

Build anything. Anywhere in Abuja.

BUNGALOW

DUPLEX

1 TO 5 BED

FCDA APPROVED

Your project, your way — we design, we build, we deliver.

BUNGALOWS · DUPLEXES · 1 TO 5 BEDROOMS · 6 ABUJA LOCATIONS

PREPARED FOR:

Investors & Partners

Private Placement

Generic Offer

PREPARED BY:

Oasis Real Estate Development

Oasis Bauen Holdings

Abuja, Nigeria

CUSTOMISABLE OFFER



PRICED PER PROJECT · BASED ON BOQ COSTING

01 — AN INVITATION

Your vision. Our execution.

To the Investor,

Oasis Real Estate Development — a subsidiary of Oasis Bauen Holdings — presents this generic offer proposal for the construction of residential properties across six prime locations in Abuja, FCT.

Whether you need a single self-contained unit or a fleet of five-bedroom duplexes, we design, build and deliver to oil-and-gas execution standards. Every project is FCDA-approved, quantity-surveyed and backed by a comprehensive BOQ.

We welcome joint partnership arrangements — friends, families, syndicates. Payment terms, milestone structures and legal documentation can be agreed upon easily and captured in binding docs.

Upon agreement, we provide a bespoke financial model (xlsx) covering land appreciation, property valuation, rental income projections, mortgage and refinance scenarios, and full cashflow analysis.

This document presents average estimates. Your unique brief will receive a tailored proposal with exact BOQ pricing, design renders, and a project timeline.

AT A GLANCE

TYPES	9 variants
BEDROOMS	1 – 5
STRUCTURES	Bung + Dup
LOCATIONS	6 in Abuja
STANDARD	Oil & Gas
APPROVAL	FCDA
LAND	Yours or ours
PAYMENT	Milestones
PARTNERS	JV welcome
ESCROW	Secured
LEGAL	Ready
MODEL	xlsx on deal

Oasis Real Estate Development

THE DEVELOPER

02 — EXECUTIVE SUMMARY

One unit. Any size.

Average economics across 9 product types · multiply for scale

<p>AVG BUILD COST</p> <p>₦50M</p> <p><i>Per unit · across 9 types</i></p>	<p>AVG ANNUAL RENT</p> <p>₦4.4M</p> <p><i>Year 1 · location varies</i></p>	<p>AVG DURATION</p> <p>9 months</p> <p><i>Build time · type varies</i></p>
--	---	---

TYPE	BUILD	RENT/YR	MONTHS	YIELD
1-Bed Self-Contained	₦14M	₦0.9M	5	6.4%
2-Bed Bungalow	₦28M	₦2.2M	7	7.9%
2-Bed (2-Unit Block)	₦38M	₦3.2M	9	8.4%
3-Bed Bungalow	₦40M	₦3.2M	8	8.0%
3-Bed Duplex	₦52M	₦4.5M	11	8.7%
4-Bed Bungalow	₦50M	₦4.2M	9	8.4%
4-Bed Duplex	₦70M	₦6.5M	12	9.3%
5-Bed Bungalow	₦62M	₦5.5M	10	8.9%
5-Bed Duplex	₦95M	₦9.5M	14	10.0%

HOLD & RENT SCENARIO · 1 UNIT		BUILD & SELL SCENARIO · 1 UNIT	
Average build cost	₦50M	Average build cost	₦50M
Year 1 gross rent	₦4.4M	Avg land (mid-range location)	₦15M
Gross yield	8.8%	Total invested	₦65M
10-year rent (3% growth)	₦51M	Sell price (15% margin)	₦75M
Property appreciation (5%/yr)	₦81M value	Profit on sale	₦10M

SCALE MULTIPLIER · multiply any figure above by your desired number of units

We welcome joint partnerships — friends, family, syndicates. Terms agreed easily in docs.
 On agreement we provide comprehensive xlsx: land appreciation, rent, mortgage, refinance, full cashflow.



03 — CONTENTS

Contents.

What follows in this proposal.

