



**SMART
INVESTMENTS
LIMITLESS
POTENTIALS**

COMPANY BROCHURE

Tech City is a futuristic community blending innovation, serenity, and smart real estate, offering unmatched investment and lifestyle opportunities.

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Smart Investments, Limitless Potential



Brochure Content

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Black Port – A New Era of Living and Working with ease and fun.

Black Port is not just a building; it's a vision for the future—a unique and sophisticated space designed specifically for the modern, fast-paced entrepreneur, tech enthusiast, and remote worker who seeks a balance between work and leisure, comfort and productivity, and luxury and accessibility.

A State-of-the-Art Masterpiece

Standing tall at 8 storeys, Black Port houses 48 luxurious 2-bedroom flats, with 6 units per floor. Each apartment is designed with precision, offering the perfect combination of style, comfort, and functionality. The architecture and design are crafted to be visually striking, making the building a landmark of contemporary living. Every detail in the building reflects cutting-edge design and superior aesthetics, from the sleek exteriors to the high-end finishes within.

A Space for Innovation and Productivity

This building is more than just a place to live; it's a hub for innovation and entrepreneurship. Specifically designed for tech enthusiasts and remote workers, Black Port provides the ideal environment for those who work from home but still crave a professional atmosphere. The building features super-fast internet connectivity, ensuring that residents and businesses can stay ahead of the game without worrying about lag or interruptions. Whether you're hosting virtual meetings, collaborating on global projects, or diving deep into coding, you'll have the tools you need to succeed.

Black Port goes beyond just providing space for living. The building features workstations equipped with the latest technology, offering residents a productive environment right at their doorstep. There are also mini halls for presentations, allowing entrepreneurs to meet,

pitch, and collaborate without having to leave their building. Whether you're working solo or collaborating with others, every inch of Black Port is designed to enhance your work-life balance.

A Sanctuary for Relaxation and Inspiration

While work is essential, so is relaxation. Black Port is designed to provide both. The rooftop lounge offers a serene environment for hanging out, unwinding after a busy day, or hosting informal meetings. The lounge space has been thoughtfully designed with comfort and relaxation in mind, giving you the opportunity to network, connect, or simply enjoy the stunning views in a peaceful setting.

The surrounding environment enhances the experience with its tranquil, serene vibe. It's a perfect escape from the chaos of the busy city, offering a quiet, reflective atmosphere that allows residents to focus, be productive, and find inspiration.

A Community of Visionaries

Black Port is not just a place to live—it's a community of like-minded individuals who can see beyond the ordinary. It's for those who are forward-thinking, who can spot opportunities where others can't. Black Port is designed for successful entrepreneurs, visionary investors, and tech-savvy individuals who understand the value of being ahead of the curve. This is a place where you'll meet people who share your ambition, your drive, and your ability to see opportunities before they become mainstream.

Affordable Luxury

At Black Port, luxury is not reserved for the few. It's accessible to those who are on the fast track to success. With affordable luxury, the building offers high-end living and working spaces at a price point that's attainable for ambitious professionals. It's where the future of smart investment in real estate meets the needs of entrepreneurs who are not only looking to invest in their lifestyle but also in their future.

For Those Who See What Others Miss

This is a place for those who can recognize opportunity before it becomes obvious to everyone else. Black Port represents visionary thinking, a forward-looking approach to both real estate investment and lifestyle living. It's for those who believe in the power of technology, the importance of innovation, and the potential of investing in spaces that are designed for the future. It's for those who understand that smart investment today leads to massive growth tomorrow.

In Conclusion

Black Port is more than just a building; it's an investment in the future. A place for visionaries, entrepreneurs, and tech enthusiasts, where luxury meets productivity, serenity meets innovation, and comfort meets success. If you are someone who can see the future—who can look beyond the ordinary to see extraordinary opportunities—then Black Port is the place for you.

Welcome to Black Port—Where the Future of Living and Work Comes Together.





