



Meeting Agenda

- **1. REAL ESTATE DEVELOPMENT**
- 1.1. Development of Affordable housing project at Rustik Estate Bamishi II Extension, Kuje Abuja. Rustik Estate is located at Bamishi II Extension, Kuje, Abuja and is spread over 8 hectares of land which is about a 15 minute drive from Nnamdi Azikwe International Airport and 20 minute drive from Abuja Central-Business District respectively.
- The Estate consists of 42 blocks of flats. Some blocks are in pairs while others stand alone. Each block is 3 stories high in order to reduce the cost of infrastructure per flat. There are 440 nos. of 2 bedroom flats and 176 nos. of 3 bedroom flats making a total of 616 flats on the property

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Cost & Revenues For All 616 Flats in Rustik Estate					
Item	No of Units	Rates	Total Cost	Sale Price/Unit	Total Revenues
2 Bedroom Flats	440	9,421,591.08	4,145,500,074.65	17,500,000.00	7,699,999,999.79
3 Bedroom Flats	176	12,248,068.40	2,155,660,038.82	21,800,000.00	3,836,799,999.92
Infrastructure & Preliminaries			454,042,040.66		
Totals	616		6,755,202,154.13		11,536,799,999.71
Add:					
Land & Construction soft costs			325,000,000.00		
Project Cost			7,080,202,154.13		
Profit of 63%					4,456,597,845.58

MILESTONES TO GUIDE FUNDS DISBURSEMENT FOR 96 FLATS (PHASE ONE) - COMPLETION IN 52 WEEKS

ITEM	TIME FUNDS WILL BE REQUIRED		% OF TOTAL	AMOUNT
1st PAYMENT- (FOR FOUNDATIONS UP TO 1st FLOOR SLABS)	As Commitment before Start		25%	301,651,718.92
2nd PAYMENT- (TO 2nd FLOOR SLABS)	At 15 Weeks	after Start	20%	241,321,375.14
3rd PAYMENT- (TO 3rd FLOOR SLABS)	At 25 Weeks	after Start	20%	241,321,375.14
4th PAYMENT- (TO TAKE WORK TO ROOF LEVEL)	At 35 Weeks	after Start	25%	301,651,718.92
5th PAYMENT- (TO FINISH ALL WORKS & HANDOVER)	At 44 Weeks	after Start	10%	120,660,687.57
TOTAL			100%	1,206,606,875.68



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Loan Requirement: \$2.0m for the first phase of development in 15 months. The financing will attract 40% in 15 months.

This has huge prospect because of location, high prospects for off-takers and fixed asset coverage of beyond 2.

Possible loan conditions.

1. The projects to take FX risk.
2. Provide Project Management to ensure project delivery.
3. Take project assets and maybe additional fixed land assets as collateral.
4. Treat loan as senior debt with priority for debt repayment.

Some additional steps to take.

1. Recruit marketing company to sale house to diasporas in US and Europe.
2. Set up internet platform to ensure global marketing and sales prospect.
3. Drive project offering process from US to provide sense of credibility and professionalism.
4. Ensure intervention in supply chain management to reduce project cost.
5. Use the project to secure foothold in housing provision and creation of smart housing, by leveraging on digital technologies and renewable energy to enhance security and energy management.

Comments and review of proposal submitted sent on a words document



CONCLUSION

- As a startup company with over thirty-five members in different countries, it is worthy of note that 3PL has young members for sustainability and succession. Team competence, capacity, and connection is spread in different countries of the world.
- The company is positioning to make significant impact in the economy and contribute to the industrialization of Nigeria and Africa.

Prayer

We at 3PL hereby invite you to join us add value to 3PL as defined by the MOU.



THANK YOU!