FROM CAVES TO SKY SCRAPPERS

Houses have evolved over the years in both form and function.
“Real estate cannot be lost or stolen, nor can it be carried away... it is about the safest investment in the world.”

Franklin D. Roosevelt
“Buying real estate is not only the best way, the quickest way, the safest way, but the only way to become wealthy.” – Marshall Field

Be Successful, Live Well, Invest Well
Why Invest In Abuja?

“Real estate is an imperishable asset, ever increasing in value. It is the most solid security that human ingenuity has devised. It is the basis of all security and about the only indestructible security.”

Russell Sage, American Financier and Politician
“Buy land, they are not making it any more.” – Mark Twain
The seat of power offers the best of **SECURITY**

“THE GOOD WE SECURE FOR OURSELVES IS PRECARIOUS AND UNCERTAIN UNTIL IT IS SECURED FOR ALL OF US AND INCORPORATED INTO OUR COMMON LIFE.” — JANE ADDAMS
Good Infrastructure

“Don’t wait to buy real estate. Buy real estate and wait.” - Will Rogers
Conference Capital

Be Successful, Live Well, Invest Well
Diplomatic Institutions and Multinationals

World Trade Centre

UN

IMF
TOP QUALITY ESTATES FOR HIGH PROFILE CLIENTS IN SHORT SUPPLY.

ABUJA OFFERS RELATIVELY BETTER RETURNS FOR THIS CLASS
PLEASANT PLACES ESTATES, APO

Goes Beyond Providing Houses To Improving The Worth Of Life

Uptown
3 minutes drive from the federal legislative quarter

Prime Location
In the neighbourhood of other top class estates

Behind Shoprite
Located behind Shoprite, you shop with pleasure
"It's tangible, it's solid, it's beautiful. It's artistic, from my standpoint, and I just love real estate." - Donald Trump
A COMMUNITY

LIVE, WORK, & PLAY
ELECTRONIC ACCESS GATE
HOUSE TYPES

- Service Apartments
- Terrace Apartments/Condo Flats
- Community Centre
- Row House Duplexes
- 7-Bedroom Maisonettes
- 6-Bedroom Maisonettes
• 2 Master Bedrooms
• 3 Living Rooms
• 5 Bedrooms (ensuite plus Bq)
• Elevator & Stair Hall
• Visitor’s Toilet
• Smoke Detector/Fire Alarm
• CCTV Cameras
• Courtyard/Garden
• Laundry/Gym Corner
• Electronic Gate
4 & 5-Bedroom ROW HOUSE DUPLEXES
TIMELESS EDIFICE

- 2 Living Rooms
- 4 Bedrooms (ensuite)
- Visitor’s Toilet
- Smoke Detector / Fire Alarm
- CCTV Cameras
- Laundry
- Electronic Gate
INCOME IS NO BARRIER
3-BEDROOM TERRACES/CONDO APARTMENTS

- 3 Bedrooms(ensuite)
- Stair Hall
- Visitor’s Toilet
- Smoke Detector / Fire Alarm
- Reserved Car Parking Lots.
LUXURY SERVICE APARTMENTS

1, 2, & 3-Bedroom Luxury Service Apartments.

- Living Room
- Ensuite Bedrooms
- Elevator/CCTV Cameras
- Kitchen/Laundry
- Tasteful Furnishing.
- Recreation/Fitness Centre
- Tennis Court/Swimming Pool
- Smoke Detector/Fire Alarm
- Car Hire Services

Be Successful, Live Well, Invest Well
Rooftop Tennis Lawn

Serena & Rogers Are Dying To Play Here
Michael Phelps will Train His Child Here for the 2034 Olympics
“It is not that we have too little time to do all the things we need to do, it is that we feel the need to do too many things in the time we have.” – Gary Keller
Lush Greenery
ECO-FRIENDLY ENVIRONMENT

“Someone’s sitting in the shade today because someone planted a tree a long time ago” – Warren Buffet
“If you don’t own a home, buy one. If you own a home, buy another one. If you own two homes, buy a third.” -John Paulson
Obama’s Great grand Child will attend our Creche
Thankfully PPA Residents won’t miss the AVENGERS – ‘Captain Marvel’ 2020 Premier
OFFICES/CONFERENCE/LIBRARY/CAFE

Slated to host the 2030 world climate change conference
“Owning a home is a keystone of wealth... both financial affluence and emotional security”.
- Suze Orman
SECURITY

“The Good We Secure For Ourselves Is Precarious And Uncertain Until It Is Secured For All Of Us And Incorporated Into Our Common Life.”