Tech Center

Introducing Tech Center:

Nigeria's Premier Entertainment and Leisure Destination Located in Ogun State, Tech Center is a revolutionary 16-storey structure that redefines the entertainment and leisure landscape in Nigeria. This iconic complex boasts:

Unparalleled Entertainment Options:

- The largest cinema in Nigeria, featuring a 60ft x 60ft screen and state-of-the-art sound system with over 20,000 seating capacity.
- 500 small halls and Short let apartments for private events and gatherings
- Over 5,000 rooms hotel and suite for comfortable accommodations

Unique Experiences:

- A private getaway for couples seeking relaxation and fun
- An ideal venue for companies' retreats and training
- A platform for artists, motivational speakers, and events
- Breathtaking views for indoor and outdoor weddings

Architectural Marvel:

Inspired by Dubai's iconic designs, Tech Center's 16-storey building features an attractive design that will transform Ogun State's landscape.

A Hub for Nollywood:

Tech Center aims to promote Nollywood by providing a world-class cinema for movie premieres and events, bringing fans and celebrities together.

The Ultimate Destination for Families and Diasporas:

In December, Tech Center will be the go-to destination for families and diasporas seeking fun and entertainment in Nigeria.



Key Features

Introducing Tech City Phase 1&2 Where Luxury Meets Affordability and Innovation

Immerse yourself in our exquisitely designed semi-detached duplexes, tailored to cater to diverse tastes and preferences. Each unit is a masterpiece of modern architecture, seamlessly blending style, comfort, and cutting-edge technology.

For families seeking a luxurious yet affordable haven, our 3-bedroom flats offer the perfect blend of space, sophistication, and innovation. Enjoy a beautiful family life, surrounded by the latest technologies, at a price that won't break the bank.

At Tech City, we're committed to providing a holistic living experience that combines comfort, convenience, and affordability. Our estate offers:

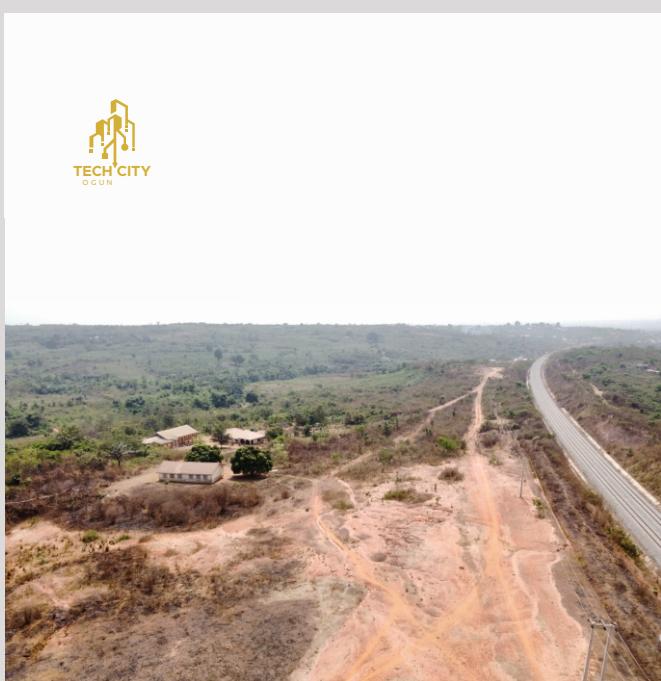
- A secure, technology-driven environment perfect for families
- Affordable luxury living without compromising on quality





Phase 1 24 Units of beautiful 4 Bed Room Semi Detached Duplex

- Duration: 6 months
- Scope:
- Excavation and grading for foundations.
- Construction of reinforced concrete foundations.
- Erection of walls (blockwork or concrete panels).
- Roof framing and roofing installation.
- Installation of windows, doors, and external finishes.
- Internal fit-outs including flooring, ceilings, electrical, and plumbing work.
- External landscaping and driveways.



- Access to top-rated schools in Ogun state at a lower cost compared to neighboring states like Lagos

- A unique opportunity to be part of a vibrant community that values innovation, education, and family

Experience the ultimate in modern living at Tech City. Explore our first two phases and discover a world where luxury, affordability, and innovation come together in perfect harmony.



Phase 1 32 Non-Detached 4-Bedroom Duplexes with BQ

- Duration: 9 months
- Scope:
- Site preparation and excavation.
- Foundations (reinforced concrete slab).
- Structure framing and masonry work for the duplexes.
- Roofing, windows, and exterior finishes.
- Internal finishes including flooring, kitchens, bathrooms, and electrical installation.
- Landscaping for roads, pathways, and open spaces.
- Final inspection and quality checks.

