

PROJECT ESTELLAR

BY BO PROPERTIES



Our company



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OUR COMPANY

BO properties is a Lagos based real estate firm that deals with property sales, construction, management, development, rental and architecture, with a dedication to making sure our clientele are left satisfied.

We render services generally to those who seek to find a perfect space, whether you are looking for a home, an office space or an investment opportunity.

Your comfort comes first to us , hence our decision to pay attention to every details right from the moment the foundation is laid, till the moment the last socket is installed, we promise this is going to be an amazing ride with us.





WHAT IS PROJECT ESTELLAR?

BY BO PROPERTIES

ESTELLAR



Project ESTELLAR is an on-going building apartment situated in the heart of Akoka. It contains blocks of Studio apartments and One bedroom apartments, Each put up for a 20 years lease once completed.

A studio apartment is selling for 8 million naira (8,000,000), it comprises of a standard room, full pop ceiling, Air conditioner, kitchen cabinet, full tilling, security, screeded wall, bathroom and it's all ensuite.

A mini flat selling for 13.5 million naira (13,500,000) comprises of a living room, standard bedroom, full pop ceiling, kitchen cabinet, security, screeded wall, bathroom, Air conditioner, and it's all ensuite.

PROJECT ESTELLAR



PROJECT ESTELLAR
a 20 years long lease units

Services/Features

- FULLY RESIDENTIAL
- KITCHEN CABINETS/ FURNITURES
- AIR CONDITIONER
- FULLY EN-SUITE
- SCREEDED WALLS
- POP CEILINGS
- SECURITY
- FULL TILLING

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WHY SHOULD YOU INVEST IN PROJECT ESTELLAR

BY BO PROPERTIES

Project ESTELLAR is a 20 years long lease project, it is a great opportunity of becoming a Landlord or Landlady for 20 years, Estellar is situated in a strategic area at the Ilaje axis of Akoka, this location houses over 70,000 thousand students yearly hence why you should invest.

Also it is a 16 minutes drive to the Murtala Muhammed International Airport, it has a good road network and a quick access to third mainland bridge.

This building also as a quick access to 5 major tertiary institution in Lagos. (University of Lagos, Yaba college of Technology, Federal college of Education Akoka and St Augustine college of Education).

It is also accessible to different major general hospitals on that axis, Gym houses such as I-fitness and the likes, different banking institutions, various local markets such as Bariga and Abule Oja market, and supermarkets such as Justrite, Bokku etc.





HOW DO WE GUARANTEE YOUR RETURNS ON INVESTEMENT

BY BO PROPERTIES

We guarantee our units would generate income to all our investors , we have a track record of over 100 occupants filling up all our rentals and hostel spaces through different means such as;

* RENTALS; when it comes to new building and rentals , it is no news it gets rented out before the completion of the building , besides from the location that sells these units, we have vast network of experienced agents that can ensure your units get rented out immediately we hand over or few weeks before handing over.

* HOSTEL; QUEENS COURT gave birth to BO PROPERTIES, QUEENS COURT is a subsidiary of BO PROPERTIES that handles its hostel business. We have successfully generated a revenue of over 40 million in less than 3 years of existence, we guarantee that your bedspaces would at all times be filled with occupants and also we partnered with various hostel accommodation agencies and agents who also help out with occupants all the time , so your spaces are always filled up and be rest assured that your annual revenue is always guaranteed.





