

**HOMEWORK
DEVELOPMENT &
PROPERTIES**

INVESTMENT OPPORTUNITIES

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home | WORK
DEVELOPMENT & PROPERTIES LTD

HOMESWORK DEVELOPMENT IN FIGURES

YEARS IN EXISTENCE

14 est 2008

UNITS UNDER CONSTRUCTION

226

- Ace Apartments
- Hines II & III
- Kings Court, Yaba
- Ebute Meta
- Orchid Road
- Chevron Drive

DEVELOPMENT PROJECTS

DONE/ON-GOING

25

UNITS

COMPLETED

145

- Ocean Bay Estate
- Chevy-View Estate
- Dunvale Terraces
- Rowland Court

UNITS

STARTING SOON

257

- Devon Court
- Meadow Park
- Dunvale VI

STAFF

STRENGTH

44

SUCCESS RATE

100%





DUNVALE TERRACES

ADMIRALTY WAY, LEKKI PHASE I

DUNVALE TERRACES

DESCRIPTION:

Size – 2400sqm

Title – Governors Consent

Description

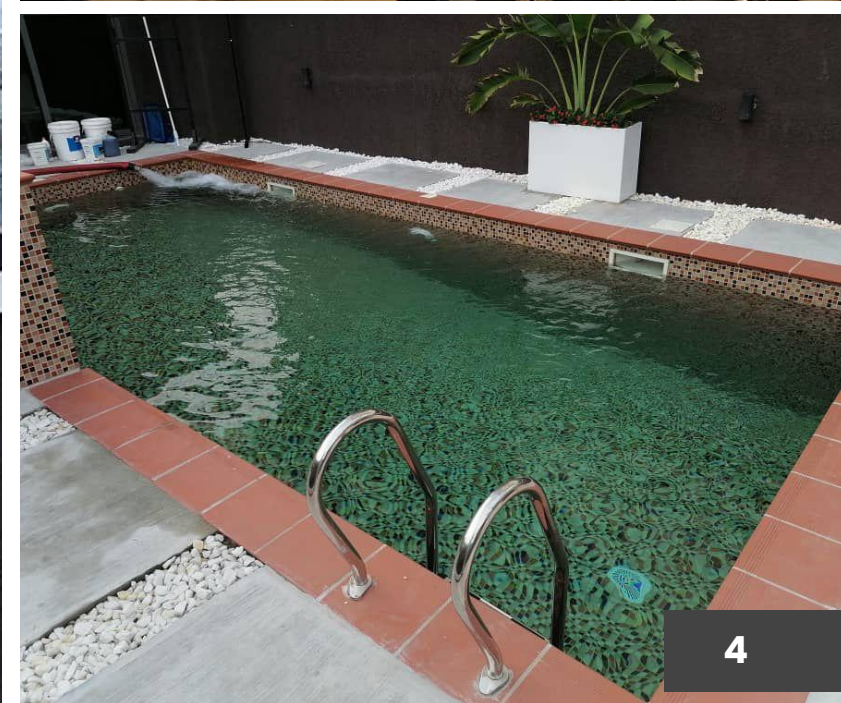
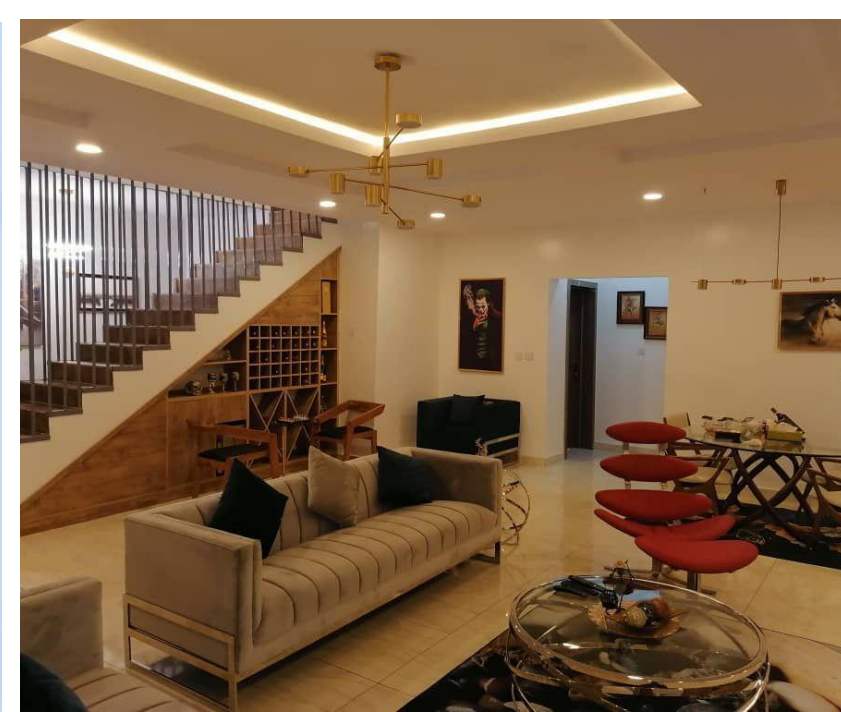
- 10 Units of Luxury 4-bed Terraces