Phase 3 32 Premium Fully Detached 5-Bedroom Duplexes with BQ

- Duration: 12 months
- Scope:
 - Excavation, grading, and foundation work (concrete slab).
 - Erection of high-quality structural and external wall systems.
 - Roofing system installation.
 - Interior finishing (premium materials for kitchens, bathrooms, flooring, and lighting).
 - External landscaping and finishing (driveways, garden spaces, fences).
 - BQ (Boys' Quarter) installations.



Phase 4 12-Storey Building with 120 Units of 2-Bedroom Flats

- Duration: 18-24 months
- Scope:
 - Site preparation, excavation, and piling.
 - Foundation work (reinforced concrete).
 - Concrete frame structure for the 12-storey building.
 - MEP (Mechanical, Electrical, Plumbing) installation for the building.
 - Lifts installation and structural work for the upper floors.
 - External finishes (windows, external wall cladding, roofing).
 - Development of amenities, including a swimming pool, car park, and workstation areas.
 - Interior finishing of the flats (including 2-bedroom layouts, bathroom fittings, and kitchen installations).
 - Final landscaping of common areas.



Tech City

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Phase 5

32 Premium Fully Detached
5-Bedroom Duplexes with BQ

- Duration: 12 months

- Scope:

- Excavation, grading,
and foundation work
(concrete slab).

- Erection of high-
quality structural and
external wall systems.

- Roofing system
installation.

- Interior finishing
(premium materials
for kitchens,
bathrooms, flooring,
and lighting).

- External landscaping
and finishing (driveway,
garden spaces, fences).

- BQ (Boys' Quarter)
installations.



TECH CITY - UNIQUENESS

Tech City Estate Ogun stands out as a pioneering real estate development, blending cutting-edge technology with sustainable living. Located in the heart of Ogun State, our estate offers a modern and eco-friendly environment designed to meet the needs of today's digital-savvy residents. What sets us apart is our commitment to smart city innovations, from advanced security systems to energy-efficient homes and high-speed connectivity, ensuring a seamless living experience. Tech City Estate features well-planned infrastructure, including green spaces, recreational areas, and commercial hubs, making it the perfect place for families and businesses to thrive. With a focus on both comfort and sustainability, we are shaping the future of real estate, offering our residents not just a home, but a connected, forward-thinking lifestyle. At Tech City, we are creating a community where innovation meets everyday living.

Luxury & Affordability



Comparative Analysis

Kings Court

- Location: Two-minute drive from Tech City
- Property Type: Old 4-bedroom duplex
- Features: Outdated design, limited infrastructure (power, internet)
- Price: 190 million Naira

Tech City

- Location: Prime area with modern infrastructure
- Property Type: New generation 4-bedroom duplex (semi-detached)
- Features: World-class design, modern infrastructure (reliable power, high-speed internet), special attractions (amenities, services)
- Price: Starting from 230 million Naira (semi-detached)

Key Takeaways

1. **Location:** Both estates are in close proximity, but Tech City offers a more desirable location with modern infrastructure.
2. **Property Type:** Tech City features new generation designs, while Kings Court has outdated properties.
3. **Features:** Tech City offers a range of modern amenities and services, while Kings Court has limited infrastructure.
4. **Price:** Tech City's semi-detached duplexes start at **230 million Naira**, while Kings Court's old 4-bedroom duplex sells for 190 million Naira..

CONCLUSION

Tech City offers a superior product with modern designs, world-class infrastructure, and desirable amenities, justifying its premium pricing. In contrast, Kings Court's outdated properties and limited infrastructure make it a less attractive option, despite its lower price point.



Our Vision And Mission

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At Tech City Ogun, we are dedicated to transforming the real estate landscape by creating innovative, sustainable, and high-tech communities. Our mission is to provide modern, smart living solutions that empower individuals, families, and businesses to thrive. We aim to deliver exceptional value through meticulously planned developments, incorporating cutting-edge technology and eco-friendly designs, while ensuring affordability, quality, and customer satisfaction. Our commitment is to build spaces that promote growth, connectivity, and prosperity, fostering a future where technology and real estate seamlessly integrate for a better quality of life.

