



THE GROSVENOR BROCHURE

INVESTORS PACK

CREATED BY PEIN

THE GROSVENOR

LUXURY DETACHED HOMES. BANANA ISLAND, IKOYI, LAGOS

LENDING OPPORTUNITY, PHASE 1

STRICTLY PRIVATE & CONFIDENTIAL

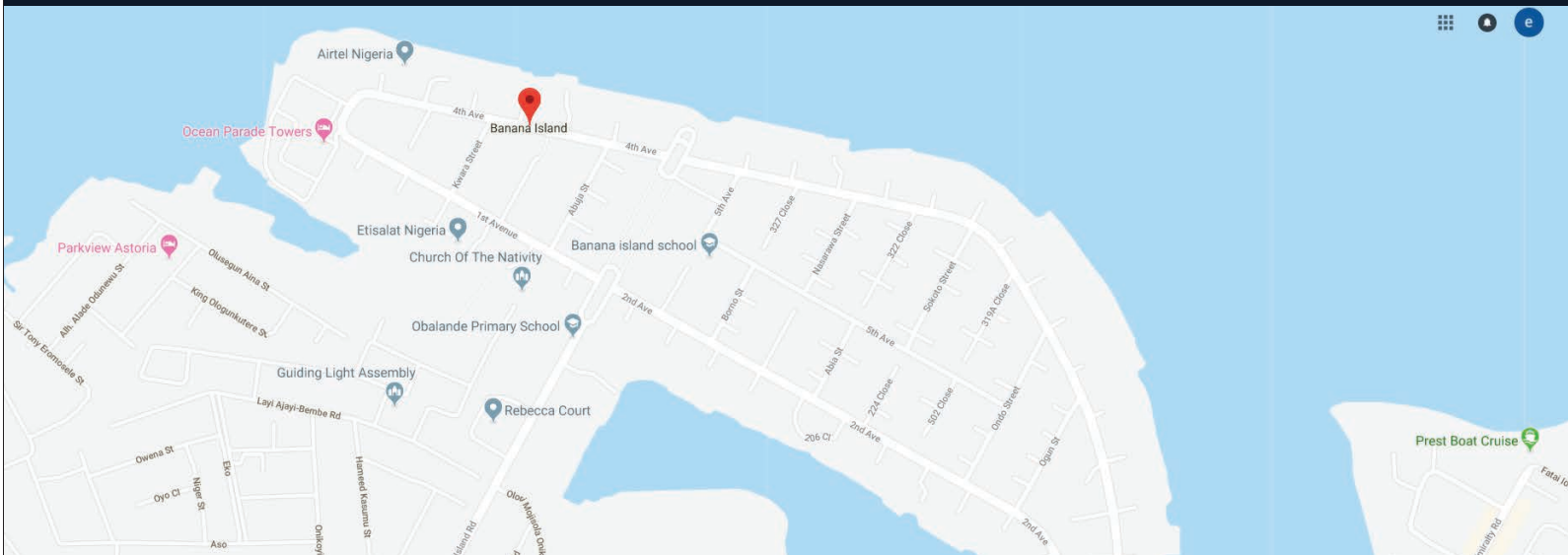
Executive Summary

**REAL
ESTATE
LENDING**



**30%
TYPICAL
RETURNS**

THE AREA



BANANA ISLAND

Banana Island is a highly desirable estate for the affluent in the Ikoyi area of Lagos State. It is the most expensive estate in Lagos and indeed Africa. Late Chief Adebayo Adeleke, CEO of then City Property development Limited, is the brainchild behind what is today called Banana Island. Chief Adeleke wanted to create a development which would replicate the status of the world trade centre to New York on the island. Unfortunately due to various challenges his plans never came to fruition and the new developers decided to maximize the returns in the area by sand filling the entire area of over 1.6million sqm into the shape of a banana, hence the Name Banana Island.