CONT

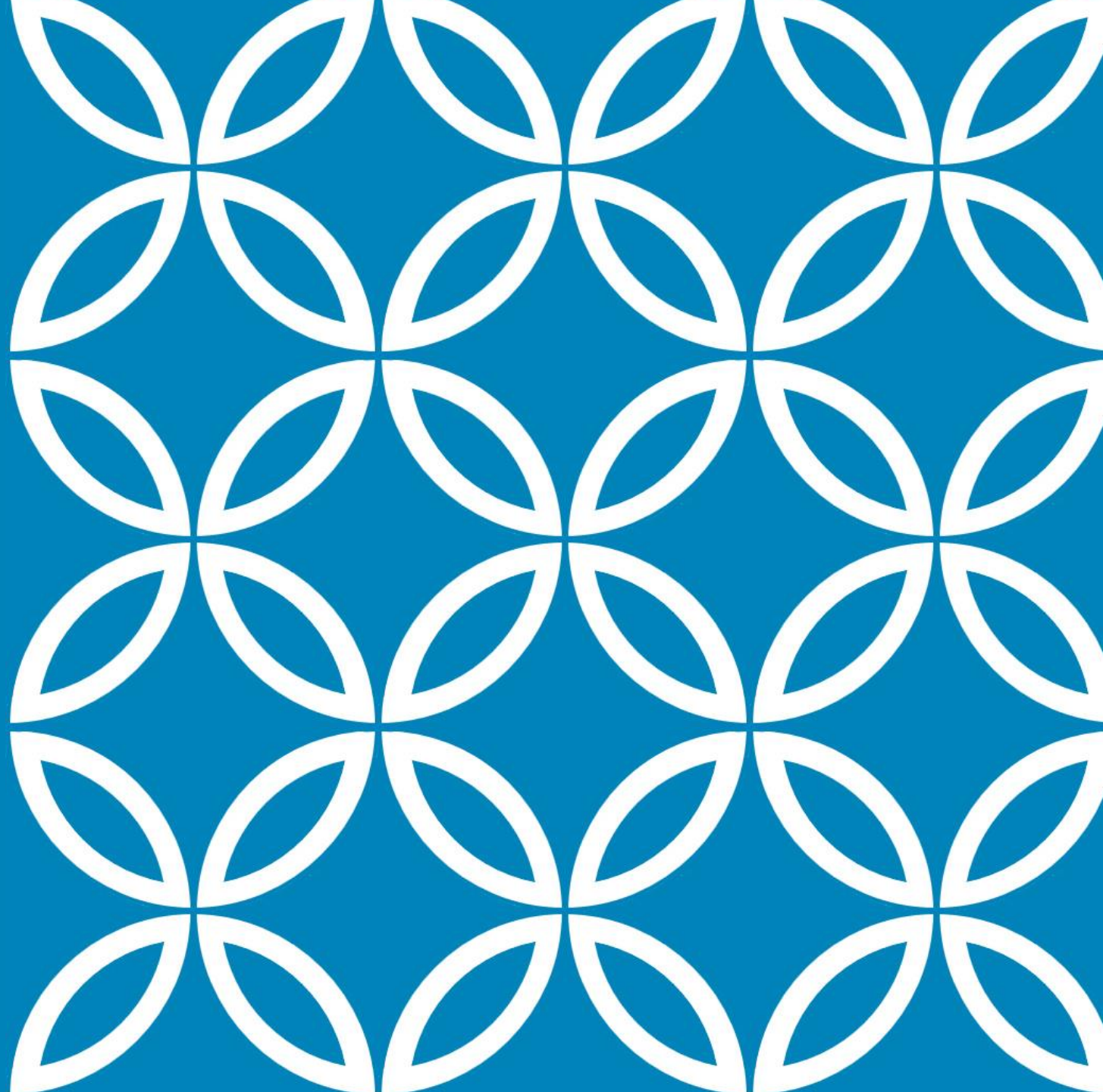
* **SERVICED / SHORT-LET APARTMENTS;** We can assure our investors an occupancy rate of 10-15 days of constant rentals every month and it will generate a total return of Six Hundred Thousand every month, this apartment can be rented to young graduates, entrepreneurs, salary earners , civil servants , bachelors, spinsters, etc.

Be rest assured that BO PROPERTIES would handle the general managements of the building and we guarantee your total return of your investments per annum.



ROI BREAKDOWN

BY BO PROPERTIES



ROI ANALYSIS FOR MINIFLAT CONVERTED TO HOSTEL

INITIAL INVESTMENT	#13,500,000		YEARLY RENT PER BEDSPACE	#800,000
COST OF FURNISHING	2,500,000		NUMBER OF OCCUPANT	5
TOTAL INVESTMENT	#16.000,000		YEARLY INCOME	#4,000,000
*With a 30% increase every 3 years				
YEAR 1-3	#4,000,000 x 3	➡	#12,000,000	
YEAR 4-6	#5,200,000 x 3	➡	#15,600,000	
YEAR 7-9	#6,760,000 x 3	➡	#20,280,000	
YEAR 10-12	#8,775,000 x 3	➡	#26,325,000	
YEAR 13-15	#11,437,500 x 3	➡	#34,312,500	
YEAR 16-18	#14,998,750 x 3	➡	#44,996,250	
YEAR 19-20	#19,498,375 x 2	➡	#38,996,750	
				TOTAL
				#192,510,500