Vision Statement

Our vision at Tech City Ogun is to become the leading hub for innovative real estate developments in the region, where technology, sustainability, and community come together. We aspire to create vibrant, connected cities that are not just places to live, but places to thrive. By pioneering smart living solutions and prioritizing environmental responsibility, we envision a future where every home and business in our developments is empowered by the latest technological advancements, supporting the growth of communities and driving regional development. Through this vision, we seek to shape the future of real estate and contribute to the economic and social well-being of Ogun State and beyond.



Our Core Value

Certainly! Here's a core value for Tech City Real Estate using the acronym T.E.C.H

This T.E.C.H. core value reflects Tech City Real Estate's commitment to offering trusted expertise, innovative tools, and personalized service while ensuring a focus on community-building and client satisfaction. It emphasizes a modern approach to real estate, grounded in technology and a holistic, people-centric philosophy.

1

2

3

4

T - TRUSTED EXPERTISE:

We are committed to providing our clients with reliable, knowledgeable guidance every step of the way. Our team of professionals brings deep industry expertise, market insights, and innovative solutions to help clients make informed decisions and achieve their real estate goals with confidence.

E - ELEVATING EXPERIENCES:

At Tech City Real Estate, we focus on delivering exceptional experiences to our clients. We utilize technology to streamline the process, provide clear communication, and offer personalized services that make buying, selling, or renting a property a seamless and enjoyable experience.

C - CUTTING-EDGE TECHNOLOGY:

We leverage the latest technology to enhance every aspect of the real estate process—from virtual tours and online tools to data-driven insights and market trends. Our use of innovation ensures that our clients have access to the best resources available to make smarter real estate decisions.

H - HOLISTIC SOLUTIONS:

We take a people-first approach, understanding that real estate is more than just transactions—it's about building homes, communities, and futures. Whether it's helping clients find the perfect property or advising on investment opportunities, we provide tailored, comprehensive solutions that meet the unique needs of each individual and community.

Cost Analysis

TECH CITY COST ANALYSIS REPORT: PHASE 1, 2 & 3 LUXURY SEMI- DETACHED & FULLY DETACHED DUPLEXES WITH BQ

LOCATION:
**OKE MOSAN
ABEOKUTA
OGUN STATE, NIGERIA**

EXECUTIVE SUMMARY

This cost analysis report presents a comprehensive financial breakdown for the construction of luxury semi-detached and fully detached 4-bedroom and 5-bedroom duplexes with BQ across three phases in Tech City, Abeokuta. The report details material costs, labor costs, and overall project feasibility.

PROJECT OVERVIEW:

Each City will consist of 136 housing units built in 6 phases, featuring semi-detached duplexes, non-detached 4-bedroom duplexes with BQ, fully detached 5-bedroom duplexes with BQ, high rises and major city centers.



SCOPE OF WORK:

The project will be executed in six (6) phases, with the last two contingent on the success of the first four:

- Phase 1: Construction of 24 semi-detached duplexes.
- Phase 2: Construction of 32 non-detached 4-bedroom duplexes with BQ
- Phase 3: Construction of 32 fully detached 5-bedroom duplexes with BQ (premium units)
- Phase 4: Construction of a 12-Storey building with 120 units of 2-bedroom flats, swimming pool, car park, and workstation.
- Phase 5: 4 units of 12-story Construction of a 12-Storey building with 120 units of 2-bedroom flats.
- Phase 6: Tech Center Nigeria' Premier Entertainment and Leisure Destination





PHASING AND TIMELINE:

Each phase has a specific duration and scope:

- a. **Phase 1:** 24 Semi-Detached Duplexes.
Duration: 6 months
Scope: Excavation, foundation work, wall construction, roofing, installation of windows and doors, internal fit-outs, and external landscaping.
- b. **Phase 2:** 32 Non-Detached 4 Bedroom Duplexes with BQ
Duration: 9 months
Scope: Site preparation, foundation work, structure framing, masonry work, roofing, installation of windows and doors, internal finishes, and landscaping.
- c. **Phase 3:** 32 Premium Fully Detached 5 Bedroom Duplexes with BQ
Duration: 12 months
Scope: Excavation, foundation work, high-quality structural and external wall systems, roofing system installation, interior finishing, external landscaping, and BQ installation

