

REAL
ESTATE
LENDING



25%
TYPICAL
RETURNS



WITH A CHANCE TO WIN A BRAND NEW 4 BEDROOM TERRACE HOUSE. Plus 2 winners of ₦1,000,000, 10 winners of ₦250,000, 25 winners of ₦100,000, each

Hurry! Don't Miss Out Investments are open for a limited number of investors. Invest online at www.peinrealty.com/promo with a chance to WIN one of the 4 bedroom terrace duplex.

THE ROYAL RESIDENCE BROCHURE

INVESTORS PACK

CREATED BY PEIN

THE ROYAL RESIDENCE

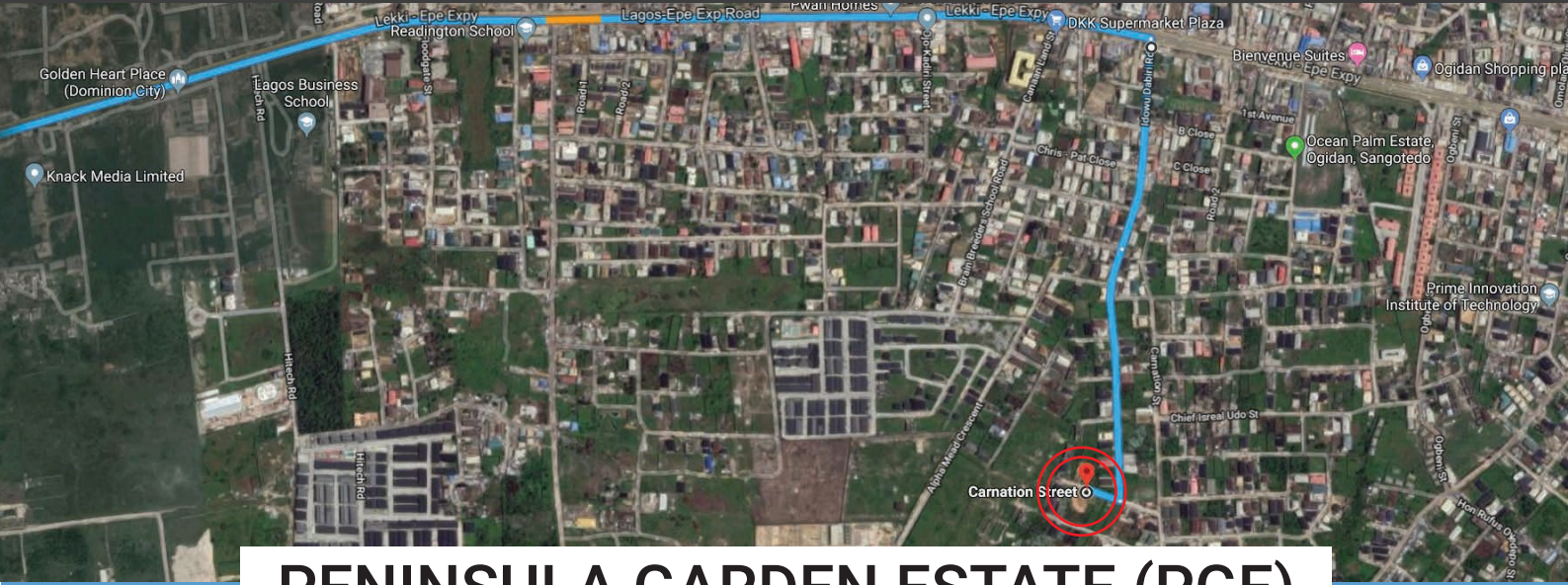
A Development of 19 New Homes set within Peninsula Garden Estate.