House type	Unit number	Off plan price	Completion price
4 bed terrace + bq	10	95,000,000	140,000,000

Construction Cost	N 300,000,000
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Proposed ROI	28% in 14 Months
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Final ROI	36% in 18 months
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ROWLAND COURT

RICHMOND ESTATE, IKATE

ROWLAND COURT

DESCRIPTION:

Size – 1400sqm

Title – Governors Consent

Description

- 12 Units of Luxury 3/4-bed Maisonettes

House type	Unit number	Off plan price	Completion price
3 bed maisonettes	8	40,000,000	65,000,000
4 bed maisonettes	4	45,000,000	75,000,000

Construction Cost	N 200,000,000
Proposed ROI	28% in 14 Months
Final ROI	36% in 18 months





DUNVALE COURT

ORCHID ROAD

DUNVALE COURT

DESCRIPTION:

Size – 7000sqm

Title – Governors Consent

Description

- 48 units of 3/4bed Duplexes
- 24 Units of 1/2 Bed Flats

House type	Unit number	Avg Off plan price	Avg Completion price
3/4 Bed Duplexes	48	30,000,000	40,000,000
1/2 Bed Flats	24	15,000,000	25,000,000

Construction Cost	N 800,000,000
Proposed ROI	48% in 24 Months
Final ROI	42% in 20 months





DEVON COURT

PALACE ROAD, ONIRU, VICTORIA ISLAND

DEVON COURT

DESCRIPTION:

Size – 3200sqm

Title – Governors Consent

Description

- 12 Units of Luxury 4-bed Terraces
- 6 Units of Luxury 5-bed Penthouse

House type	Unit number	Off plan price	Completion price
4-Bed Terrace	12	220,000,000	250,000,000
5-Bed Penthouse	6	300,000,000	350,000,000

Carcass Cost needed	N 900,000,000 - N 1,200,000,000
ROI	34% in 16 Months



DEVON COURT INVESTMENT OFFER

Minimum Investment Offer - 300m

Guaranteed return - 24% per Annum

Buyout Offer (Offplan price/ Offer):