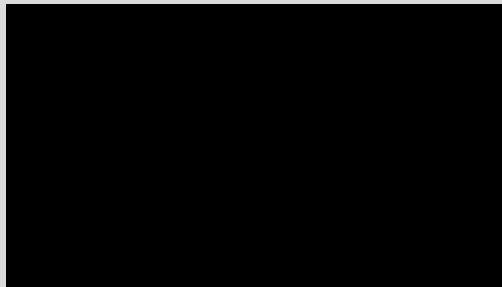
- d. **Phase 4:** 12 Story Building

Duration: 18-24 months

Scope: Site preparation, foundation work, concrete frame structure, MEP installation, lifts installation, external finishes, and interior finishing of the flats.

HEALTH AND SAFETY CONSIDERATION:

- **Risk Assessment and Method Statement (RAMS):** Conducted prior to commencing work on each phase.
- **Personal Protective Equipment (PPE):** Mandatory for all personnel.
- **Site Safety Measures:** Barricade, Signage, first aid stations, fire safety protocols and training.



QUALITY CONTROL AND ASSURANCE:

- **Materials Procurement:** Source from reputable supplier's.
- **Inspections:** Regular installations at every single stage of construction.
- **Testing:** Structural integrity test, electrical systems testing, and plumbing inspections.
- **Documentation:** All construction work and materials testing documented.



ENVIRONMENTAL AND SUSTAINABILITY MEASURES:

- **Waste Management:** Strict waste management plan implemented.
- **Energy Efficient Design:** Incorporating energy-efficient features.
- **Water Conservation:** Rainwater harvesting systems and efficient Plumbing systems.
- **Noise Control:** Noise level monitored and controlled.

LOGISTICS AND SITE MANAGEMENT:

- **Site Access and Transportation:** Clear access routes maintained.
- **Site Accommodation:** Provision of site accommodation and facilities.

4. TOTAL PROJECT COST SUMMARY

Component	Phase 1 (N)	Phase 2 (N)	Phase 3 (N)	Total Cost (N)
Substructure (Foundation & Earthworks)	430,492,800	435,492,800	822,080,000	1,688,438,400
Superstructure (Walls, columns, Beans & Slabs)	1,237,420,800	1,367,308,800	1,680,448,000	4,285,177,600
Roofing (Flat Concrete Slab System)	442,728,000	483,859,200	491,920,000	1,418,507,200
Windows & Doors	140,659,200	142,137,600	156,288,000	439,084,800
Finishes (Plastering, Painting, Tiling, Ceilings)	590,832,000	666,124,800	656,480,000	1,913,436,800
Mechanical & Electrical Installations	256,080,000	309,760,000	341,440,000	907,280,000
External Works (Landscaping, Fencing, Parking)	502,000,000	827,520,000	736,000,000	2,065,520,000
Grand Total Construction Cost	3,600,212,800	4,232,576,000	4,884,656,000	12,717,444,800

5. DETAILED COST COMPONENTS

A. SUBSTRUCTURE (FOUNDATION & EARTHWORKS) - ₦1,688,438,400

- Site Clearing & Preparation
- Excavation for Foundation
- Hardcore & Sand Filling
- Reinforced Concrete & Formwork

B. SUPERSTRUCTURE (WALLS, COLUMNS, BEAMS & SLABS) - ₦4,285,177,600

- Sandcrete Blocks & Cement
- Sharp Sand & Aggregates
- Reinforced Concrete & Steel
- Formwork & Shuttering

C. ROOFING (FLAT CONCRETE SLAB SYSTEM) - ₦1,418,507,200

- Reinforced Concrete Roof Slab
- Steel Reinforcement
- Waterproofing & Thermal Insulation

D. WINDOWS & DOORS - ₦439,084,800

- Casement Windows & Security Doors
- Interior Wooden Doors

E. FINISHES (PLASTERING, PAINTING, TILING, CEILINGS) - ₦1,913,436,800

- Plastering & POP Ceiling
- Floor Tiles & Painting

F. MECHANICAL & ELECTRICAL INSTALLATIONS - ₦907,280,000

- Plumbing Fixtures & Installation
- Electrical Wiring & Smart Home Automation

G. EXTERNAL WORKS (LANDSCAPING, FENCING, PARKING) - ₦2,065,520,000

- Landscaping & Walkways
- Perimeter Fencing & Gate
- Swimming Pool & External Infrastructure