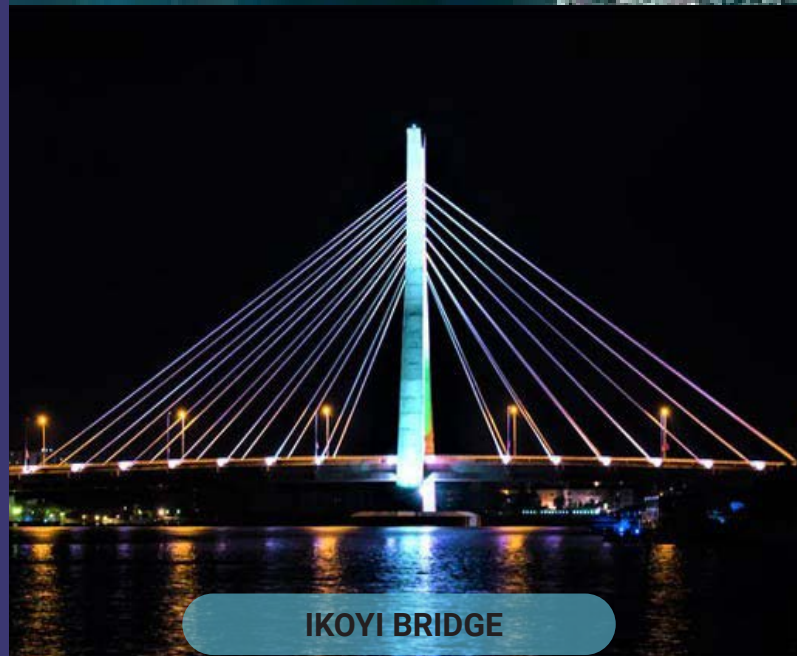
Today, most of Banana Island is built on with prestigious housing to suit the super wealthy, known for its opulent wealth; unlike some nearby areas of Ikoyi, Victoria Island, Lekki Phase 1 or Ikeja GRA, it has never lost its affluent status.

With a good range of amenities in the form of underground electrical power supply, treated water supply, very tight security, good road network supply networks, 24 hour-electricity supply , a central sewage system and treatment plant.

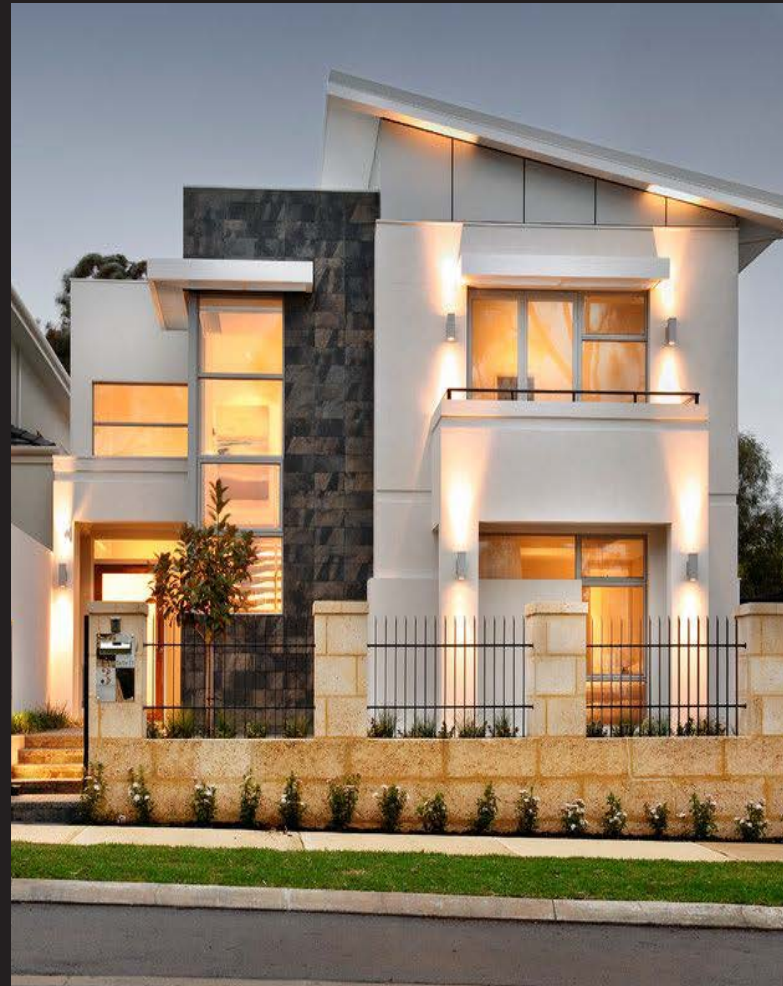
Residential developments in Banana Island are considered to be 'resilient'in terms of property



SATELITE VIEW



IKOYI BRIDGE



THE OPPORTUNITY

Here is an opportunity to earn 30% net p.a. by investing in a fixed return loan note, which will help enable a new build development of three detached luxury family homes, THE GROSVENOR, situated in Banana Island, Ikoyi.

THE GROSVENOR Is a development of 3 X exceptionally designed detached house of 2 X 5 bedrooms and 1 X 6 bedrooms that will result in a landmark building for Banana Island.