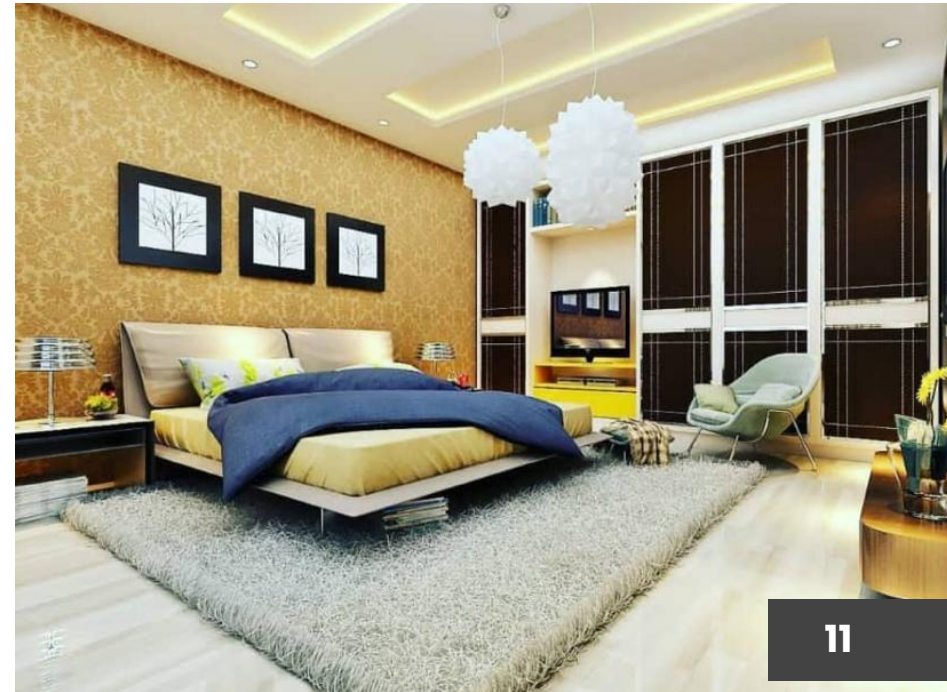
4-Bed Terrace - 220m / 180m

5 Bed Penthouse - 300m / 250m

Status: Project is currently 70% sold-out and it is at 30% carcass stage (First Floor)

All investment amounts would be tied to units and at agreed buyout rates

Completion Date - **February, 2024**





ALMOND COURT 5

**ATLANTIC VIEW ESTATE, NEW ROAD,
LEKKI**

ALMOND COURT 5

DESCRIPTION:

Size – 680 sqm

Title – Governors Consent

Description

12 Units of 2-bed Apartment

House type	Unit number	Current Off plan price	Estimated Completion price
2 bed Apartments	12	45,000,000	60,000,000

Amount needed	N 330,000,000 - N 400,000,000
Proposed ROI	28% in 14 Months



ALMOND COURT V INVESTMENT OFFER

Minimum Investment Offer - 80m

Guaranteed return - 22% per Annum

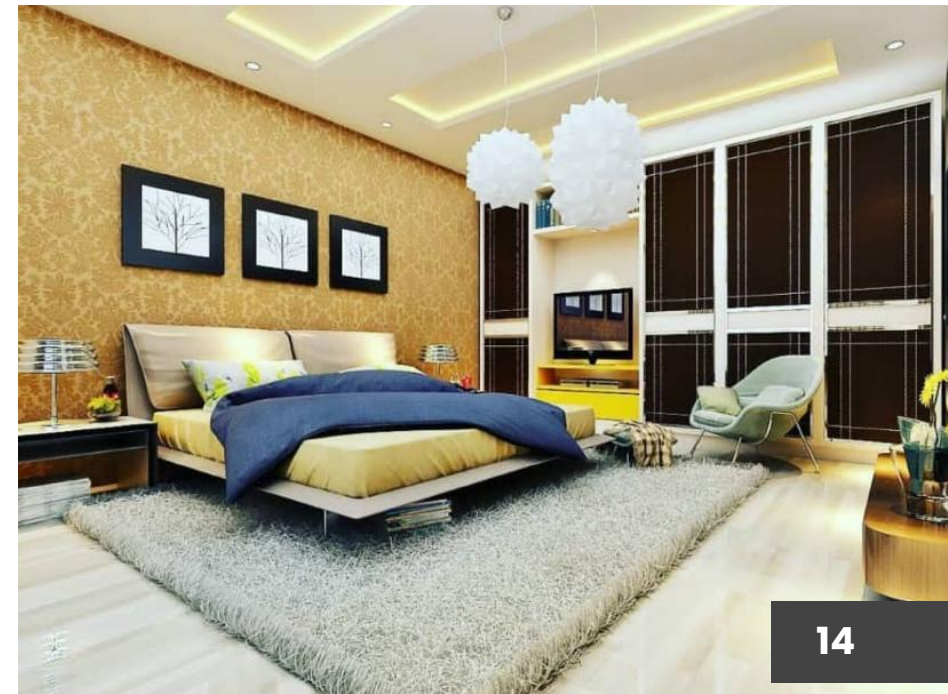
Buyout Offer (Offplan price/ Offer):

2-Bed Flat - 45m / 40m

Status: Project is currently at foundation, and prices are set to skyrocket after the road construction is done in a few months. Great place to invest as value is set to increase by over 25% after the road is completed

