



PREMIUM — MOST FLAT DEAL

## 3-Bed • 30-Unit Estate

■ FHA Bridge, Lugbe Axis, Abuja

BEDROOMS

**3**

UNITS

**30**

PER-UNIT FROM

**N95M**

TARGET IRR

**22%**

A premium development along Abuja's Lugbe corridor.  
Balanced pricing with steady fundamentals — the most even-keeled option in our portfolio.  
Strong rental demand and consistent occupancy.

# Executive Summary

PREMIUM • MOST FLAT DEAL

The 3-Bed 30-Unit Estate at FHA Bridge is the **balanced centre** of the Oasisrealestatedev portfolio. Lugbe sits on the airport corridor — one of Abuja's fastest-growing mid-market residential zones, but mature enough that infrastructure risk is minimal.

We position this asset for investors who want **both** rental income and capital appreciation without the speculative exposure of outer corridors. 3-bed units in Lugbe have the deepest tenant pool in the portfolio — young families, airline staff, and oil & gas contractors.

Total project value is approximately **NGN 2.85 billion** across 30 units, with expected blended IRR of 20–23% over a 5-year hold.

**N95M**

PER-UNIT

**N2.85B**

TOTAL GTV

**~3.4%**

GROSS YIELD

**22%**

TARGET IRR

## Deal Snapshot

Attribute	Detail
Asset Class	Residential — Gated Estate
Configuration	3 Bedrooms, Terraced with BQ option
Total Units	30
Deal Type	Premium — Most Flat / Balanced
Location	FHA Bridge, Lugbe Axis, Abuja
Proximity	~10 min to NAIA Airport, ~25 min to CBD
Completion Horizon	18–22 months from subscription
Minimum Ticket	1 unit @ NGN 95,000,000
Exit Hold	4–6 years recommended

# Investment Rationale

## WHY THIS DEAL, WHY NOW

Lugbe is the Goldilocks zone of Abuja real estate — not so central that entry prices kill returns, not so peripheral that infrastructure is uncertain. The FHA axis specifically has benefited from the Airport Road expansion and the recent Lugbe-Gwagwalada rail link.

This is the portfolio's *middle-of-the-fairway* deal: balanced risk, balanced return, and the broadest tenant demographic of the three.

## Key Drivers

- **Airport corridor.** Lugbe is the primary commuter belt for NAIA-linked workers. Rental occupancy exceeds 90% in the 3-bed segment.
- **Infrastructure momentum.** Airport Road widening, rail link, and ongoing road-grid densification are already in execution — appreciation tailwind is real, not speculative.
- **Tenant depth.** 3-bed is the sweet spot for Abuja family tenants. Widest pool in the portfolio.
- **Balanced return profile.** Delivers both ~3.4% gross yield and an expected ~65% 5-year appreciation.
- **Scalable rental management.** 30 identical units in one gated compound keep management costs below 8% of rent roll.

## Risk Profile

Risk Factor	Level	Mitigation
Construction overrun	Low-Med	Fixed-price build contract with performance bond.
Rent compression	Low	3-bed supply remains structurally short in Lugbe.
Appreciation timing	Medium	Build-to-completion covers the main infrastructure delivery window.
Title risk	Low	FHA-derived title, fully registrable.

# Cost & Budget

## PER-UNIT AND PROJECT-LEVEL ECONOMICS

Pricing reflects Lugbe 3-bed transacted comparables over the past 12 months, adjusted for the gated-estate premium and finish spec. All amounts in Nigerian Naira.

### Per-Unit Budget Breakdown

Line Item	Amount (NGN)	% of Cost
Land allocation (pro-rata)	N19,000,000	20.0%
Structural build	N42,750,000	45.0%
Finishes & fittings	N14,250,000	15.0%
Infrastructure (pro-rata)	N9,500,000	10.0%
Professional fees & permits	N3,800,000	4.0%
Developer margin & contingency	N5,700,000	6.0%
Per-Unit Price	N95,000,000	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

- Gated compound with 24/7 security and access control
- Paved roads, street lighting, and landscaping
- Dedicated estate transformer
- Borehole + treatment + overhead storage
- Premium mid-market finishes (POP, porcelain, kitchen cabinets, built-in wardrobes)
- BQ (Boys' Quarter) option per unit at NGN 8M add-on
- Registrable C-of-O title

# ROI Projections

## 5-YEAR INDICATIVE RETURNS

Projections below assume 10% annual rental growth and an appreciation trajectory anchored to the Airport Road infrastructure delivery schedule.

The balanced profile means neither the yield nor the capital gain is portfolio-leading — but the **combined** IRR is the most reliable across all three deals.

## Headline Returns

<b>N3.2M</b>	<b>~3.0%</b>	<b>~65%</b>	<b>22%</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	N3,200,000	N104,500,000	-N87,800,000
Yr 2	N3,520,000	N115,995,000	-N75,285,000
Yr 3	N3,872,000	N128,754,450	-N61,158,550
Yr 4	N4,259,200	N142,917,440	-N45,581,910
Yr 5	N4,685,120	N156,750,000	+N26,531,330

## Exit Strategies

- **Hold-and-lease:** Steady NGN cash flow with 10% annual rent escalation. Ideal for investors seeking passive income.
- **Resale at Yr 5:** Target exit at NGN 156M per unit tracking airport corridor appreciation. Deep 3-bed secondary market.
- **Bulk exit to REIT / family office:** 30 units in one compound is an attractive institutional ticket size; single-transaction exit is viable at Yr 4–5.

# 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

<b>Developer</b>	Oasisrealestatedev
<b>Project</b>	3-Bed 30-Unit Estate
<b>Location</b>	FHA Bridge, Lugbe Axis, Abuja
<b>Business Email</b>	business@oasisrealestatedev.com
<b>General Enquiries</b>	info@oasisrealestatedev.com
<b>Phone / WhatsApp (NG)</b>	+234 (0) 816 283 1863
<b>WhatsApp (EU)</b>	+49 152 1497 1143
<b>Website</b>	oasisrealestatedev.com
<b>Nigeria Office</b>	Berger, Round About, Central District Area, Wuse, FCT, Abuja, Nigeria
<b>Europe Office</b>	Warschauer Platz 11-13, Berlin, Germany

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