6. PROJECT TIMELINE

<i>Project Phase</i>	<i>Estimated Duration</i>
Foundation & Earthworks	1.5 - 2 months
Superstructure	2 - 3 months
Roofing & External Finishes	1.5 - 2 months
Internal Finishes & Installations	2 - 3 months
Landscaping & Final Touches	1.5 - 2 months
Foundation & Earthworks	1 - 2 months
Total Estimated Duration	8 - 12 months

7. TOTAL ESTIMATED REVENUE

<i>Component</i>	<i>Units</i>	<i>Rate (N)</i>	<i>Total (N)</i>
Phase 1 4 Bedroom Semi Detached Duplex	21	250,000,000	6,000,000,000
Phase 2: 4 Bedroom Duplex with BQ	32	275,000,000	8,800,000,000
Phase 3: 5 bedroom Duplex with BQ	32	250,000,000	6,000,000,000
TOTAL ESTIMATED REVENUE	88		24,400,000,000

ESTIMATED PROFIT:	(N)
Expected Revenue: Phase 1,2 & 3	24,400,000,000
Total Construction Cost: Phase 1,2, & 3	(12,717,444,800)
GROSS PROFIT	11,682,555,200

ESTIMATED RETURN ON INVESTMENT (ROI)

Total Selling Price/Cost Of Construction i.e (N24,400,000,000/N12,717,444,000) x 100% **191.86%**

8. INVESTMENT OPPORTUNITY

This project presents a high-value real estate investment opportunity in a fastdeveloping area. With a total estimated construction cost of **#12.7 billion**, the potential return on investment (ROI) is projected based on the market sales price

- **Project Sale Price Per Unit: #250 - 300 Million**
- **Travel Revenue Estimate: #24 Billion**
- **Estimated ROI: 191.86%**



Hillcrest



Oke mosan



Abeokuta

Why in Invest Tech City

Tech City promises amazing returns on investment (ROI) with significant growth potential. The project is designed for the elite, offering them a seamless blend of luxury, technology, and nature.

Here's why partnering with us is a great opportunity:

1. **High ROI:** Investors can expect at least 100% R.O.I, with the potential for even higher returns based on the success of the project.
2. **Property Investment Opportunity:** Investors will have the exclusive chance to purchase property within the estate at a 10% discount, with an average return of ₦20 million in value.
3. **Reputation and Trust:** Our team, consisting of OluJonwo Obasanjo (real estate expert) and Michael King (tech visionary), is committed to delivering this world-class project. With a track record of success and a reputation to uphold, we are fully dedicated to bringing this project to life.
4. **Long-Term Success:** We are positioning Tech City to be a leader in Nigeria's real estate market, appealing to high-net-worth individuals, entrepreneurs, and tech professionals. With the backing of the right partners, this project has the potential to become a significant landmark development.



Tech City Team

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Tech City: Nigeria's Mini Silicon Valley

A futuristic community designed for tech enthusiasts, entrepreneurs, and young professionals, offering:

- Affordable luxury living
- World-class facilities (high-speed internet, reliable power, transportation)
- Family-friendly amenities
- 45-minute drive to Lagos, 2-minute drive to train station

The ultimate destination for innovators and game-changers.



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The image is a composite of several elements. At the top left, there is a graphic for a real estate project. It features a modern two-story house with a blue and white facade, surrounded by tropical foliage and birds. Below the image is the text "LAUNCHING PHASE II" and "DOWN TO VILLE". To the right of this is a photograph of a modern, multi-story residential building with a white and orange exterior, parked cars in front, and tropical plants. In the center, an open brochure for "NHBRC" is shown. The left page has a large graphic of a building with the word "RADITORO" written on it. The right page contains text and small circular icons. At the bottom right, there is a red book icon with the Chinese characters "小红书" and a QR code below it.

LAUNCHING PHASE II

DOWN TO VILLE

COMPANY PROFILE

NHBRC

RADITORO

2010

10

小红书

小红书号: NBSUN2022

