



REAL ESTATE INVESTMENT AND DEVELOPMENT PROJECT



Contact Information



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Developers: **Gross Assets and Properties Ltd**
Sale and Marketing: **Bespoke Realtors (BTI) Principal**
Billionaire Realtors (BRG)
STUD Realities

About Us

We are Gross Assets and Properties Ltd, and we pride in what we do.

GROSS ASSETS & PROPERTIES LIMITED (the "Company") is duly registered under the laws of the Federal Republic of Nigeria. The Company was organized principally to achieve the following purposes:



Property
Development



Property
Investment



Property
Management



Property
Advisory Services

We are a privately owned asset and property management, development and investment company, operating in Lagos Nigeria with over 11 years' experience in the real estate industry. Our track record speaks for us as we have delivered authentic and rewarding property investment services to several individuals, corporate bodies and Real Estate Developers.

Why Real Estate Investment & Development Project



The Lagos - Ibadan Expressway, Epe, as well as the Sango – Owode Atan corridor is home to rapid development. There has been increasing demand for residential communities within these Axis. Our Residential projects are placed in a very strategic location where investment will attract a huge return up to 150% within a very short period of time.



Project Location 1 OWODE OFADA / EPE

Neighborhood

- 1. RCCG Redemption city
- 2. Nestle foods factory
- 3. IRE residential estates, Mowe
- 4. Yabatech polytechnic, Epe campus
- 5. Atlantic hall group of schools, Epe
- 6. Otedola college of education, Epe



Otedola College of Education, Epe



Nestle foods factory, Owode Ofada



RCCG Redemption City



Yaba College of Technology, Epe



Project Location 2 **OWODE ATAN OTA.**



Bells University of Technology, Ota



Honda Manufacturing Company
Ota/Idiroko Expressway



Covenant University, Ota

Neighborhood

1. The Bells University
2. Covenant University
3. Honda manufacturing company
4. Living Faith Church (Winners Chapel)
5. Close proximity to international border of Nigeria / Benin republic



Investment Offer & Payment Plan

What we offer is an investment opportunity and development partnership on ANY of our estate project. This offer allows you venture into a premium real estate investment & development not known to so many, yet yielding amazing returns. This offer comes in three packs:

- **Classic - 1 Acre N 5,000,000**
- **Premium - 2 Acres N 10,000,000**
- **Elite - 5 Acres N 25,000,000**

These packs represent an investment in which you are required to buy a minimum of one acre of land (6 plots) and maximum 5 acres (30 plots) from any of the following Estate Projects.

- SB CRIB DELUX
- SANDTON ESTATES
- FARMSPACE ESTATE

Gross Assets and Properties Ltd will facilitate Development and Allocation Exercises, Bespoke Trade (BTI), as the Principal Sales and marketing partner will secure an irrevocable attorney to sell and will ensure resale of same land investments for profit within the space of 8 and 24 months depending on the pack subscribed to.

Expected Investment Returns

SIZE	INV-C	%REV	INV CYCLE	ROI	% COMM	TAX%	NET INC(N)	GAIN (N)
CLASSIC (1 ACRE)	N5M	100% (N10M)	8 MONTHS	N5M	30%	10	8,000,000	3,000,000
PREMIUM (2 ACRE)	N10M	120% (N22M)	12 MONTHS	N12M	35%	10	16,600,000	6,600,000
ELITE (5 ACRE)	N25M	150% (N62.5M)	18 MONTHS	N37.5M	35%	10	42,625,000	20,625,000

Note:

- INV-C# means Invested capital in Nigerian Naira
- REVENUE % mean expected Gross Income in percentage which translates to double the invested capital in Nigerian Naira
- INV cycle: Investment cycle means the period to which capital is invested up to the point where sales have been completed.
- ROI means the earnings recovered on invested capital
- COMM is sales agent / marketing fee charged on ROI
- TAX is statutory state levy or charge on ROI
- NET INCOME is total income after deductions on returns on investment
- GAIN is the net Profit

