



RC 1551898



# FAITH DAVID MEWS

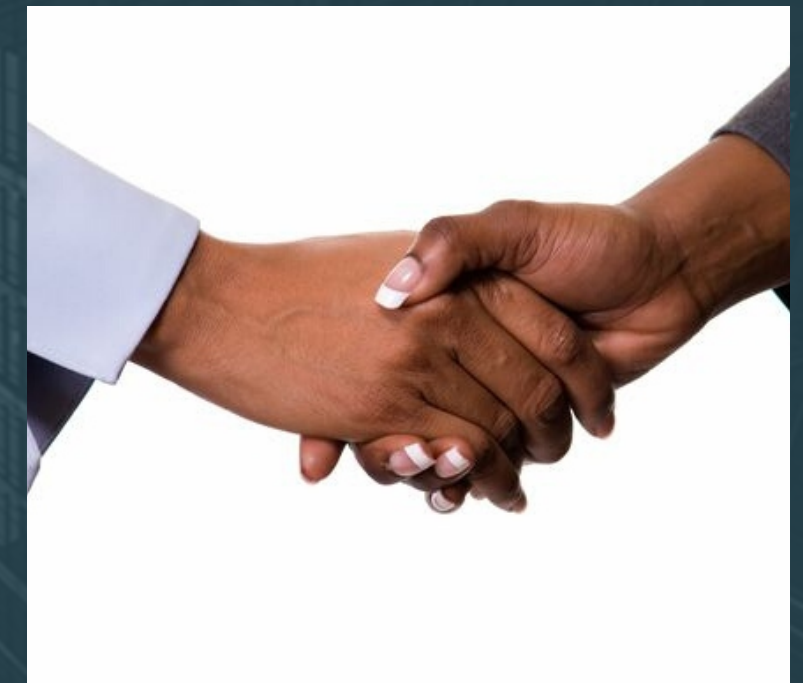
*A presentation by Faith David Mews*

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# About Us

*Faith David Mews*



## Introduction

A Ltd Liability Company  
that provides bespoke  
Real Estate & Property  
Mgt Solutions in Nigeria.

## Our Vision

To shape the future by  
redefining the real  
estate industry globally

## Our Mission

To provide bespoke real  
estate solutions through  
exceptional customer  
service

## Why us

Each client is special to us  
we've got integrity.  
Our word is our bond.  
We are 100% Professional



# Did you know?

## FACTORS TO CONSIDER WHEN BUYING AN APARTMENT.

- *Location.*
- *Structural Integrity.*
- *Affordability.*
- *Value*

*The most Important factor is "value,' and the Rainbow Mixed Development Scheme embodies that value.*



**A 3D VIEW  
OF  
COMPLETED  
PROJECT**





A 3D VIEW  
OF  
COMPLETED  
PROJECT





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# GROUND FLOOR



1 & 2 BEDROOM UNITS (4 UNITS)