All investment amounts would be tied to units and at agreed buyout rates

Completion Date - **December, 2023**





AQUILA 3

**BALARABE MUSA, VICTORIA ISLAND,
LAGOS**

AQUILA 3

DESCRIPTION:

Size – 1300sqm

Title – Governors Consent

Description

- 20 Units of Luxury 3-bed Apartments

House type	Unit number	Off plan price	Completion price
3 Bed Apartment	10	200,000,000	250,000,000

Carcass Amount needed	N 700,000,000 - N 750,000,000
Proposed ROI	30% in 14 Months



AQUILA III INVESTMENT OFFER

Minimum Investment Offer - 170m

Guaranteed return - 26% per Annum

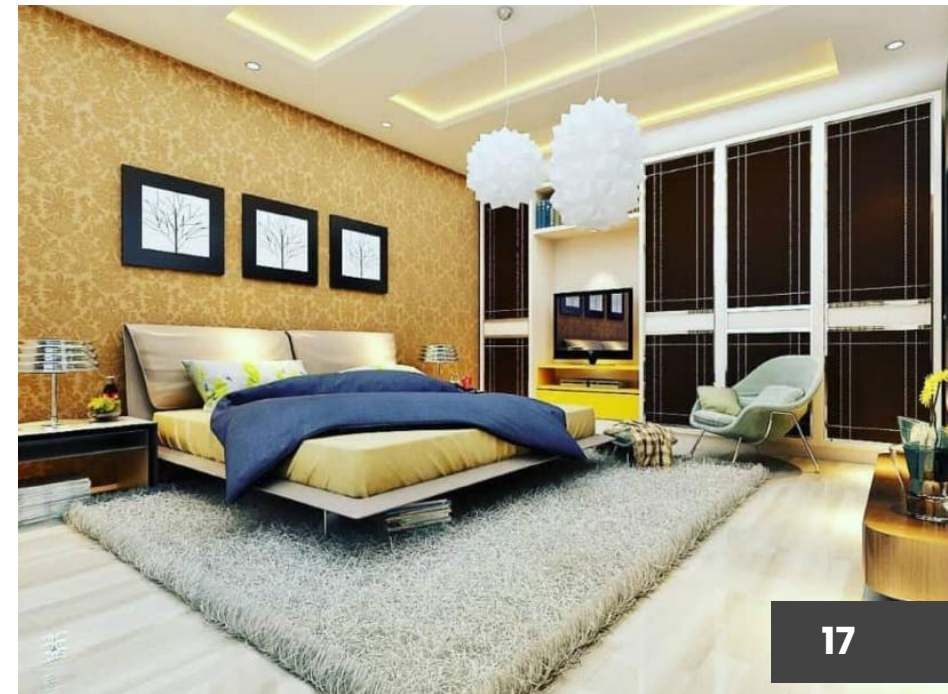
Buyout Offer (Offplan price/ Offer):

3-bed Pent - 200m/ 170m

Status: Project is currently at foundation, 50% off takers and great location

All investment amounts would be tied to units and at agreed buyout rates

Completion Date - **August, 2024**





HINES COURT III

ILASAN, IKATE - LEKKI

HINES COURT III

DESCRIPTION:

Size – 600 sqm

Title – Governors Consent

Description

10 Units of 2-bed Apartment

2 Units OF 3-Bedroom Penthouse

House type	Unit number	Current Off plan price	Estimated Completion price
2 bed Apartments	10	60,000,000	65,000,000
3-bedroom Penthouse	2	80,000,000	90,000,000

Amount needed	N 400,000,000 - N 430,000,000
Proposed ROI	28% in 14 Months



HINES COURT III INVESTMENT OFFER

Minimum Investment Offer - 100m

Guaranteed return - 22% per Annum

Buyout Offer (Offplan price/ Offer):