02	An Invitation <i>A letter to the investor</i>	02
03	Executive Summary <i>Per-unit economics · hold & sell · scale</i>	03
04	Contents <i>This page</i>	04
05	What We Build <i>9 product types · bungalow & duplex</i>	05
06	Locations <i>6 prime Abuja corridors</i>	06
07	Your Project, Your Way <i>Build on your land or ours · FCDA</i>	07
08	Design Concept <i>Render space · unique to your brief</i>	08
09	Average Economics <i>Cost · rent · yield per type</i>	09
10	Investment Scenarios <i>Hold · sell · rent · refinance</i>	10
11	Partnership & Payment <i>JV · milestones · installments</i>	11
12	Legal & Process <i>Escrow · FCDA · due diligence</i>	12
13	Note on Estimates <i>Duration factors · disclaimers</i>	13
14	Next Steps <i>How to proceed from here</i>	14
15	Think Larger <i>Large-format developments · we build it</i>	15
16	Contact <i>Direct lines to the team</i>	16

04 — WHAT WE BUILD

Selfcon to five-bed.

Bungalow or duplex · your choice · FCDA approved

<p>1-Bed Self-Contained</p> <p>Build ≈ ₦14M Rent ≈ ₦0.9M/yr Duration ≈ 5 months Studio / selfcon</p> <p>₦14M</p>	<p>2-Bed Bungalow</p> <p>Build ≈ ₦28M Rent ≈ ₦2.2M/yr Duration ≈ 7 months Single storey</p> <p>₦28M</p>	<p>2-Bed (2-Unit Block)</p> <p>Build ≈ ₦38M Rent ≈ ₦3.2M/yr Duration ≈ 9 months Top & bottom for rent</p> <p>₦38M</p>
<p>3-Bed Bungalow</p> <p>Build ≈ ₦40M Rent ≈ ₦3.2M/yr Duration ≈ 8 months Single storey</p> <p>₦40M</p>	<p>3-Bed Duplex</p> <p>Build ≈ ₦52M Rent ≈ ₦4.5M/yr Duration ≈ 11 months Two storeys</p> <p>₦52M</p>	<p>4-Bed Bungalow</p> <p>Build ≈ ₦50M Rent ≈ ₦4.2M/yr Duration ≈ 9 months Single storey</p> <p>₦50M</p>
<p>4-Bed Duplex</p> <p>Build ≈ ₦70M Rent ≈ ₦6.5M/yr Duration ≈ 12 months Two storeys</p> <p>₦70M</p>	<p>5-Bed Bungalow</p> <p>Build ≈ ₦62M Rent ≈ ₦5.5M/yr Duration ≈ 10 months Single storey</p> <p>₦62M</p>	<p>5-Bed Duplex</p> <p>Build ≈ ₦95M Rent ≈ ₦9.5M/yr Duration ≈ 14 months Two storeys</p> <p>₦95M</p>

All figures are average estimates for Abuja. Your unique project receives a tailored BOQ, quantity surveying, and exact pricing. We can build on your land or acquire land per your preferred location.

WE CAN BUILD ANY COMBINATION
 1 Selfcon · 2 Bed · 3 Bed · 4 Bed · 5 Bed · Bungalow · Duplex

05 — LOCATIONS

Six prime locations.

We build anywhere in Abuja · land prices vary by corridor

<p>01</p> <p>Kuje ₦5 - 10M Emerging residential corridor · affordable entry per plot (estimate)</p>	<p>02</p> <p>Lugbe ₦8 - 15M Rapid growth district · high rental demand per plot (estimate)</p>
<p>03</p> <p>Lokogoma ₦10 - 18M Established residential · family-friendly per plot (estimate)</p>	<p>04</p> <p>Airport Road ₦15 - 25M Premium commercial-residential corridor per plot (estimate)</p>
<p>05</p> <p>Apo Quarters ₦12 - 22M Government quarter proximity · stable occupancy per plot (estimate)</p>	<p>06</p> <p>Wuye ₦20 - 35M Prime urban centre · executive rental market per plot (estimate)</p>
<p>07</p> <p>Guzape ₦25 - 40M Upscale hillside district · embassy belt per plot (estimate)</p>	

Land prices shown are indicative ranges per plot. Exact pricing depends on survey, title status, and proximity to key infrastructure. We can source land on your behalf or build on land you already own.

06 — YOUR PROJECT, YOUR WAY

Tailored to you.

We handle everything from concept to keys

Build on Your Land

Bring your plot — we handle design, approvals, and construction. You retain full ownership from day one.

We Source the Land

Tell us your preferred location and budget. We identify, verify, and acquire the right parcel on your behalf.

Unique Design per Flat

Every project gets a bespoke architectural design tailored to your brief — no cookie-cutter builds.

FCDA Approved

All designs submitted and approved by the Federal Capital Development Authority before ground is broken.

BOQ & Quantity Surveying

Comprehensive Bills of Quantities prepared by certified quantity surveyors. Full transparency on every naira.