# FIRST & SECOND FLOOR VIEW



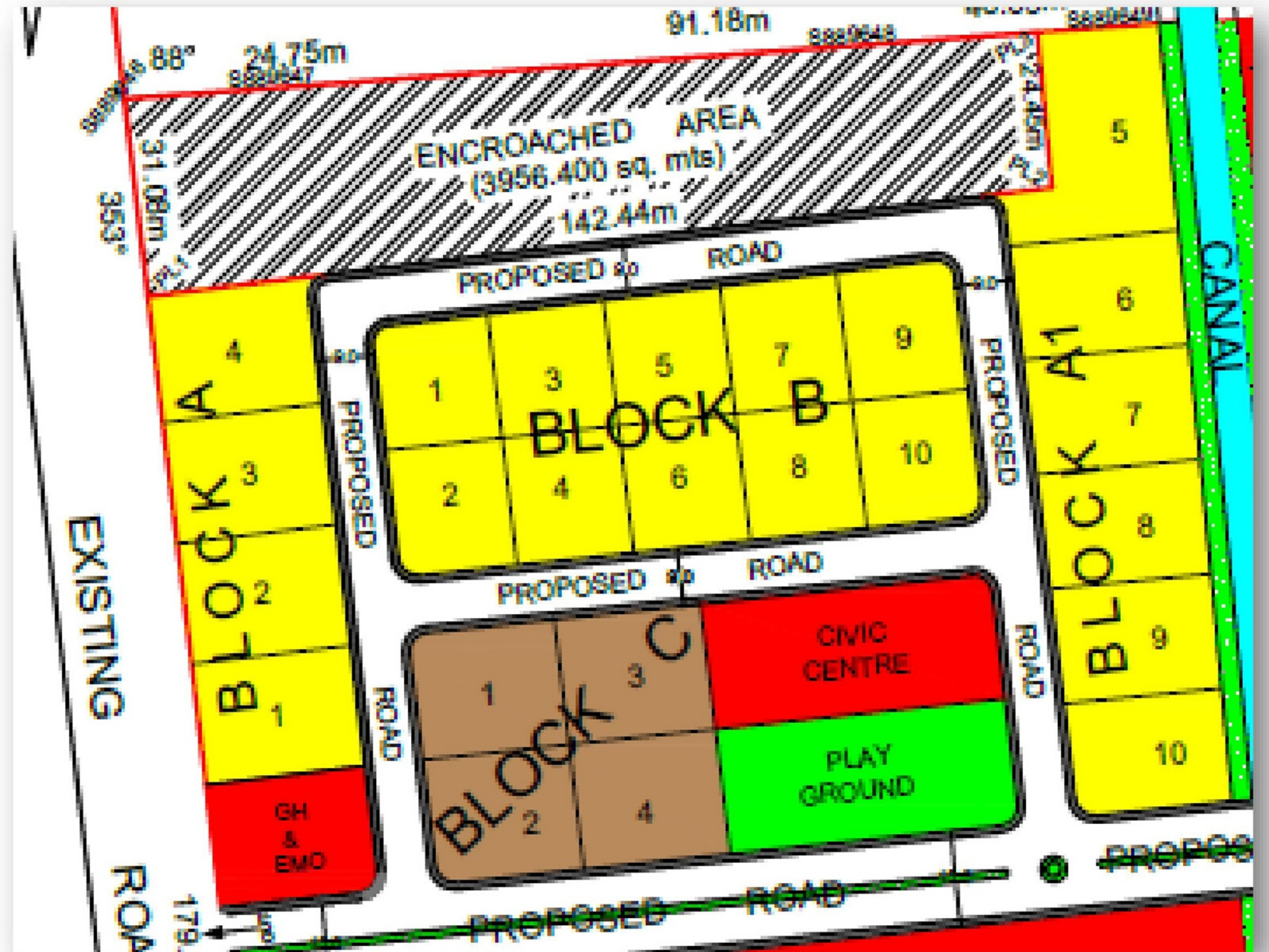
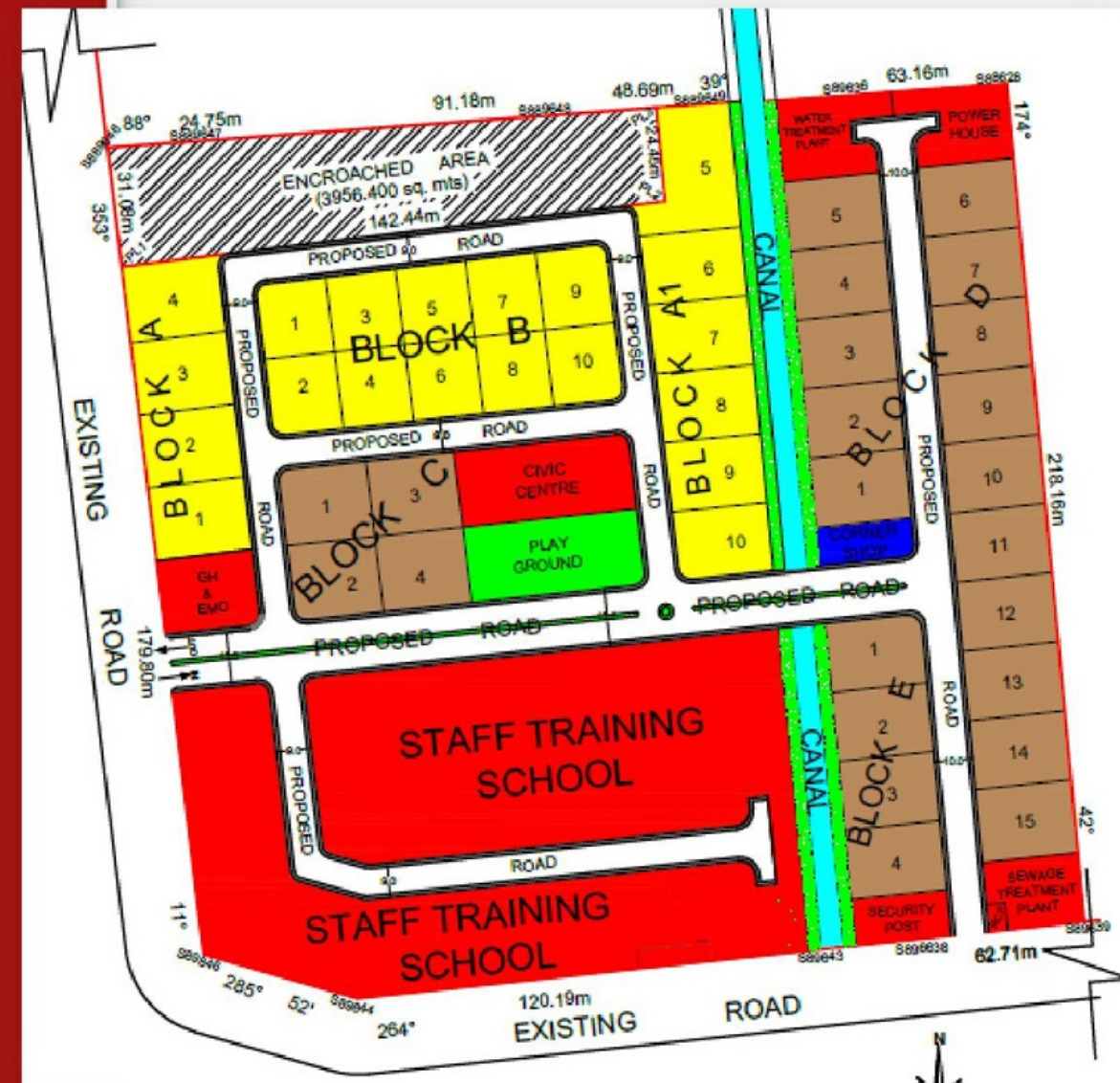