**A Unique Investment Opportunity.
Creating Wealth Through Property Development.**

Executive Summary

Royal Residence- A Development of New Terraced and Detached Homes A Unique Investment Opportunity

THE AREA



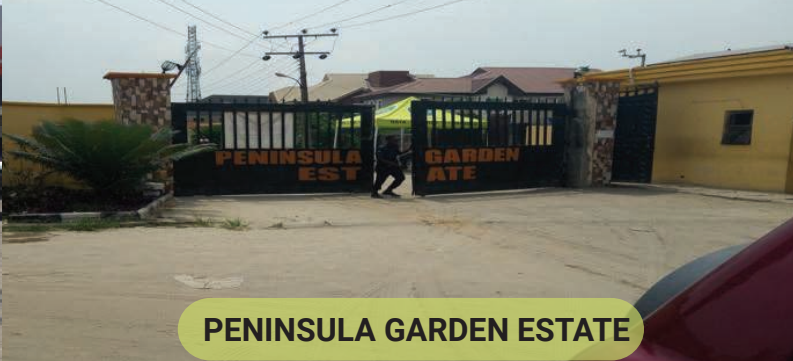
PENINSULA GARDEN ESTATE (PGE)

Peninsula Garden Estate is quiet residential gated Estate, within the Lekki-Ajah axis. The stakeholders have come in unity to provide Interlocked Road Networks with Drainage, street lights, transformer and 24-hour security provided by uniformed estate security Personnel and Mobile police post stationed within the Estate. The estate is constantly being improved by stakeholders, hence the steep annual growth and demand in property prices.

Buildings within the Estates are mainly detached houses, with majority of owner/occupier based overseas. The estate boasts close proximity to VGC, Lagos Business School, Shoprite, Blenco Supermarket, the Lekki-Epe Express Road, giving the best of both worlds.



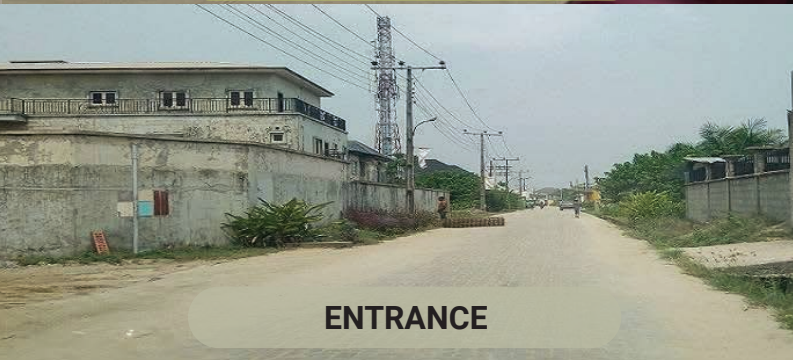
BLENCO SUPERMARKET



PENINSULA GARDEN ESTATE



NOVARA/SHOPRITE



ENTRANCE



VICTORIA GARDEN CITY



LAGOS BUSINESS SCHOOL

ROYAL RESIDENCE-A UNIQUE INVESTMENT OPPORTUNITY

SITE OVERVIEW

ROYAL RESIDENCE

A UNIQUE SITE MANY STORIES

This striking development is set to become a new landmark for luxury living within the Lekki/Ajah axis, offering 17 highly specified 4 bedroom Terrace houses sitting 4000sqm (most developers would have built 25 plus units on same land size) plus 2 units 4 bedroom detached houses on 669sqm X 2. An ideal location and development for families to call home, interlocked road from express to site, located at Bluebell Close (to be interlocked by PEIN).

Set within the quiet Peninsula Garden Estate and close proximity to VGC, Lagos Business School, Shoprite, Blenco Supermarket, the Lekki-Epe Express Road, giving the best of both worlds.