Due Diligence & Verification

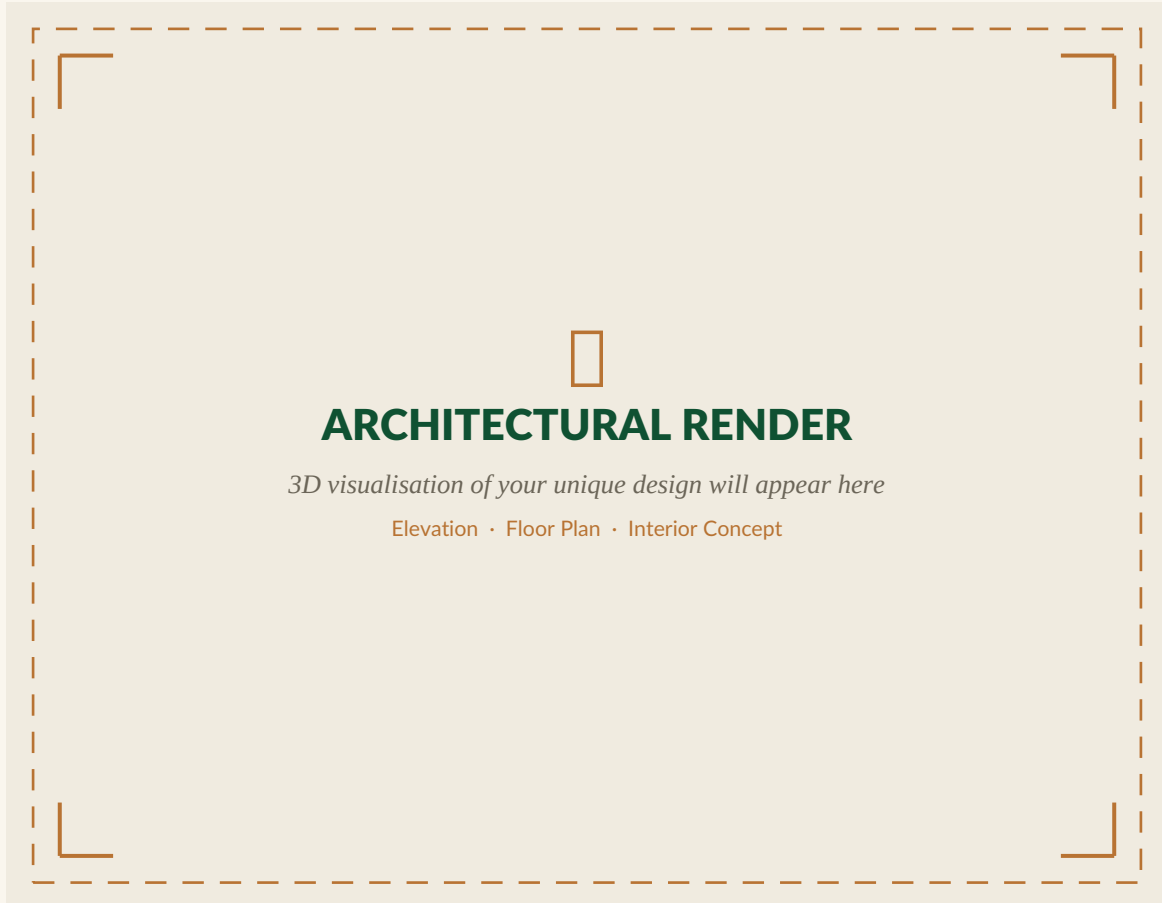
Land title searches, survey verification, environmental checks — we do and verify everything before you commit.

Your unique product • Your unique project • Our proven execution

07 — DESIGN CONCEPT

Your design.

Architectural render · unique to your brief



This space is reserved for the 3D architectural render currently being designed for your project. Each client receives a unique design concept based on their brief, number of bedrooms, and site conditions.

YOUR DESIGN IS BEING DEVELOPED

08 — AVERAGE ECONOMICS

Numbers per type.