# THIRD FLOOR VIEW





# SITE LAYOUT





# STAGES OF DEVELOPMENT

MAIN  
GATE



ROAD  
NETWORK



DRAINAGE





# ***Faith David Mews (Offplan)***

## **Features**

*Location*  
*Ikota*

*Description*  
*42 units of tastefully finished apartment on four floors*

*Details & Pricing*

*6 units of 1 bedroom - N15,000,000,00 (fifteen Million Naira) Per Unit*

*6 units of 2 bedroom - N20,000,000,00 (Twenty Million Naira) Per Unit*

*6 units of 2 bedroom penthouses - N30,000,000,00 (Thirty Million Naira) Per Unit*



# ***Faith David Mews (Offplan)***

## **Features**

*Current State of Property*  
*Land with Infrastructure defined road network and good Drainage system*

*Commencement*  
*March 2020.*

*Delivery Date*  
*Within 24 Month from date of commencement*

*Title*  
*Certificate of Occupancy.*



# ***Faith David Mews (Offplan)***

## **Features**

*Services Provided*

*24 hours Central Electricity*

*Central Sewage*

*Central and clean treated water*

*Central Cleaning*

*Trained Security*

*Surrounding Environment*

*Lake, Malls, Supermarkets, Cinema, Schools, Art Gallery, Nature Conservation Centre*