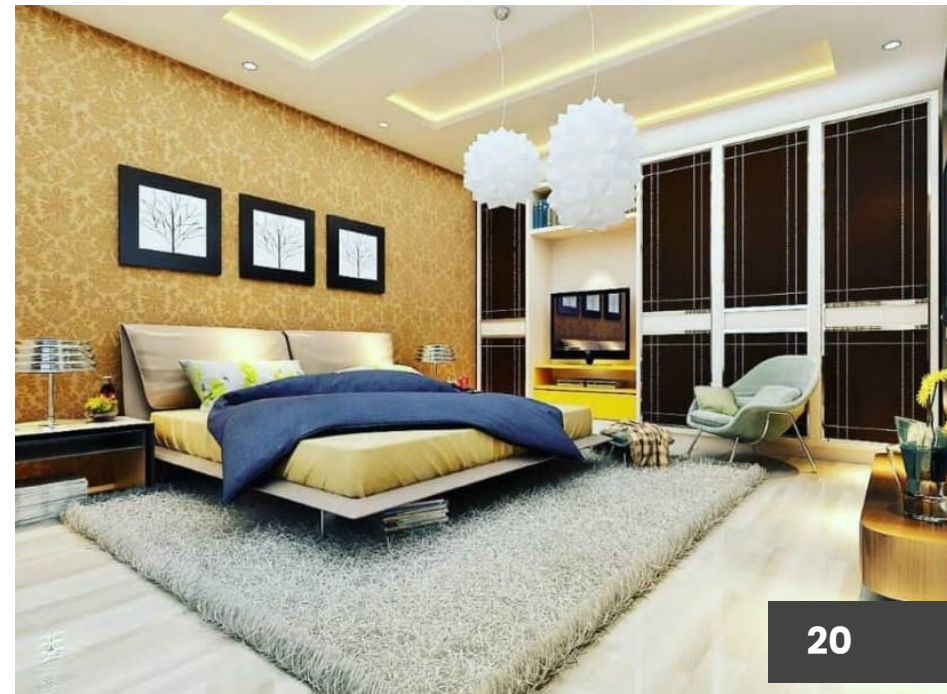
2-Bed Flat - 60m / 50m

3-bed Pent - 80m/ 65m

Status: Project is currently at foundation, and prices are set to skyrocket after the road construction is done in a few months. Great place to invest as value is set to increase by over 25% after the road is completed

All investment amounts would be tied to units and at agreed buyout rates

Completion Date - **February, 2024**





MEADOW PARK

SANGOTEDO, LEKKI - EPE

MEADOW PARK

DESCRIPTION:

Size – 6000sqm

Title – Governors Consent

Description

- 96 Units of 2 Bed Apartment
- 11 Units of Luxury 3/4-bed Terraces

House type	Unit number	Off plan price	Completion price
2 bed Apartment	96	45,000,000	55,000,000
3 bed Terraces	11	55,000,000	65,000,000

Amount needed	N1,800,000,000 - N2,000,000,000
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Proposed ROI	28% in 14 Months
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MEADOW PARK INVESTMENT OFFER

Minimum Investment Offer - 175m

Guaranteed return - 24% per Annum

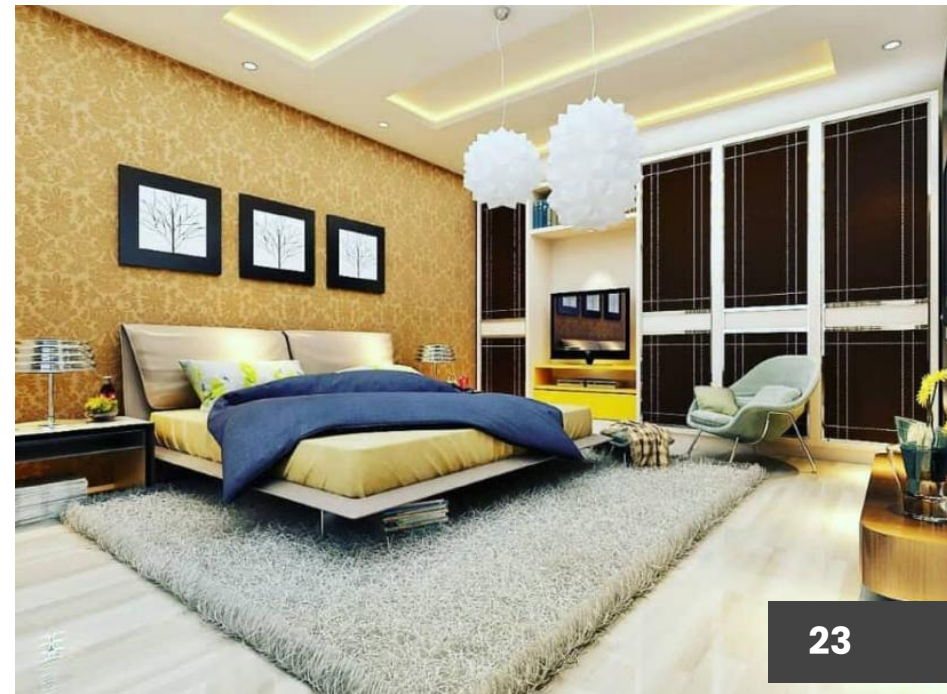
Buyout Offer (Offplan price/ Offer):