Average build cost, annual rent, gross yield, and duration

N°	PRODUCT TYPE	AVG BUILD	AVG RENT/YR	GROSS YIELD	DURATION
01	1-Bed Self-Contained <i>Studio / selfcon</i>	₦14,000,000	₦900,000	6.4%	5 months
02	2-Bed Bungalow <i>Single storey</i>	₦28,000,000	₦2,200,000	7.9%	7 months
03	2-Bed (2-Unit Block) <i>Top & bottom for rent</i>	₦38,000,000	₦3,200,000	8.4%	9 months
04	3-Bed Bungalow <i>Single storey</i>	₦40,000,000	₦3,200,000	8.0%	8 months
05	3-Bed Duplex <i>Two storeys</i>	₦52,000,000	₦4,500,000	8.7%	11 months
06	4-Bed Bungalow <i>Single storey</i>	₦50,000,000	₦4,200,000	8.4%	9 months
07	4-Bed Duplex <i>Two storeys</i>	₦70,000,000	₦6,500,000	9.3%	12 months
08	5-Bed Bungalow <i>Single storey</i>	₦62,000,000	₦5,500,000	8.9%	10 months
09	5-Bed Duplex <i>Two storeys</i>	₦95,000,000	₦9,500,000	10.0%	14 months
WEIGHTED AVERAGE		₦49,888,889	₦4,411,111	8.8%	9 months

* **Weighted Average** — all values have been cumulatively summed across every product type and then divided by the total number of types to produce the average figure shown. This is not a simple median but a true arithmetic mean.

Figures represent mid-market averages for Abuja. Actual pricing depends on specification, finishing standard, location, and market conditions at the time of engagement. Each project receives a detailed BOQ with exact line-item costing.

09 — INVESTMENT SCENARIOS

Three paths.

Hold for rent · build and sell · refinance for equity

HOLD & RENT		BUILD & SELL		REFINANCE	
Build cost (avg)	₺50M	Build cost (avg)	₺50M	Property completed	
Land (mid location)	₺15M	Land (mid location)	₺15M	Bank valuation	80-100% LTV
Total capital / unit	₺65M	Total invested	₺65M	Equity released	Redeploy capital
Year 1 rent	₺4.4M	Sale price (15% margin)	₺75M	Value Yr 5 (5%/yr)	₺64M
Year 5 rent (3% growth)	₺5.0M	Sale price (25% margin)	₺81M	LTV 70% release	₺45M
Year 10 rent	₺5.8M	Profit @ 15%	₺9.7M	Depreciation	Lower tax base
10-yr total rent	₺51M	Profit @ 25%	₺16.2M	Revalue on maint.	Bank re-rates
Property value Yr 10	₺81M	Duration to sell	12 - 18 mo	Mortgage recap	Refi & scale
Land value Yr 10	₺32M				

UNIT MULTIPLIER · All figures above are per 1 unit — multiply by your desired count

10 — PARTNERSHIP & PAYMENT

Built for partners.

Friends, family, syndicates · flexible terms · legally documented

JOINT VENTURES & PARTNERSHIPS

- Pool with friends & family**
Combine resources to acquire premium units that may be out of reach individually.
- Syndicate structures**
Multiple investors own units proportionally across a single development project.
- Easy documentation**
Partnership terms, profit splits, and exit clauses captured in clear, binding legal documents.
- Transparent reporting**
Regular project updates, cost reports, and milestone verification shared with all partners.
- Flexible exit**
Partners can exit at agreed intervals. Units can be individually titled for easy transfer.

PAYMENT STRUCTURES

- Milestone payments**
Pay against verified construction milestones — foundation, roofing, finishing, handover.
- Phased construction**
Buildings can be phased out — start one unit, scale up as cash permits.
- Spread land payments**
Land cost can be spread across an agreed duration with the vendor.
- Escrow protection**
All payments held in escrow — released only on milestone verification.
- Land payments**
Land may need to be paid in full depending on vendor terms — we negotiate on your behalf.

ON AGREEMENT · we provide a comprehensive xlsx model with land appreciation, rent, mortgage, refinance & cashflow

11 — LEGAL & PROCESS

Secured. Verified.

Escrow · FCDA · title verification · legal documentation

Escrow Payment Protection

All investor funds are held in an escrow account managed by an independent custodian. Funds are only released upon verified completion of agreed construction milestones.

Legal Documentation

Comprehensive legal documentation is prepared at engagement: memorandum of understanding, joint venture agreement (if applicable), building contract, and title transfer deeds.

FCDA Building Approval

Every design is submitted to the Federal Capital Development Authority for approval before construction commences. No unapproved structures.

Title Search & Verification

We conduct full title searches, survey verification, and confirm Certificate of Occupancy (C of O) status before any land transaction proceeds.

Due Diligence from Day One

Environmental impact assessment, soil testing, utility mapping, and neighbourhood analysis are performed before the first brick is laid. All reports are shared with investors.

Oil & Gas Execution Standards

Project management follows oil-and-gas industry standards: agile methodology, daily scrum meetings, traceable deliverables, and milestone-gate sign-offs.

