



CHEAPEST — MOST UNIQUE

# 4-Bed · 40-Unit Estate

■ Kuje Bridge, Kuje Axis, Abuja

BEDROOMS

**4**

UNITS

**40**

PER-UNIT FROM

**N55M**

TARGET IRR

**28%**

The most affordable entry point with the highest growth potential. Kuje's rapid infrastructure expansion makes this the most unique opportunity — ideal for investors seeking maximum upside on a budget.

# Executive Summary

CHEAPEST • MOST UNIQUE

The 4-Bed 40-Unit Estate at Kuje Bridge is Oasisrealestatedev's **highest-upside play**. Kuje is the next frontier on Abuja's southwestern growth corridor — traditionally seen as far from the CBD, but being rewired by the Kuje–Gwagwalada road dualisation, the FCT rail-bus interchange, and the relocation of federal correctional and medical facilities that drive employment clusters.

We position this asset for investors who prioritise **capital appreciation and maximum leverage on infrastructure delta**. The 4-bedroom configuration is a deliberate bet: as Kuje's professional demographic matures, the unit size that today seems oversized for the area will command a disproportionate rent and resale premium.

Total project value is approximately **NGN 2.2 billion** across 40 units, with expected blended IRR of 25–30% over a 5-year hold.

**N55M**

PER-UNIT

**N2.2B**

TOTAL GTV

**~4.0%**

GROSS YIELD

**28%**

TARGET IRR

## Deal Snapshot

Attribute	Detail
Asset Class	Residential — Gated Estate (Blocks 1–4)
Configuration	4 Bedrooms, Semi-Detached Duplexes
Total Units	40
Deal Type	Cheapest — Most Unique / Highest Upside
Location	Kuje Bridge, Kuje Axis, Abuja
Proximity	~35 min to CBD (improving to ~25 min post-dualisation)
Completion Horizon	20–26 months from subscription
Minimum Ticket	1 unit @ NGN 55,000,000
Exit Hold	5–8 years recommended for full appreciation capture

# Investment Rationale

## WHY THIS DEAL, WHY NOW

Every Abuja corridor that's mature today was once Kuje. The Central Axis was peripheral in 2005; Lugbe was unattractive in 2012. Kuje in 2026 has the same signature: underbuilt, undervalued, but **infrastructure is arriving on a visible timeline.**

This is the portfolio's *asymmetric-upside* bet. Entry cost is low enough that downside is capped by land value, while appreciation potential is 2–3x what Central Axis can deliver over the same hold.

## Key Drivers

- **Infrastructure delta.** Dualisation, rail interchange, and new employment clusters are in execution. Each delivery milestone is a step-function in land value.
- **Price-per-bedroom anomaly.** A 4-bed duplex in Kuje today costs less than a 2-bed terrace in Central Axis. The arbitrage closes as Kuje professionalises.
- **Lowest entry ticket.** NGN 55M per unit is the most accessible price point in the portfolio, making multi-unit positions realistic for mid-sized investors.
- **40-unit scale.** Largest block in the portfolio. Economies of scale on build + management; most attractive for bulk institutional exits.
- **Demographic tailwind.** Civil service relocations and correctional/medical facility expansion are generating a professional-class tenant base that didn't exist five years ago.

## Risk Profile

Risk Factor	Level	Mitigation
Infrastructure delay	Medium	Multiple state + federal projects reduce single-point dependence.
Slow tenant maturation	Medium	Hold period is calibrated for the demographic shift (5–8 yr).
Oversupply risk	Low-Med	Kuje remains structurally under-built vs projected demand.
Title / land tenure	Low	Clean C-of-O; area is within the FCT master-plan.
Liquidity at exit	Medium	Bulk-exit to institutional buyer is the preferred path.

# Cost & Budget

## PER-UNIT AND PROJECT-LEVEL ECONOMICS

Kuje's low entry price reflects current land values, not finish quality. Build spec is comparable to the Lugbe deal; the delta is land and location. All amounts in Nigerian Naira.

### Per-Unit Budget Breakdown

Line Item	Amount (NGN)	% of Cost
Land allocation (pro-rata)	N6,600,000	12.0%
Structural build	N26,400,000	48.0%
Finishes & fittings	N8,800,000	16.0%
Infrastructure (pro-rata)	N7,150,000	13.0%
Professional fees & permits	N2,750,000	5.0%
Developer margin & contingency	N3,300,000	6.0%
Per-Unit Price	N55,000,000	100%

### Payment Milestones

Stage	Trigger	% of Price
Reservation	Signed subscription + deposit	10%
Foundation	Sub-structure complete	20%
Super-structure	Roofing complete	30%
Finishes	Internal finishes underway	25%
Handover	Keys + title documents issued	15%

### What's Included

- 4 blocks of 10 units each, fully gated and walled
- Estate signage, paved roads, streetlights
- Dedicated transformer + solar-ready wiring
- Borehole + treatment + overhead storage per block
- Mid-market finishes suited to emerging-area professional tenants
- Optional private parking extension (NGN 1.5M add-on)
- C-of-O titled, registrable per unit

# ROI Projections

## 5-YEAR INDICATIVE RETURNS

Projections assume 12% annual rental growth (reflecting Kuje's demographic shift) and an appreciation trajectory tied to three key infrastructure milestones over the 5-year hold.

This is the deal with the highest dispersion of outcomes: if infrastructure delivers on schedule, returns exceed the base case; if delivery slips by 18–24 months, the same return is achieved at a longer hold.

## Headline Returns

<b>N2.2M</b>	<b>~3.6%</b>	<b>~120%</b>	<b>28%</b>
GROSS RENT YR1	NET YIELD	5-YR APPREC.	TARGET IRR

## 5-Year Projection (per unit, NGN)

Year	Rental Income	Capital Value	Cumulative Return
Yr 1	N2,200,000	N66,000,000	-N50,800,000
Yr 2	N2,464,000	N79,200,000	-N35,136,000
Yr 3	N2,759,680	N95,040,000	-N16,336,320
Yr 4	N3,090,842	N110,000,000	+N5,754,522
Yr 5	N3,461,742	N121,000,000	+N30,216,264

## Exit Strategies

- **Hold-and-lease:** Initial yields are modest; the case for holding is appreciation, not cash flow. Lease to contracting firms and medical/correctional staff households.
- **Resale at Yr 5–7:** Target exit at NGN 121M–140M per unit. Each infrastructure delivery milestone triggers a valuation re-rate.
- **Bulk institutional exit:** 40 units at scale is the ideal ticket for a REIT, insurance fund, or housing agency acquisition. Single-transaction exit planning from Year 1.

# Next Steps

## HOW TO PARTICIPATE

Step	Action
1. Express Interest	Confirm unit count and preferred payment plan with our team.
2. Reservation	Reserve your unit with a refundable commitment deposit.
3. Documentation	Execute the Subscription Agreement and KYC.
4. Milestone Payments	Payments drawn against construction milestones.
5. Handover	Receive keys, title documents, and onboard with our rental-management desk.

## Contact

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