 2. Mid-level executives that can have the flexibility of making use of their apartments during work-days and release it for short leases whenever it is not in use.
- 3. Single or newly married couples in stable and well paying employment, who wish to live close to work and play.
- 4. Savvy property investors that want to take advantage of the high returns available under

corporate apartment rental model. This is a fantastic investment opportunities for investors already in the database of our partners and we expect strong demand from this target market.

Sales and marketing activities will be coordinated by Capital & County Realty (CCR) using its existing sales channels (sales team, online & electronic marketing and other echannels). CCR will also make its Guaranteed Rental Scheme available to investors buying apartments in VIHP.



The VIH Apartments Design Concept

VIH Apartments are planned to merge uniquely designed studio and one-bedroom apartments in a 4 storey development using modern minimalist concepts to create ample exterior spaces for parking and utilities.

The interior floor plans will optimize spatial arrangement in providing sizable spaces for the living area and bedroom.

Functional spaces will be created, by utilizing unconventional hidden storage (such as embedding multi-purpose facilities).

Contemporary kitchen and dining room are designed to be part of this open space while bathroom and bedroom are withdrawn away into more intimate areas.



INVESTMENT RATIONALE





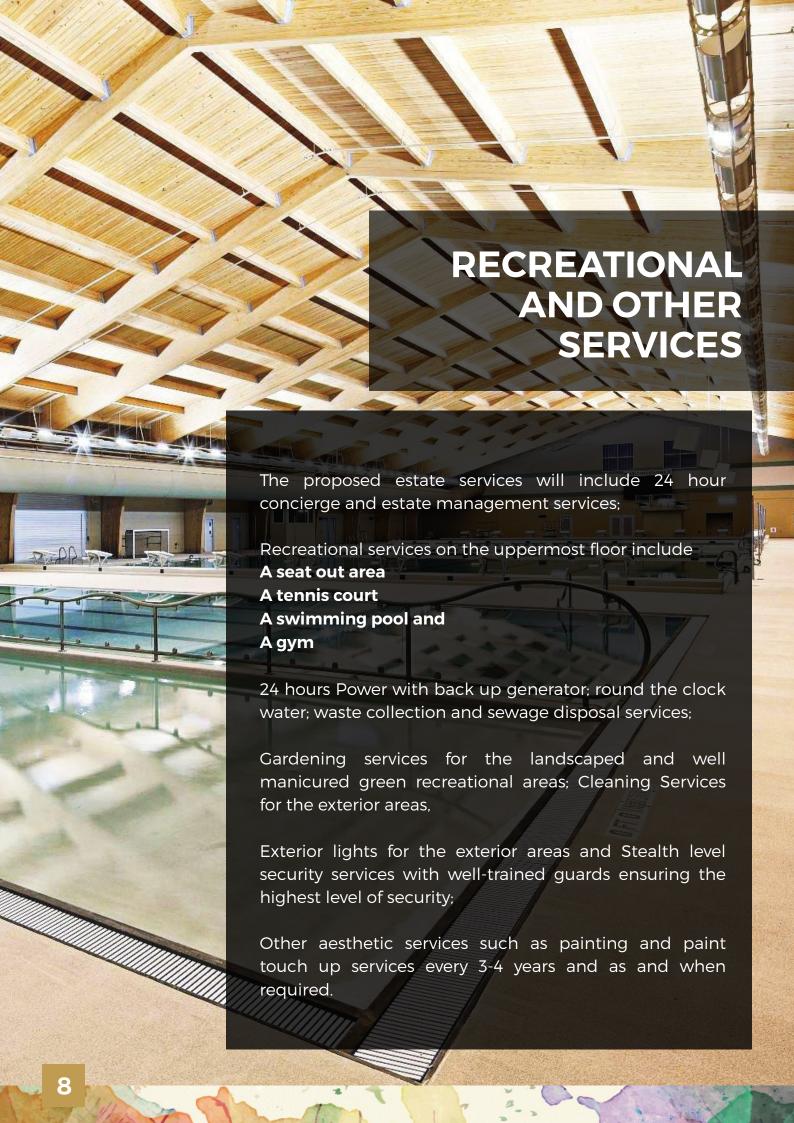
VIH Apartments as an investment opportunity offers attractive returns on investment within a short-term frame to investors eager to build an abiding partnership in real estate development.

The promoters are industry stalwarts. VIH Apartments is a highly attractive prospect for real estate investors that can take advantage of the high occupancy rates enjoyed by these accommodation types to generate rental incomes substantial higher than similar investments in residential or office apartments.

The Guaranteed Rental Scheme further enhances this possibility under a zero-stress, high rental return scenario wherein a guaranteed yearly rent of 12-15% net of taxes is paid upfront annually at the beginning of the year to the owner of the property.











HOW TO RESERVE A FLAT

- 1. Make reservation with 6 million Naira to get allocation documents.
- 2. Receipts are issued.

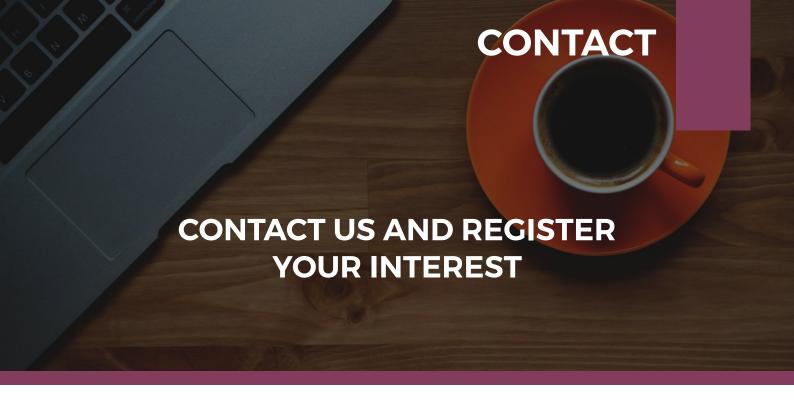
HOW TO BUY

- Visit one of our agents, online partners or sites
- Select house type and fill an application form
- Make a reservation deposit and get an offer letter with reservation details
- Complete initial deposit or payment within 30days
- Receipt will be issued immediately and contract of sales within 30days
- Once payment is complete and apartments completed, keys will be handed over to you
- Title documents are prepared and handed over to you upon delivery

RULES

THE FOLLOWING PRICE RULES WILL GOVERN AND ARE IN LINE WITH USUAL PRACTISE AND CURRENT INDUSTRY STANDARD

- Land prices and availability are correct at the time of printing and are subject to change without notice. All prices are exclusive of VAT.
- In line with usual practise all legal charges for documentation and title perfection are borne by the client. Upon delivery, subsequent service charges are borne by the client.



Please complete a few details and we will be in touch

Title *	
First Name	* 14
Last Name	• 4
Email *	
Phone No.	TILL
Phone Type	* (please tick were appropriate)
Mobile	
Home	
When is the	best time to get in touch with you? (please tick were appropriate)
AM	
PM	

CONTACT US! LEKKI OFFICE:

14, Emmanuel Abimbola street Fola Osibo extension

Lekki Phase 1

09080000396, 08050671357



stella@capitalandcountyrealty.com 09080000396

Goodness:

goodness@capitalandcountyrealty.com 07056630002 For More information, Please Contact:

Irede:

irede@capitalandcountyrealty.com 09080000394

Tsova

tsoya@capitalandcountyrealty.com 09080000395