Subsidiary Delivery Speed

The entire project is executed by Oasis Bauen Holdings' subsidiary, ensuring speed, accountability, and a single point of contact from start to finish.

Bank Verification

Top financial assessments are verified with partnered banking institutions to ensure realistic projections and bankable project documentation.

12 — NOTE ON ESTIMATES

Important notes.

Duration, cost, and rental estimates are averages

ALL FIGURES IN THIS DOCUMENT ARE AVERAGE ESTIMATES

Your bespoke proposal will contain exact, project-specific pricing

FACTORS AFFECTING DURATION

- **Weather & season**
Rainy season can slow foundation and roofing works by 2–4 weeks.
- **Material supply chains**
Cement, steel, and finishing materials may face delivery delays.
- **Approval timelines**
FCDA approval processing varies; complex designs take longer.
- **Site conditions**
Rocky terrain, waterlogged soil, or difficult access can extend groundwork.
- **Design complexity**
Duplex and multi-storey structures inherently take longer than bungalows.
- **Finishing specification**
High-end finishes (marble, custom joinery) add lead time.
- **Utility connections**
PHCN, borehole, and drainage tie-ins depend on local infrastructure.
- **Client changes**
Scope changes during construction reset timelines on affected phases.

FACTORS AFFECTING COST

- **Location & land price**
Prime corridors (Guzape, Wuye) carry higher land premiums.
- **Finishing standard**
Basic, standard, or premium finishes have materially different costs.
- **Market price movements**
Cement, steel, and labour rates fluctuate with the economy.
- **Number of units**
Multi-unit projects benefit from economies of scale on shared costs.

13 — NEXT STEPS

Let's build.

From first conversation to keys in hand

01

Initial Consultation

Share your brief— number of bedrooms, bungalow or duplex, preferred location, and budget. We discuss partnership structures if applicable.

02

Land Sourcing or Verification

If you have land, we verify title and suitability. If you need land, we source and present options in your preferred corridor.

03

Design & BOQ

Our architects produce a unique design for your approval. Quantity surveyors prepare a detailed BOQ with line-item pricing. FCDA submission follows.

04

Agreement & Payment Structure

Legal documentation is prepared. Payment milestones are agreed. Escrow account is set up. Joint venture terms (if applicable) are finalised in docs.

05

Construction Begins

Ground breaking. Regular progress reports, site visits, and milestone verifications. Oil-and-gas PM standards, daily scrums, traceable deliverables.

06

Handover & Financial Model

Keys handed over. Comprehensive xlsx model provided: land appreciation, property valuation, rental projections, mortgage scenarios, and full cashflow analysis.

14 — LARGE-FORMAT DEVELOPMENTS

Think larger.

We have the product.

Oasis Bauen Holdings develops large-format residential and mixed-use projects.

We operate multi-hectare residential and mixed-use developments where investors can own individual units and land within the larger scheme. You buy into the development at a price commensurate with your target unit size and specification.

If outright unit purchase is beyond reach, investors can participate through portfolio performance — a proportional stake in the development's returns based on the capital contributed. Payments can be structured in installments.

These are ambitious, flagship projects with shared infrastructure: roads, power, water, security, green spaces. We handle all approvals, construction, marketing and asset management.

OWN UNITS & LAND

Purchase specific units in the development. Full title deed. Pay in milestones or installments commensurate with your unit costing.

PORTFOLIO STAKE

Cannot buy whole units? Contribute capital for proportional returns based on the portfolio performance of the development.

INSTALLMENT ENTRY

Spread payments over the construction period. Lock in today's pricing. Start with what you have, scale as the project progresses.

A SEPARATE PROPOSAL WILL BE PREPARED FOR FLAGSHIP PROJECTS



Your vision. **Our execution.**

DEVELOPER

Oasis Real Estate Development
A subsidiary of Oasis Bauen Holdings

WEBSITE

oasisrealestatedev.com
Project information · updates

EMAIL · GENERAL

info@oasisrealestatedev.com
General enquiries

EMAIL · BUSINESS

business@oasisrealestatedev.com
Investor & business desk

NIGERIA · WHATSAPP

+234 810 530 9040
Customer desk · Abuja

GERMANY · EUROPE

+49 152 1497 1143
International desk

GENERIC OFFER · BUNGALOW & DUPLEX · 1-5 BEDROOMS

Build anything. Anywhere in Abuja.

6 LOCATIONS · FCDA APPROVED · ESCROW SECURED