We have deposited ₦100,000,000 and seeking to raise ₦1.1 billion phase 1 Loan Notes offer to complete purchase scheduled for 10th December 2018. The subject site is 2400sqm in size, which will be split into three plots as follows; Plot 1 planned for 5 bedrooms on 700sqm, plot 2 planned for 5 bedrooms on 700 sqm and plot 3 planned for 6 bedrooms on 1000sqm. These family homes will enjoy being situated on the edge of this Exclusive Estate with uninterrupted Ocean views across Ikoyi and Lekki Phase 1. To maximise this lovely outlook, each unit will have bi-fold doors opening onto a large private swimming pool, which is likely to be a key selling point.

Each unit is to be constructed to a high standard with good quality fixtures and fittings throughout, together with a contemporary style. The properties will have accommodation over two floors and Prices to range from around ₦700,000,000 to ₦900,000,000 producing a combined GDV of ₦2,300,000,000

Investors interest calculation will commence 12th December 2018 for funds received by 4pm Nigerian time 12th of November 2018. Funds received post this date and time will have their interest calculation commence 30 days from receipt of funds, with funds received post 4pm Nigerian time being deemed as being received the next day. Please also note if you apply to invest by bank transfer, you are obliged to send funds within 24 hours - failure to do so may lead to your investment application being cancelled. Funds sent by bank transfer are verified in business hours only, so funds sent on a Saturday would not be verified in until the next working day.

The local property market is buoyant and whilst being price sensitive, these properties should attract a wide audience for its design, build and finishing, which is exciting the local agents as well.

Our contractors are known to be experienced in building such new build projects and, therefore, we have confidence in their ability to complete the project on time and on budget.

INVESTMENT SUMMARY PHASE-I

- > A development of luxury finished 2 units of 5 bedroom and 1 unit of 6 bedroom detached Houses with swimming pool
- > Minimum Investment: ₦1,000,000
- > Interest Rate Payable: 30% p.a. pro-rata
- > Calculation Start Date: 21st of December 2018 for funds arriving by 4pm 12th of November. For funds arriving post that date and time, interest will be calculated 30 days from receipt of funds.
- > Gross Development Value: ₦2,300,000,000
- > Target Investment: ₦1,400,000,000 over two phases
- > Phase 1 Target: ₦1,100,000,000 (phase 1 funds to be used to fund the land purchase, perfection of documents, professional costs and start of build costs)
- > Phase 2 Target: ₦300,000,000 will go ahead only if we cannot find a suitable buyer in time for other properties for sale.
- > The Development is expected to be completed and sold within 12 months.

REPAYMENT AND EXIT

The units will be sold on the open market. The local property market is buoyant and whilst being price sensitive, these properties should attract a wide audience for its unique contemporary design and quality of finishing will be an appeal to any discerning buyer. Potential early repayment are contingent upon a successful fund-raise and implementation of the business plan.

We believe, we have a high quality scheme in a popular location and expect to sell the quality detached houses within 6-12 months.

It is estimated that it will take approximately 6 months from the start of the build to complete the development works, but this timescale is an estimate only and may change.

Phase 2 fund raising is subject to the sale of our listed properties for sale and if this pulls through, there would be no further fund raising phases, as there would be funds available to fund build costs. Investor's capital and interest could be paid at this point.

Either way we anticipate returning capital to phase 1 investors in Q4 2019. Capital will be paid out on a first in first out basis and if multiple investments are made, your capital for each investment may be repaid at a different time.

Please note there is no fixed repayment date for capital or interest. All timescales are estimates only, and payment of capital and interest depends, on the development being complete and all sales made.

Investors will be emailed when their capital is due to be paid to them. Interest will be paid at a later date after all capital has been repaid. Interest will be calculated up to the date your capital is repaid to you.

Interest across all phases will be paid at the end of the development when all units are finished and all sales have been completed. Please note this may mean your interest is paid sometime after your capital.

There is a risk that the development and/or sale of the site components may take longer than anticipated.

Repayment/interest payments are in the following order of priority, as the properties are sold:

- 1.All capital is repaid to investors in the order it was received
 - 2.Interest is paid to investors in the order investment was received
 - 3.Once investors have been fully paid the profits are distributed to the developer
- PEIN reserve the right to repay investors earlier than estimated if it becomes possible to do so.