ROI ANALYSIS FOR SELCON CONVERTED TO HOSTEL

INITIAL INVESTMENT	#8,000,000		YEARLY RENT PER BEDSPACE	#800,000
COST OF FURNISHING	2, 00,000		NUMBER OF OCCUPANT	3
TOTAL INVESTMENT	#10,000,000		YEARLY INCOME	#2,400,000
*With a 30% increase every 3 years				
YEAR 1-3	#2,400,000 x 3	➡	#7,200,000	
YEAR 4-6	#3,120,000 x 3	➡	#9,360,000	
YEAR 7-9	#4,050,000 x 3	➡	#12,150,000	
YEAR 10-12	#5,325,000 x 3	➡	#15,975,000	
YEAR 13-15	#6,922,500 x 3	➡	#20,767,500	
YEAR 16-18	#8,999,250 x 3	➡	#26,997,750	
YEAR 19-20	#11,699,025 x 2	➡	#23,398,050	
				TOTAL
				#115,848,300

ROI ANALYSIS FOR MINIFLAT CONVERTED TO RENTALS

INITIAL INVESTMENT	#13,500,000		YEARLY RENT PER BEDSPACE	#1,300,000
COST OF FURNISHING	NONE		NUMBER OF OCCUPANT	
TOTAL INVESTMENT	#13,500,000		YEARLY INCOME	#1,300,000
*With a 30% increase every 3 years				
YEAR 1-3	#1,300,000 x 3	➡	#3,900,000	
YEAR 4-6	#1,690,000 x 3	➡	#5,070,000	
YEAR 7-9	#2,197,000 x 3	➡	#6,591,000	
YEAR 10-12	#2,856,100 x 3	➡	#8,568,300	
YEAR 13-15	#3,712,930 x 3	➡	#11,138,790	
YEAR 16-18	#4,826,809 x 3	➡	#14,480,427	
YEAR 19-20	#6,273,851 x 2	➡	#12,547,702,	
				TOTAL
				#62,296,219

ROI ANALYSIS FOR SELCON CONVERTED TO RENTALS

INITIAL INVESTMENT	#8,000,000		YEARLY RENT	#1,000,000
COST OF FURNISHING	NONE		NUMBER OF OCCUPANT	
TOTAL INVESTMENT	#8,000,000		YEARLY INCOME	#1,000,000
*With a 30% increase every 3 years				
YEAR 1-3	#1,000,000 x 3	➡	#3,000,000	
YEAR 4-6	#1,300,000 x 3	➡	#3,900,000	
YEAR 7-9	#1,690,000 x 3	➡	#5,070,000	
YEAR 10-12	#2,197,000 x 3	➡	#6,591,000	
YEAR 13-15	#2,856,100x 3	➡	#8,568,300	
YEAR 16-18	#3,712,930 x 3	➡	#11,138,790	
YEAR 19-20	#4,826,809 x 2	➡	#9,653,618	
				TOTAL
				#47,921,708



IS THERE A FLEXIBLE PAYMENT PLAN

BY BO PROPERTIES

The option to make payment in instalment is available for investors who cannot make one off payments.

Self con;

COST; #8,000,000 PER UNITS

Initial deposit of **#3,000,000** and full payment made within 3 month

MINI FLAT;