JANE ADDAMS
MANAGEMENT

Regular infrastructural maintenance and renewal by professionals
BEFORE YOU BUY THAT PROPERTY!

CONSIDER PRICES BUT BE MORE PERSUADED BY PROFITS REASONABLY ESTIMATED

- Returns On Investment (ROI)
- Payback Period (PBP)
- Net Present Value (NPV)
- Expected Future Value (EPV)

Be Successful, Live Well, Invest Well
OUR PROJECTIONS

RETURNS ON INVESTMENT (ROI)

EXCEPTIONAL

AVERAGE

COMMON
SHORT PAYBACK PERIOD

USAIN BOLT
@15% R.O.I.
PAYBACK IN 6.5 YEARS

VS

MO FARAH
@7.5% R.O.I.
PAYBACK IN 13 YEARS

“Buy Land, They’re Not Making It Anymore.” – Mark Twain

Be Successful, Live Well, Invest Well
NET PRESENT VALUE

Positive at 14% Discount Rate

Current Inflation at 11.22%

“if you’re not going to put money into real estate, then where else – Tamir Sapir
## OUR PROJECTIONS

<table>
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<tr>
<th>S/N</th>
<th>HOUSE TYPE</th>
<th>ROI</th>
<th>PAYBACK PERIOD</th>
<th>NET PRESENT VALUE</th>
<th>EXPECTED FUTURE VALUE</th>
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<td>TERRACES</td>
<td>15%</td>
<td>6.5 YEARS</td>
<td>POSITIVE AT 14%</td>
<td>40% BY 5&lt;sup&gt;th&lt;/sup&gt; YEAR</td>
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<td>ROW HOUSE</td>
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<td>40% BY 5&lt;sup&gt;th&lt;/sup&gt; YEAR</td>
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<tr>
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<td>6-BED MAISONETTES</td>
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<td>10 YEARS</td>
<td>POSITIVE AT 12%</td>
<td>70% BY 2&lt;sup&gt;nd&lt;/sup&gt; YEAR</td>
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<td>7-BED MAISONETTES</td>
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<td>POSITIVE AT 12%</td>
<td>70% BY 2&lt;sup&gt;nd&lt;/sup&gt; YEAR</td>
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<td>SERVICE APARTMENTS</td>
<td>20%</td>
<td>5 YEARS</td>
<td>POSITIVE AT 14%</td>
<td>40% BY 5&lt;sup&gt;th&lt;/sup&gt; YEAR</td>
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</tbody>
</table>
OUR CONFIDENCE: OUR UNIQUENESS

A RESIDENTIAL ESTATE WITHIN A SERVICE APARTMENT FACILITY
LARGEST SERVICE APARTMENT FACILITY IN THE FCT MAKES ALL THE DIFFERENCE
WHAT YOU’LL GET WHEN YOU BUY INTO PLEASANT PLACES

- Good title – certificate of occupancy.
- An enriching and quality lifestyle, contemporary style and taste.
- A prime property in a prime location within the Abuja City Centre.
- A secure community.
- Healthy Return and Good Rate of capital appreciation.

Be Successful, Live Well, Invest Well
LANDLORDS GROW RICH IN THEIR SLEEP – JOHN STUART MILL
SAVINGS IS NOT AN INVESTMENT

THAT’S NOT A RAT
IT’S INFLATION EATING UP SAVINGS

INVEST WISELY THIS YEAR
“If you don’t own a home, buy one. If you own a home, buy another one. If you own two homes, buy a third.” - John Paulson

“Don’t wait to buy real estate. Buy real estate and wait.” - Will Rogers

BUY PLEASANT PLACES – IT WILL MAKE ALL THE DIFFERENCE IN YOUR PROPERTY INVESTMENT PORTFOLIO
Thank You

Be Successful, Live Well, Invest Well

Phone
+234 09 291 9034; +234 802 982 3593

Email
info@clobekhousingeastates.com