Payment Plan

TYPE	SIZE	AMOUNT	DEPOSIT	POSSESSION	DEVELOPMENT & SALES
CLASSIC	6 PLOTS	N5,000,000	70%	IMMEDIATELY	FROM 15 DAYS AFTER PAYMENT IS COMPLETED
PREMIUM	12 PLOTS	N10,000,000	50%	AFTER BALANCE	FROM 45 DAYS AFTER PAYMENT IS COMPLETED
ELITE	30 PLOTS	N25,000,000	50%	AFTER BALANCE	FROM 45 DAYS AFTER PAYMENT IS COMPLETED

Document

Investors will receive a receipt for payment, A contract of sale and Deed of Assignment upon completion of payment.

Sales Plan

Bespoke Trade and Investments (BTI), principal sales and marketing partner employs every sales and marketing medium (Billboard, TV, Radio, Google, Facebook, Instagram, partnership with other sales company in the real estate industry) to sell off the land investments at an agency fee from 30% - 40% on every unit sold.

Gross Assets will handle Development and Allocation Exercise.



Infrastructure



Title Documents

State Allocation
Governors Consent
Certificate of Occupancy
Registered Survey and Deed

FAQ

What is Real estate Investment and Development project about?

It is a residential development & investment program for real estate enthusiasts, which provides the opportunity to invest, own, develop and re-sell landed properties, for profit, over a short period of time.

Are the lands under the development / investment Project secured?

Yes, they are safe, no encumbrance of any kind. State Government Allocation is most preferred title, followed by these titles: excision, Governor's Consent, C of O, and registered deed of assignment and survey.

Who are the developers of the Estate development project?

Gross Assets and Properties Ltd

What development activity is expected?

- Sustainable landscape
- Custom internet ISP
- Interlocked & paved roads
- Estate gate
- Perimeter fencing
- Street light and CCTV
- Waste management plant
- Electricity
- Water treatment plant
- Commercial and recreational centers

If I subscribe as an investor, can I visit the estate while development is ongoing?

Yes, you are a partner on the project. You own portions of the property until it is sold and returns paid to you.

What are the investment packages available?

- * Classic at N5Million
- * Premium at N10Million
- * Elite at N25Million

What do I get after subscription?

Receipt, Contract of sale, Deed of Assignment, Allocation, ROI after sales has been executed.

What are the investment tenures?

- 8 months, 12 months and 18 months

Are there other partners on this project?

Yes, we have account and audit partners, sales and marketing partners, construction & engineering partners, logistics partners, and several other vendors.

How do I onboard?

Call an in-house representative or we reach out based on information provided

Request a presentation

Go for site inspection (or not)

Fill a short subscription form with necessary information

Pay

Receive necessary documents

Is this investment amount fixed? and for how long will this offer be open?

The amount to invest is not fixed, this can change any time due to increase in price of landed properties and construction materials. This offer is open till it is fully subscribed for.

Can I subscribe for more than a slot?

Yes

FAQ



**Amazing
returns up to
150%**

**Affordable
and flexible**

**Easy
sign up
process**

**No allocation,
survey,
development
fees**

**No title
perfection
stress**

- **Easy access to land before it is fully sold**
- **Ownership title on your name**
- **No sale stress.**
- **Relax and watch your money double with ease.**

Our Partners



BTI REALTORS



What customers are saying

I'm glad to be part of your client's. Your service before and during land allocation was so good, I'll always patronize Gross assets and refer as many people as possible. It's a pleasure to be part of this wonderful organization. More wins this year in Jesus name, Amen.

Kunle Oladosu

A friend introduced me to Gross Asset & Properties Limited and the offer was unbelievable!. One of the company partners enlightened me on the investment opportunities with the organization and I keyed into it. This is real and the transaction was transparent. I feel satisfied with the service received. I can recommend Gross Assets & Properties Limited to family and friends because they are reliable.

Oluwafemi Oyewunmi

Lagos

This company is highly recommended and I can assure, you will never regret dealing with them, because of this great company I have been able to acquire land in Ibeju Lekki, and in Ogun State. I look forward to doing more business with them.

Olushola Adigun

(One 2 Ten Production)

Comfort Serenity Style