PROPOSED ROYAL RESIDENCE SITE



PROPOSED 2 X 5 BED DUPLEX SITE



PROPOSED ROYAL RESIDENCE SITE

2 X UNITS OF DETACHED 5 BEDROOM HOUSES

- > 5 bedroom detached duplex.
- > 5 bath, 6 toilet and fitted Kitchen
- > Interlocked compound
- > Underground power supply
- > Intercom and CCTV
- > Borehole and Overhead tank
- > Sewage and drainage
- > Security House
- > Uniform external wall painting
- > Compound set 15 inch above external drainage

ROYAL RESIDENCE SPECIFICATION

- > 4 bed terrace duplex, 4 bath, 5 toilet, fitted kitchen
- > Swimming pool and Play area
- > Interlocked road network
- > Underground power supply
- > Intercom and CCTV
- > Treated water
- > Sewage and drainage
- > Uniform security guard
- > Uniform external wall painting
- > 24 hrs light through solar power and Generator

THE ROYAL RESIDENCE



FRONT VIEW APPROACH

BACK VIEW APPROACH



UPPER FLOOR

ROYAL RESIDENCE-A UNIQUE INVESTMENT OPPORTUNITY

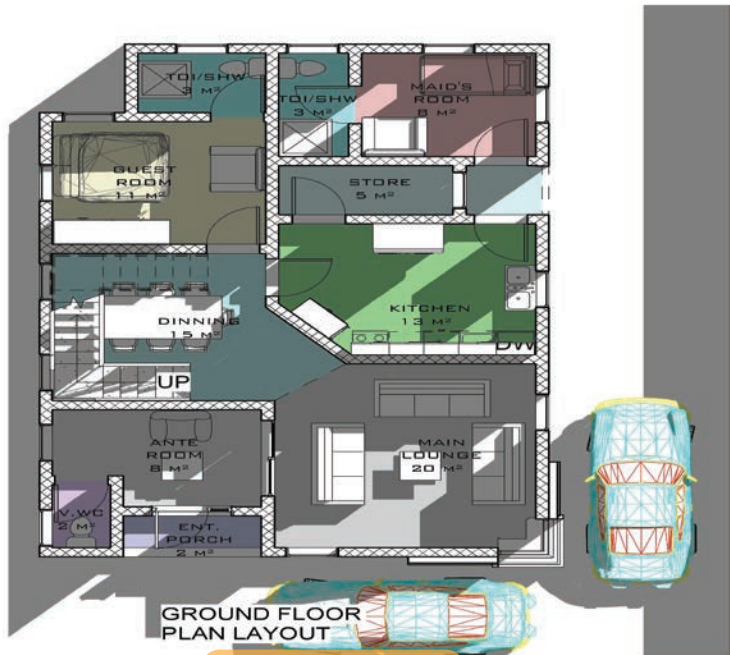
2 UNITS OF DETACHED DUPLEX



ARIAL VIEW



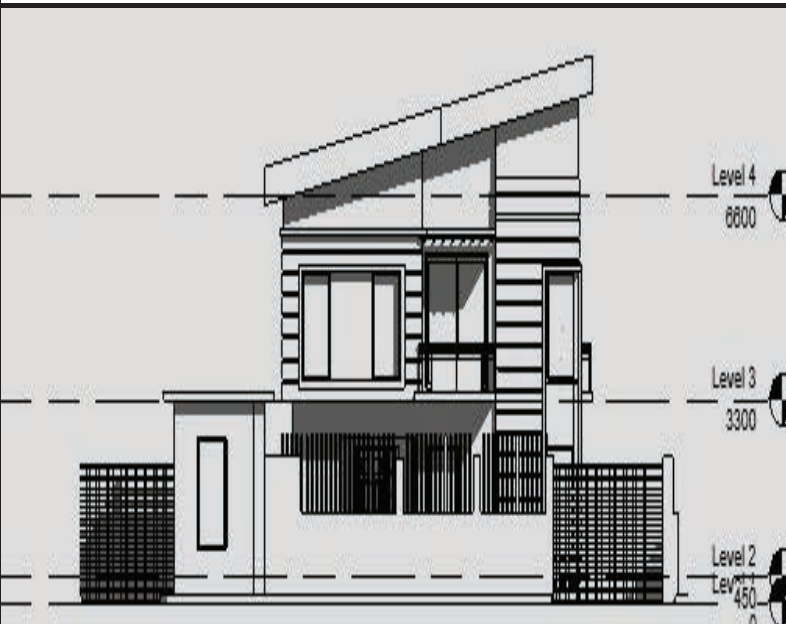
FRONT VIEW



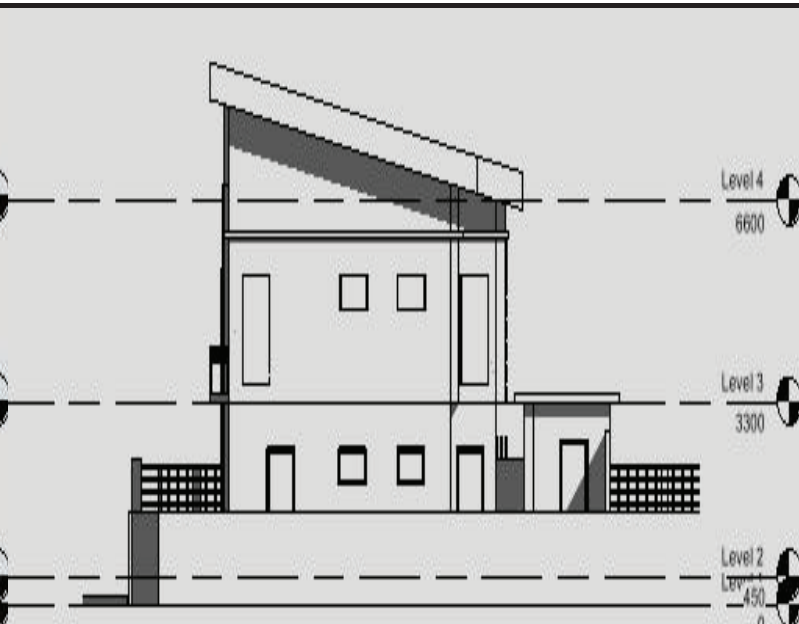
GROUND FLOOR



FIRST FLOOR



FRONT APPROACH VIEW



REAR APPROACH VIEW

KEY POINTS

- > A development of luxury finished 17 units of 4 bedroom Terrace Houses & 2 units of 5 Detach Houses, within Peninsula Garden Estate-Ajah
- > An extremely attractive fixed return of up to 25% per annum on your investment.
- > Lucky Lender Raffle Entry with a chance to win a unit of the 4 Bedroom Terrace duplex , plus ₦1,000,000 X 2 winners, ₦250,000 X 10 winners, ₦100,000 X 25 winners Closes 3rd of November 2018. Promo closes early, immediately target amount is met.
- > Interest accrues from loan Note Issue date
- > Seeking to raise ₦300 million only to finance Royal Residence development for onward sale
- > Investors are paid on a pro rata basis and the Developer and landowner are the last to be paid
- > Upon sale of the development it is anticipated that every ₦1million will attract a profit of ₦200,000 (in addition to the Capital).
- > Minor Raffle will be drawn at a live event on Sunday 4th of November 2018 in the presence of Investors (transparency)
- > Grand Raffle will be drawn at a live event on Saturday 30th of March 2019 in the presence of Investors (transparency)
- > Preliminary advertising of the homes, demonstrates strong buyer demand in the area at the prices stated
- > The Development is expected to be completed and sold within 12 months.

PEIN (BORROWER) INFORMATION

- > The Development works will be carried out by PEIN Contractors and payments will be made on a staged basis.
- > All works will be supervised by PEIN Director at key stages of the development including quality finishing
- > Preliminary advertising of the homes, demonstrates strong buyer demand in the area at the prices stated.

LENDING TO PEIN

Become an Investor in this project by Lending online at https://app.peinrealty.com/project_details/1, track your portfolio performance via real-time dashboards, manage your earnings and much more. And enter our raffle draw with a chance to win fantastic prizes.