# Payment Options

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## *Option 1*

*Outright Purchase  
(Attracts a 2.5%  
discount on Agency  
fees)*

## *Option 2*

*Three structured  
payment of  
30%-30%-40% within  
12 months from  
transaction  
commencement*

## *Option 3*

*12 years monthly  
instalment with  
funding (Mortgage)  
offered by a  
Financial Institution  
at 17% interest rate  
per annum & subject  
to a successful credit  
check.*

## *Option 4*

*30 year payment  
at 6% interest rate  
per annum  
through a primary  
mortgage  
institution e.g  
NHF (National  
Housing Fun).*



# Additional Terms

*Documentation & Transfer of Title Fees: N250,000.00.*

*Agency Fees: 5% of value of property.*

*Connection Fees (Payment made at the end of development):*

*\* 1 bedroom - N750,000.00 (Seven Hundred & Fifty Thousand Naira Only).*

*\* 2 bedroom - N1,000,000.00 (One Million Naira Only).*

*\* 3 bedroom - N1,500,000.00 (One Million, Five Hundred Thousand Naira Only).*

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# Value Table

Property Type	Sales Value (Off Plan) (N'000)	Sales Value (Completed 24Months) (N'000)
3 Bedroom Serviced Apartment Ikota	N30,000	N40,000
2 Bedroom Serviced Apartment Ikota	N20,000	N25,000
1 Bedroom Serviced Apartment Ikota	N15,000	N20,000



# ROI Analysis

## Off-Plan

ITEM	QTY	UNIT COST [N'000]	TOTAL COST [N'000]
1-Bedroom Apartment	6	15,000	90,000
2-Bedroom Apartment	6	20,000	120,000
3-Bedroom Apartment	2	30,000	60,000
	14		270,000

## Completely Built

ITEM	QTY	UNIT COST [N'000]	TOTAL COST [N'000]
1-Bedroom Apartment	6	20,000	120,000
2-Bedroom Apartment	6	25,000	150,000
3-Bedroom Apartment	2	40,000	80,000
TOTAL	14		350,000



# Notes to ROI Analysis

Total Number of 1-Bedroom Apartments Per Block	6
Total Number of 2-Bedrooms Apartments Per Block	6
Total Number of 3-bedroom Penthouses Per Block	2
Total Units Per Block	14
Total Blocks Available for Sale	4
Total Cost of a Block (Off Plan)	₦270,000,000.00
Total Cost of a Block (Completely Built 24 – 30Months)	₦350,000,000.00
Total ROI for a Block in 30 Months	₦80,000,000.00
Profit Percentage	Approx. 23%



# Our Services



*Property Sales*



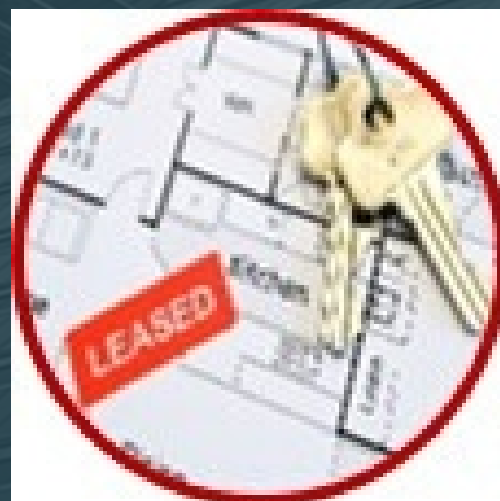
*Property Mgt*



*Marketing Offplan  
Projects*



*Facility Mgt*



*Property Leasing*



*Legal Documentation*



*Asset Valuation*



*Real Estate Mgt.  
& Advisory*



# *Contact Us*

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*Faith David Mews*

Thank you!

*We look forward to your feedback.*

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