2-Bed Flat - 45m / 35m

Status: Project is currently on First Floor

All investment amounts would be tied to units and at agreed buyout rates

Completion Date - **November, 2023**





COVE III

Lekki Phase 1

COVE III

DESCRIPTION:

Size –1000sqm

Title – Governors Consent

Description

- 8 Units of 2 Bed Apartment
- 8 Units of 2 Bed Maisonettes

House type	Unit number	Off plan price	Completion price
2 bed Apartment	8	90,000,000	100,000,000
2 bed Maisonettes	8	105,000,000	120,000,000

Amount needed	N680,000,000 - N720,000,000
Proposed ROI	28% in 14 Months



COVE III INVESTMENT OFFER

Minimum Investment Offer - 150m

Guaranteed return - 28% per Annum

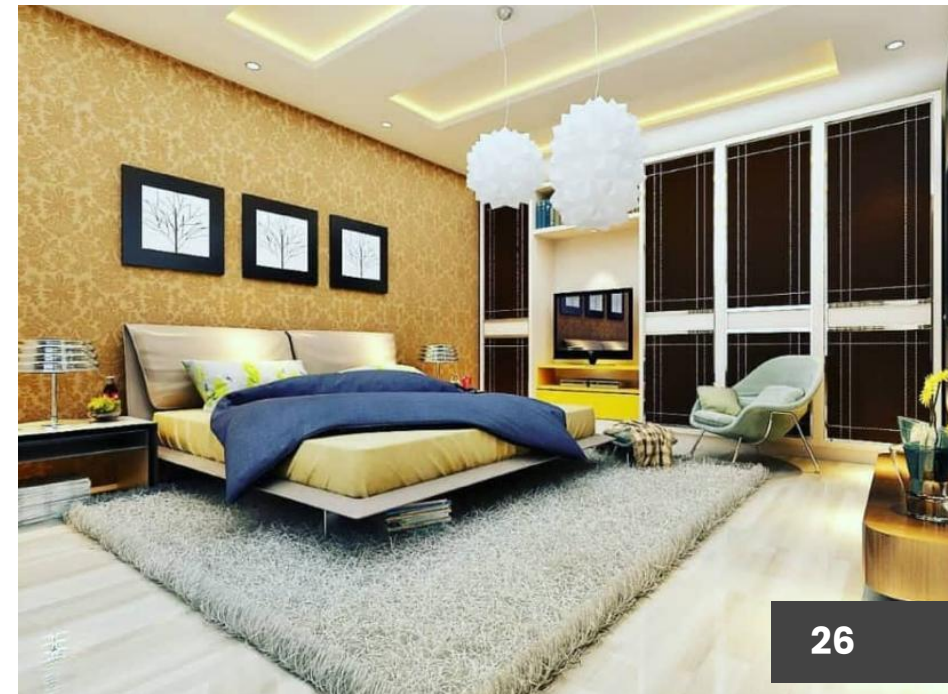
Buyout Offer (Offplan price/ Offer):

2-Bed Flat - 90m / 75m

Status: Great Location, project is just starting best time to invest

All investment amounts would be tied to units and at agreed buyout rates

Completion Date - **November, 2024**





DEVON COURT GRA

IKEJA GRA

DEVON COURT GRA

DESCRIPTION:

Size – 5400sqm

Title – Governors Consent

Description

- 15 Units of Luxury 4-bed Terraces
- 6 Units of Luxury 5-bed Penthouse

House type	Unit number	Off plan price	Completion price
4-Bed Terrace	15	200,000,000	250,000,000
5-Bed Penthouse	6	250,000,000	300,000,000