PEIN (BORROWER) INFORMATION

- > The Development works will be carried out by PEIN Contractors and payments made on a staged basis.
- > PEIN has deposited a ₦100,000,000 towards site purchase.
- > 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/3, 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
1 Detach house	₦900,000,000	₦900,000,000
2 Detach houses	₦700,000,000	₦1,400,000,000
GROSS DEVELOPMENT VALUE		₦2,300,000,000

GROSS DEVELOPMENT COST

LAND COST(2400)	₦1,200,000,000
BUILDING WORKS	₦280,000,000
PROFESSIONAL FEES	₦90,000,000
ESTATE FEES	₦20,000,000
GOVT. CHARGES + PERMIT	₦15,000,000
LEGAL FEES	₦5,000,000
MISCELLANEOUS	₦60,000,000
TOTAL	₦1,670,000,000

DEVELOPMENT FINANCIAL INFORMATION

GROSS DEVELOPMENT VALUE	₦2,300,000,000
GROSS DEVELOPMENT COST	₦1,670,000,000
GROSS DEVELOPEMNT PROFIT	₦730,000,000
LENDERS MAXIMUM PROFIT	₦329,000,000
PEIN/LANDOWNER PROFIT	₦401,000,000

STATISTICS

Total Loan Notes being offered for subscription are as follows:

Term(Year)	Loan Notes Offered	Issue Price Per Loan Note	Interest (%)	Phase
1	1100	₦1,000,000	30	1
1	300	₦1,000,000	30	2
TOTAL	1400	₦1,400,000,000		

Max. Net proceeds of the Offer receivable ₦1,400,000,000

EXPECTED TIMETABLE OF PRINCIPAL EVENTS

PHASE 1: 1100 LOAN NOTE UNITS SUBSCRIPTION starts

....October 3rd 2018

LAND PURCHASE COMPLETED10th December 2018

CONSTRUCTING PREPARATION COMMENCESDecember 17th 2018

PHASE 2 STARTS OR CANCELLED December 10th 2018

CONSTRUCTION COMMENCES January 7th 2019

OFF PLAN MARKETING COMMENCESJanuary 7th 2019

Last Lenders Payment date (maturity date) December 12th 2019



REAL ESTATE INVESTMENT

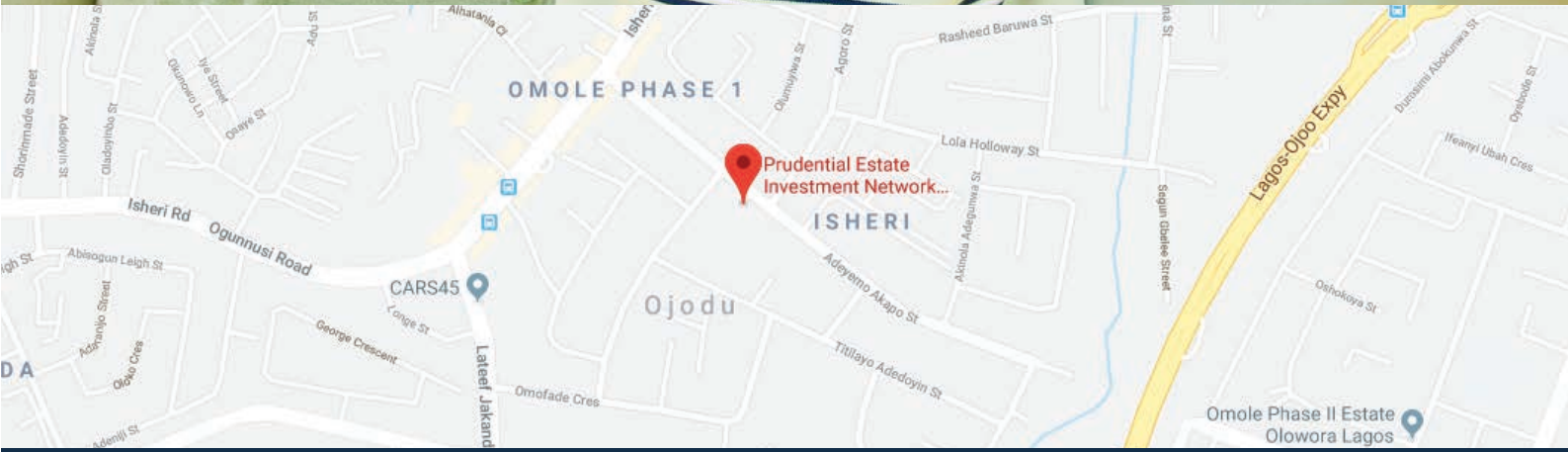
**INVEST
FROM
₦1,000,000**

**Typical
Returns
up to
30%**



SUBSCRIBE FOR THE GROSVENOR LOAN NOTES OFFERING- NOW

Become a partner in this project by
Lending online at www.peinrealty.com,
track your portfolio performance via
real-time dashboards, and manage your
earnings and much more.



**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

THE GROSVENOR-A UNIQUE INVESTMENT OPPORTUNITY