COST; #13,500,00 PER UNITS

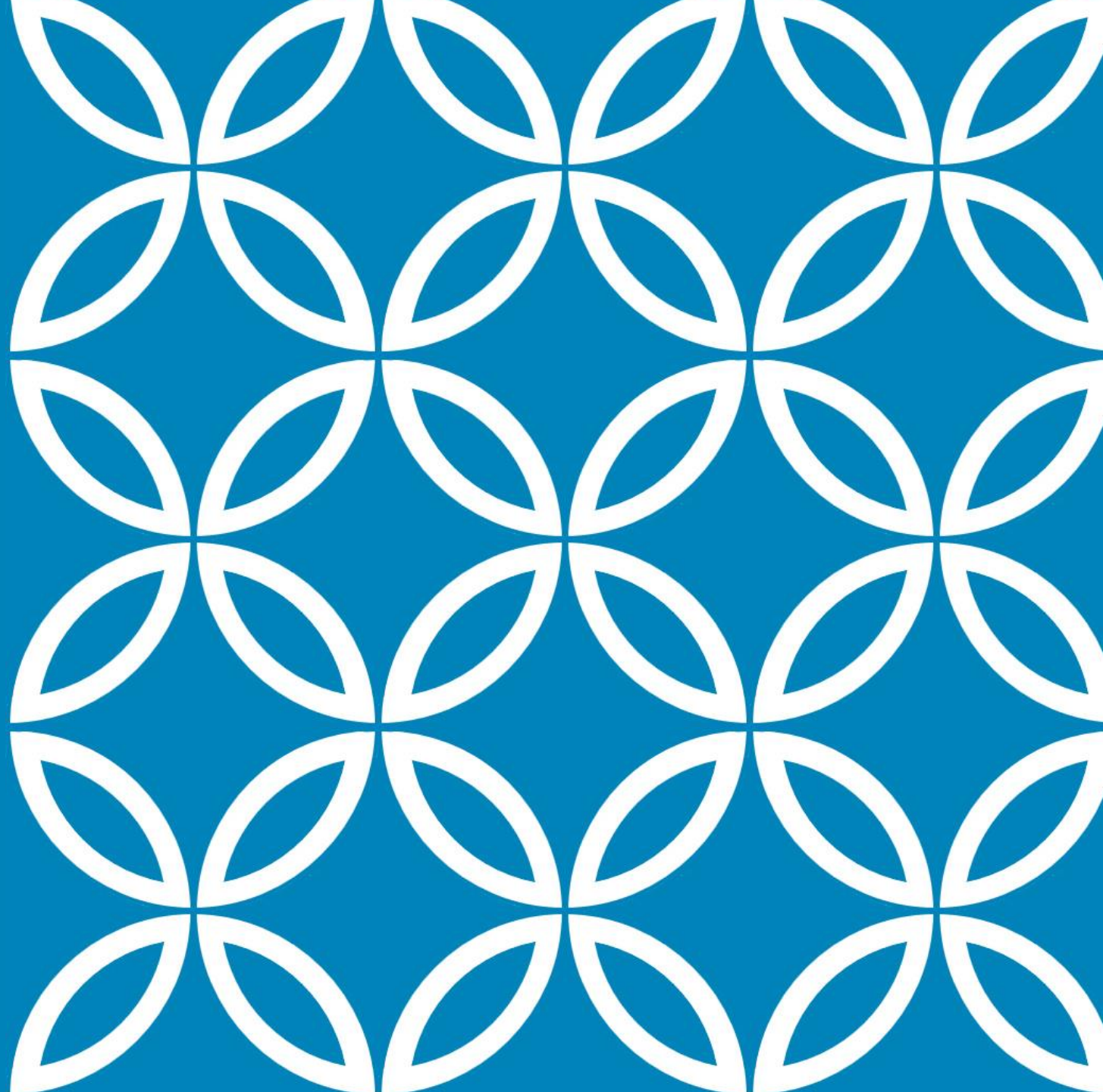
Initial deposit of **#7,000,000** and full payment made within 3 month

NOTE; This is the investment capital, not including service charge, for every instalment paid, a receipt is issued, upon complete payment a deed of lease will be given.



FAQ

BY BO PROPERTIES



* Question 1; If I invest in a unit, can I decide to rent it out since I won't be around to live in it.

.Ans; You can decide to live in your apartment for the entire lease period or decide to rent it out or even sublease/ sell to someone else.

*Question 2; if I do, would the total cost of all related maintenance my own mini flat borne by me or the lessor also bears some specific ones?

.Ans; Yes, you bear the cost of maintaining your flat. Though there will be service charge fee for every occupants living in the building, which will cover security, lawma, septic waste disposal, pumping machine maintenance, and some other miscellaneous repairs, and maintenance.

* Question 3; Do they have instalments payment options for the investment?

.Ans; Yes, you can pay in two halves. A minimum deposit of 3 million naira for the selfcon and 7 million naira for the mini flat, payment must be completed in 3 month.

* Question 4; Do I pay once or I have to pay for subsequent years?

.Ans; You make a one off payment of the lease price, you don't have to pay this fee anymore after it is made.

*Question 5; if I get it, is there a chance you can handle the whole renting out process for me?

.Ans; Yes, as this is also a branch of one of the many services we offer.

* Question 6; Does it come furnished already or that's up to me?

.Ans; Yes, it comes furnished with Air conditioner, kitchen cabinets, fully ensuite, screeded walls, pop ceilings, full tilling, security, and you can add other fittings you want to it.



IMAGES OF PROPOSED BUILDING

BY BO PROPERTIES

DAY VIEW



SIDE VIEW



NIGHT VIEW





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