Amount needed	N 1,200,000,000 - N 1,500,000,000
ROI	32% in 14 Months



DEVON COURT GRA INVESTMENT OFFER

Minimum Investment Offer - 180m

Guaranteed return - 26% per Annum

Buyout Offer (Offplan price/ Offer):

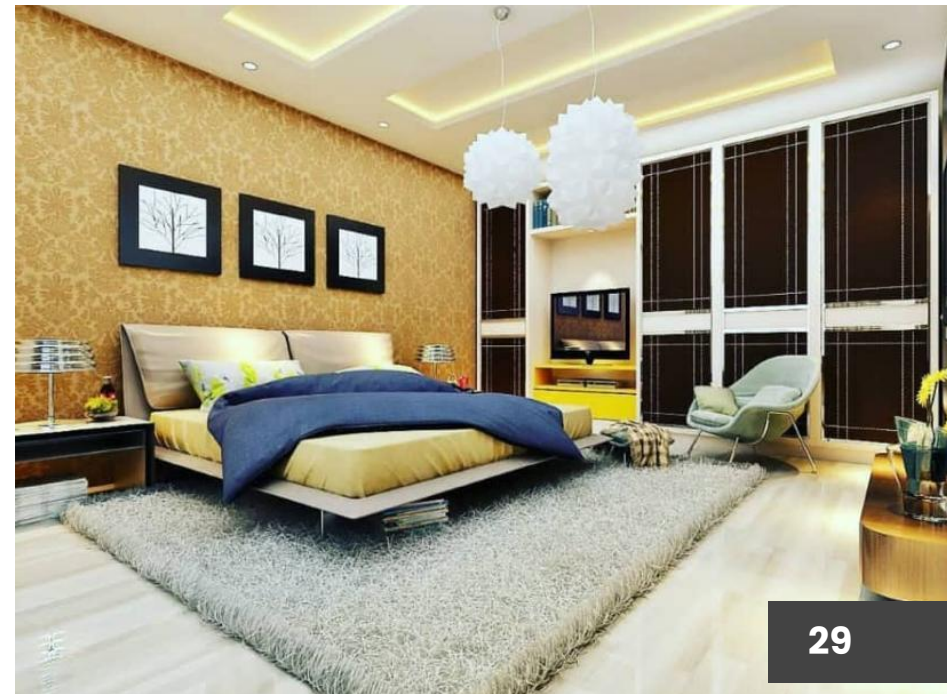
4-Bed Terrace - 200m / 180m

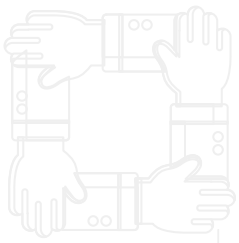
5 Bed Penthouse - 250m / 220m

Status: Project is currently on foundation stage

All investment amounts would be tied to units and at agreed buyout rates

Completion Date - **December, 2024**





Development Team...

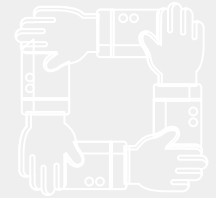
HomeWork Development and Properties Ltd is a multidisciplinary practice that deals in sustainable **property development, architecture and construction**, with a particular interest in green architecture.

The core principle of the company is to provide creative solutions, while **adding value to her clients**. This is achieved by applying **innovative approaches to design** and construction.

With an excess of 45 years accumulated **experience** in consultancy, development and construction, HomeWork is poised to tackle the seemingly insurmountable as regards the built environment, by making her **talent** speak for itself.



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Some **Past & Current** Projects:

- ★ The Spades, **Banana Island** (6 units)
- ★ Dunvale Terraces, **Lekki-1** (10 units)
- ★ Aquila Residences, **Oniru** (8 units)
- ★ Hines Court, **Oniru** (10 units)
- ★ Rowland Court, **Elegushi** (12 units)
- ★ GranVille Court, **Chevy-View** (8 units)
- ★ Dunvale Court, **Orchid Road** (50 units)
- ★ Ace Apartments, **Ebute-Metta** (17 units)
- ★ Bitoa Residences, **Ocean Bay** (6 units)
- ★ The Triplets, **Ocean Bay** (3 units)
- ★ BA Terraces, **Ocean Bay** (3 units)
- ★ And **several** more.



Thank You



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