



Mc-Allen

RESIDENCE

SHOMOLU



WELCOME TO AFFORDABLE LUXURY



Development by **ONE MILLION LANDLORD**

SHOMOLU

Shomolu is surrounded by a number of diverse communities, including Anthony, Obanikoro, Bariga, Akoka, Onipanu, Pedro, and Igbari.



Mc-Allen

Residence

A t t h e p e r f e c t l o c a t i o n !

Mc-Allen Residence is located in Shomolu, Lagos, making it perfectly situated in a serene environment with all the necessary amenities and close proximity to major infrastructure. This creates a harmonious balance of modern living and convenience.





Luxury Amenities:



24/7 Clean
Borehole Water



24/7
Security



Pop and Screeded
Walls



Fitted
Kitchen Cabinets

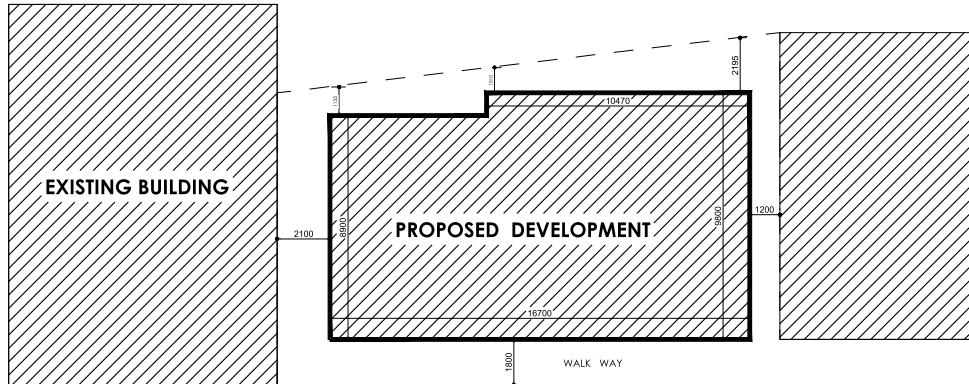


Ample Parking
Space



High Rental and
Capital Appreciation

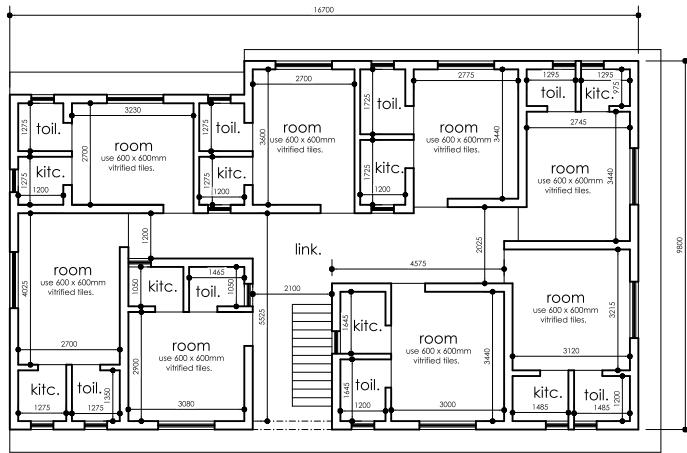
Delivery Period: April 2025



SITE PLAN.



REF: DST/HORGEY
/2024



GROUND FLOOR PLAN.



REF: DST/HORGEY
/2024



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FIRST FLOOR PLAN.



REF: DST/HORGEY
/2024



FRONT VIEW.



JAB DESIGN
CONSULTANT
Architectural design and civil engineering services
NO. 10, BADAN STREET ESTATE-EPEA
LAGOS STATE.
Tel: 08022264702, 08137382890
Email: ibangbogomu@yahoo.com

REF: DST/HORGEY
/2024



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RIGHT SIDE VIEW.



REF: DST/HORGEY
/2024

STUDIO APARTMENT



PRICE

N8M

17years Longlease

ONE BED APARTMENT



PRICE

N13.5M

17years Longlease

PAYMENT PLAN

3 month - Interest rates of 10%

50%

1st month

30%

2nd month

30%

3rd month

6 month - Interest rates of 20%

30%

1st month

30%

2nd month

15%

3rd - 6th
month

1 year - Interest rates of 40%

20%

1st month

12%

2nd - 6th
month

10%

7th - 12th
month

PROPERTY MANAGEMENT

Interested in investing, don't worry, **Mc-Allen Residence** has got you covered! Just sit back and relax as we take care of everything related to your investment, whether its short-term letting or traditional renting. Our customized property management solution will meet all your needs!

Ground Floor
Up Floor

	STUDIO APARTMENT	ONE BED APARTMENT
Ground Floor	N8M	N13.5M
Up Floor	N8.250M	N13.750M

BENEFITS OF PURCHASING MC-ALLEN RESIDENCE FOR AN INVESTMENT PURPOSE

RENTAL INCOME

Mc-Allen Residence presents a fantastic opportunity to earn consistent rental income from tenants.

CURRENT RENTAL VALUE:

Studio:	1m per annum
One Bed:	1.7m per annum

PROPERTY APPRECIATION

Over time, the value of the property is likely to increase, allowing investors to make a profit when selling.

PASSIVE INCOME

By investing in Mc-Allen Residence, investors can enjoy a passive stream of income without actively working for it.

TITLE DOCUMENTS

Please note that there is a 2 month moratorium period if the project is not completed.

Upon completion of payment, you will receive;

Letter of offer

Receipt

Letter of Allocation

Delivery form

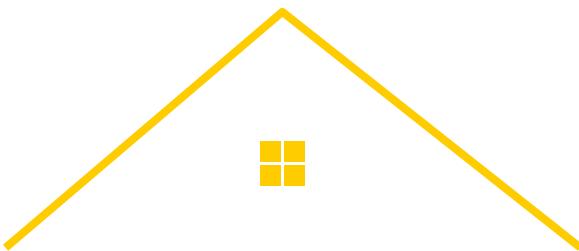
Deed of Sub-Lease

All other important fee:

- 5% Legal Fee
- Insurance Fee N50,000 (One Year)
- Service charge



THANKS



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SHOMOLU