

REAL  
ESTATE  
LENDING



25%  
TYPICAL  
RETURNS



# NUGENT COURT

A Development of a Block of 4 units of 3 Bed ensuite flats at Greenland Estate. A Unique Investment Opportunity.

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

## Executive Summary

# SITE OVERVIEW

## PROJECT STAGE



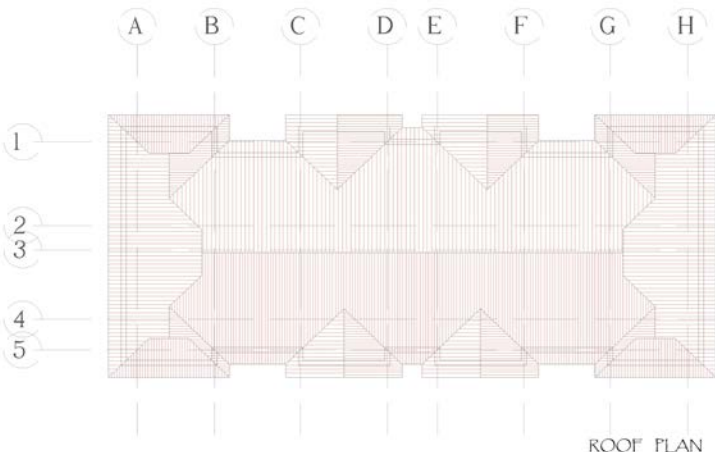
## PROJECT AT DECKING STAGE





# THE DEVELOPMENT

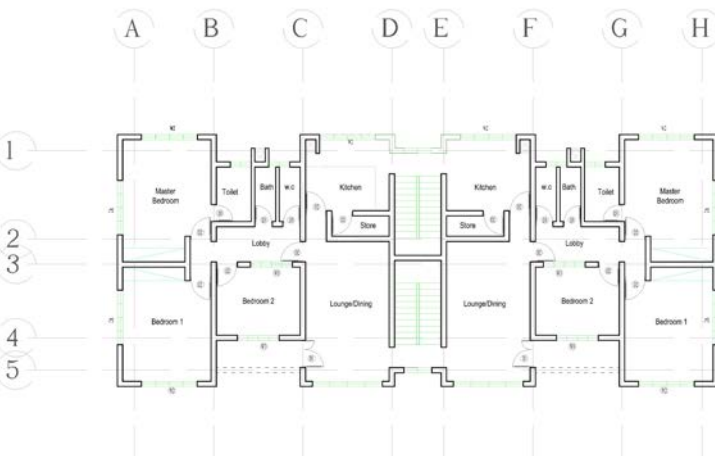
- > A development of 4 new luxury 3 Bedroom Flats at Greenland Estate -Ajah
- > Land title : Governor Consent is under process
- > Issuing 35 Loan Notes at ₦1,000,000 each.
- > Upon sale of the development it is anticipated that each Loan Note will attract a profit of ₦200,000 (in addition to the initial investment)
- > The Profits made will be paid to Loan Noteholders on a pro-rata basis, before Landowner/Developer will be paid.
- > This would represent an extremely attractive return of 25% on your investment.
- > The Development is expected to be completed within 12 months.



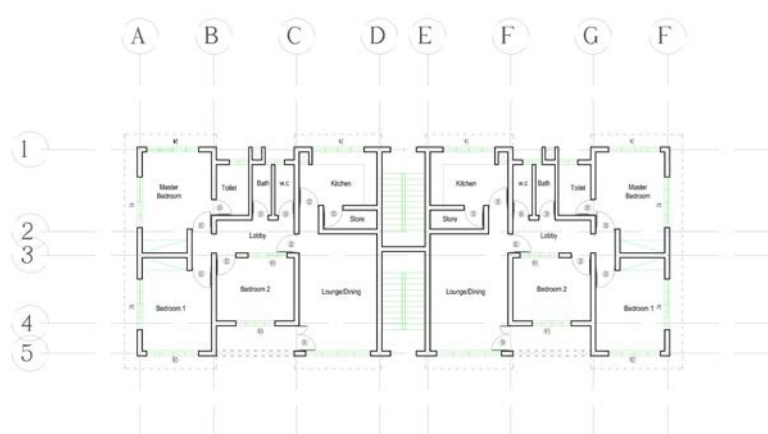
ROOF PLAN



APPROACH VIEW



UPPER FLOOR PLAN



GROUND FLOOR PLAN



# DEVELOPMENT 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 Sales
- > Preliminary advertising of the homes, demonstrates strong buyer demand in the area at the prices stated.

## PURCHASING LOAN NOTES

Loans in Nugent Court are now available to purchase through our platform

[https://app.peinrealty.com/project\\_details/2](https://app.peinrealty.com/project_details/2) or send us an email at [investor@peinrealty.com](mailto:investor@peinrealty.com) or call 09054444464 or 09054444424.

## GROSS DEVELOPMENT VALUE

UNITS	UNIT PRICE	TOTAL
4	₦30,000,000	₦120,000,000

## GROSS DEVELOPMENT COST

CURRENT PROJECT VALUE	₦30,000,000
BUILDING WORKS TO COMPLETION	₦35,000,000
PROFESSIONAL FEES	₦6,000,000
MISCELLANEOUS	₦2,000,000
TOTAL	₦73,000,000

## DEVELOPMENT FINANCIAL INFORMATION

GROSS DEVELOPMENT VALUE	₦120,000,000
GROSS DEVELOPMENT COST	₦73,000,000
GROSS DEVELOPEMNT PROFIT	₦47,000,000
LENDERS PROFIT	₦8,750,000
PEIN/LANDOWNER PROFIT	₦38,750,000

## SPECIFICATION

- > 4 units 3 Bedroom flats
- > All rooms ensuite
- > Visitors Toilet
- > Intercom and CCTV
- > Treated water, Sewage and drainage
- > Generator
- > Solid 7 Plank foundation, giving very good height above external drainage and roads.

## NUGENT COURT SITE OVERVIEW

Set within Greenland Estate, with outstanding homes, the development is within close proximity to VGC, Lagos Business School, Shoprite, and the Lekki-Epe Express Road.



# REAL ESTATE INVESTMENT

**35  
LOAN  
NOTES  
AVAILABLE  
AT  
\$1,000,000  
EACH**



**With a  
Returns  
of  
25%  
Within  
12  
Months**

## **SUBSCRIBE FOR NUGENT COURT LOAN NOTES OFFERING- NOW**

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**Contact our support team on:**



**09054444464 OR 09054444474**



**support@peinrealty.com**



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**LEND. BUILD. REPAY**

NUGENT COURT-A UNIQUE INVESTMENT OPPORTUNITY

