



LEGACY DEAL — MOST EXPENSIVE

## 2-Bed · 20-Unit Estate

■ Dantata Bridge, Central Axis, Abuja

BEDROOMS

**2**

UNITS

**20**

PER-UNIT FROM

**N150M**

TARGET IRR

**16%**

A legacy-positioned estate along Abuja's central corridor. Premium pricing reflects established infrastructure and prestige of the location. Limited growth upside — but unmatched stability.

# Executive Summary

LEGACY DEAL • MOST EXPENSIVE

The 2-Bed 20-Unit Estate at Dantata Bridge is Oasisrealestatedev's flagship capital-preservation play. Sited on the Central Axis — one of Abuja's most mature, high-demand corridors — this development is priced at a premium that reflects its address, not its growth ceiling.

We position this asset for investors who prioritise **stability, rental consistency, and low-volatility returns** over speculative upside. Central Axis properties have historically held value through every Abuja market cycle since the FCT master-plan expansion, with rental demand anchored by civil servants, embassy staff, and mid-career professionals.

Total project value is approximately **NGN 3.0 billion** across 20 units, with expected blended IRR of 15–18% over a 5-year hold.

**N150M**

PER-UNIT

**N3.0B**

TOTAL GTV

**~2.7%**

GROSS YIELD

**16%**

TARGET IRR

## Deal Snapshot

Attribute	Detail
Asset Class	Residential — Gated Estate
Configuration	2 Bedrooms, Semi-Detached Terraces
Total Units	20
Deal Type	Legacy — Most Expensive
Location	Dantata Bridge, Central Axis, Abuja
Proximity	~15 min to Three Arms Zone, ~20 min to CBD
Completion Horizon	18–24 months from subscription
Minimum Ticket	1 unit @ NGN 150,000,000
Exit Hold	5–7 years recommended

# Investment Rationale

## WHY THIS DEAL, WHY NOW

The Central Axis is Abuja's equivalent of a Tier-1 address. It does not deliver the explosive appreciation of outer corridors, but it rarely loses value — and rental occupancy stays tight through every cycle.

This deal is built for investors who want their capital to **compound quietly**: stable rental cash flow, predictable resale liquidity, and a prestige address that the next buyer will instantly understand.

## Key Drivers

- **Established infrastructure.** Roads, power, water, and security are already in place — no hidden off-plan infrastructure risk.
- **Tenant depth.** Central Axis serves federal ministries, multinationals, and diplomatic tenants who pay on time and stay long.
- **Resale liquidity.** Secondary market turnover is measured in weeks, not years. Exit is rarely a problem.
- **Inflation hedge.** NGN-denominated rents reset annually; capital values historically track or beat headline inflation.
- **Portfolio anchor.** Ideal as the *defensive leg* in a multi-deal real estate portfolio.

## Risk Profile

Risk Factor	Level	Mitigation
Limited capital appreciation	Low-Med	Priced for yield + stability, not growth. Expectation set upfront.
Premium entry price	Medium	Higher ticket offset by lower void risk and faster resale cycle.
Policy / tax shifts	Low	Mature area with established titling; minimal regularisation risk.
Currency depreciation	Medium	Hard-asset hedge; rents reset annually with inflation.

# Cost & Budget

## PER-UNIT AND PROJECT-LEVEL ECONOMICS

Pricing is benchmarked against comparable 2-bed terraces transacted along Central Axis over the past 12 months. Figures below are per-unit unless noted; all amounts in Nigerian Naira.

### Per-Unit Budget Breakdown

Line Item	Amount (NGN)	% of Cost
Land allocation (pro-rata)	N38,500,000	25.7%
Structural build	N62,000,000	41.3%
Finishes & fittings	N21,000,000	14.0%
Infrastructure (pro-rata)	N11,500,000	7.7%
Professional fees & permits	N6,500,000	4.3%
Developer margin & contingency	N10,500,000	7.0%
Per-Unit Price	N150,000,000	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

- Perimeter wall, gatehouse, and 24/7 estate security
- Paved internal roads and drainage
- Dedicated transformer and solar-ready wiring
- Borehole water system with overhead tanks
- Standard premium finishes (POP ceilings, porcelain tiles, built-in wardrobes)
- Certificate of Occupancy / registrable title

# ROI Projections

## 5-YEAR INDICATIVE RETURNS

Return projections below are indicative, grounded in 2024–2026 Central Axis transaction comparables and a conservative rental growth assumption of 8% per annum.

These are not guarantees. Actual returns depend on macro conditions, handover timing, and rental-management execution.

### Headline Returns

<b>N4.0M</b> GROSS RENT YR1	<b>~2.3%</b> NET YIELD	<b>~40%</b> 5-YR APPREC.	<b>16%</b> TARGET IRR
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### 5-Year Projection (per unit, NGN)

Year	Rental Income	Capital Value	Cumulative Return
Yr 1	N4,000,000	N157,500,000	-N142,500,000
Yr 2	N4,320,000	N165,375,000	-N134,305,000
Yr 3	N4,665,600	N173,643,750	-N125,696,650
Yr 4	N5,038,848	N182,325,938	-N116,631,864
Yr 5	N5,441,956	N210,000,000	+N73,466,404

### Exit Strategies

- **Hold-and-lease:** Retain the unit; enjoy ~8% annual rent escalation. Best if you want steady NGN cash flow.
- **Resale at Yr 5:** Target exit price ~NGN 210M per unit based on Central Axis appreciation trend. Secondary demand is consistent.
- **Partial liquidation:** Sell a subset of the 20 units to lock in gains, retain the rest for continued yield. Viable because each unit titles separately.

# 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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