GROSS DEVELOPMENT VALUE

UNITS	UNIT PRICE	TOTAL
17 Terrace Finished	From ₦43,000,000	₦731,000,000
2 Detached finished	₦50,000,000	₦100,000,000
GROSS DEVELOPMENT VALUE		₦831,000,000

GROSS DEVELOPMENT COST

LAND COST(1 acre for terraces plus 1 plot for det. Duplexes)	₦175,000,000
GOVT. CHARGES + PERMIT	₦4,000,000
BUILDING WORKS	₦290,000,000
ROADS AND SEWAGE	₦10,000,000
PROFESSIONAL FEES	₦35,000,000
MISCELLANEOUS	₦10,000,000
TOTAL	₦524,000,000

DEVELOPMENT FINANCIAL INFORMATION

GROSS DEVELOPMENT VALUE	₦831,000,000
GROSS DEVELOPMENT COST	₦524,000,000
GROSS DEVELOPEMNT PROFIT	₦307,000,000
LENDERS MAXIMUM PROFIT	₦70,000,000
₦23m PROMO UNIT CONTRIBUTION +₦7m(37 CASH PRIZE WINNERS)	₦30,000,000
LIVE DRAW EVENT HOSTING	₦3,000,000
PEIN/LANDOWNER PROFIT	₦204,000,000

STATISTICS

Total number of Loan Notes being offered for subscription are as follows:

Term(Year)	Loan Notes Offered	Issue Price Per Loan Note	Interest (%)	Lucky Lender promo ticket
1	100	₦250,000	18	1
1	100	₦500,000	20	2
1	225	₦1,000,000	25	4
TOTAL	425	₦300,000,000		

Net proceeds of the Offer receivable by PEIN ₦300,000,000

EXPECTED TIMETABLE OF PRINCIPAL EVENTS

LOAN NOTE SUBSCRIPTION startsOctober 3rd 2018
 LUCKY LENDER PROMO startsOctober 3rd 2018
 Lucky Lender promo ClosesNovember 3rd 2018
 LUCKY LENDER MINOR DRAW HELDNovember 4th 2018
 Construction CommencesNovember 6th 2018
 Loan Note Subscription ClosesDecember 23rd 2018
 LUCKY LENDER GRAND DRAW HELDMarch 30th 2019
 Last Lenders Payment date (maturity date)..December 23rd 2019



ASSET BACKED INVESTMENT

**INVEST
FROM
₦250,000**
**Typical
Returns
up to
25%**



**WITH A
CHANCE TO
WIN A
BRAND NEW
4 Bed House,
₦1m x 2,
₦250k x 10,
₦100k x 25.**



Prudential Estate Investors Network (PEIN)

Name: _____

Address: _____

Phone: _____

Prudential Estate Investors Network (PEIN)

Name: _____

Address: _____

Phone: _____

Prudential Estate Investors Network (PEIN)

Name: _____

Address: _____

Phone: _____

Prudential Estate Investors Network (PEIN)

Name: _____

Address: _____

Phone: _____

Lucky Lender Promo (LLP)

Grand Prize: Luxury 4 bed Terraced House
Runner Prize: ₦500,000 X 20 Lenders
Ticket No: 1234

Raffle drawn 9th February 2019 at: The Royal Residence Development,
Peninsula Garden Estate, Ogoomba, Ajah, Eti-Osa Local Government Area, Lagos State

Ticket No: 1234

Random raffle tickets entry ends 3rd of November 2018
Minor Draw will be held 4th of November 2018.
Grand Draw will be held 30th March of 2019.

Lucky Lender Promo: Return on Investment

₦250,000 investment

18% ROI

Qualifies for 1 Raffle

Ticket

₦500,000 investment

20% ROI

Qualifies for 2 Raffle

Ticket

₦1,000,000 investment

25% ROI

Qualifies for 4 Raffle

Ticket



**THIS OPPORTUNITY IS AVAILABLE EXCLUSIVELY VIA
PRUDENTIAL ESTATES INVESTORS NETWORK**



Contact our support team on:



09054444464 OR 09054444474



support@peinrealty.com



www.peinrealty.com

LEND. BUILD. REPAY