



55 INCOME-PRODUCING APARTMENT ASSETS BESIDE LEAD CITY UNIVERSITY

A DIFFERENT KIND OF REAL ESTATE OPPORTUNITY

NEST APARTMENT IS A FULLY SERVICED RESIDENTIAL DEVELOPMENT DESIGNED FOR ONE PURPOSE: TO GENERATE CONSISTENT RENTAL INCOME IN ONE OF IBADAN'S MOST RELIABLE DEMAND CORRIDORS.

LOCATED BESIDE LEAD CITY UNIVERSITY, IT SERVES A PERMANENT AND GROWING TENANT BASE OF STUDENTS, FACULTY, AND YOUNG PROFESSIONALS. WITH 55 THOUGHTFULLY DESIGNED STUDIO AND ONE-BEDROOM APARTMENTS, COMPLETE ON-SITE AMENITIES, AND A SERVICED BUILDING MODEL, NEST APARTMENT REMOVES THE TYPICAL FRICTION OF PROPERTY INVESTMENT.

THIS IS NOT A DEVELOPMENT YOU VISIT OCCASIONALLY. IT IS A WORKING INCOME ASSET.

THIS BROCHURE REPRESENTS THE PRE-LAUNCH OFFERING, WITH FOUNDING INVESTOR PRICING AVAILABLE FOR A LIMITED WINDOW BEFORE OFFICIAL LAUNCH.





SECTION ONE

THE OPPORTUNITY



WHY NEST APARTMENT

THE PROBLEM IT SOLVES

Lead City University has a student population of nearly 25,000, with over 65% residing off campus.

The growing demand for quality student accommodation has created a significant housing gap within the school's environment. Most existing options are either overcrowded hostels, distant rentals requiring long commutes, or properties lacking basic infrastructure like reliable power and security.

Nest Apartment is strategically positioned to bridge this deficit by providing safe, comfortable, and accessible housing solutions for students, ensuring a better living and learning experience.

For investors, this translates to one of the most reliable rental markets in Ibadan: a tenant base that renews itself every academic year, demand

that does not depend on economic cycles, and a location where vacancy is structurally low.



THE INVESTMENT CASE

WHY THIS MAKES SENSE

PERMANENT DEMAND

A university of **25,000 students** with 65% off-campus residency creates an annual housing demand of approximately **16,250 units** in the immediate area. **Nest Apartment** captures a small but premium share of this market.

STRATEGIC LOCATION

Direct proximity to **Lead City University** eliminates **transportation barriers for tenants**. Properties within walking distance of major universities command premium rents and experience the lowest vacancy rates in their markets.

COMPLETE INFRASTRUCTURE

Power, water, security, and connectivity, the issues that affect rental income in most Nigerian developments, are addressed at the building level, not left to individual unit owners.

SERVICED BUILDING MODEL

Common amenities and shared facilities reduce per-unit operating costs and create lifestyle value that supports higher rental rates than standalone units in the area.

LIFELONG OWNERSHIP

Every Nest Apartment unit is owned for life, with full rights to transfer, sell, lease, or hold across generations.



PROPERTY OVERVIEW

DEVELOPMENT SUMMARY

Project Name: Nest Apartment

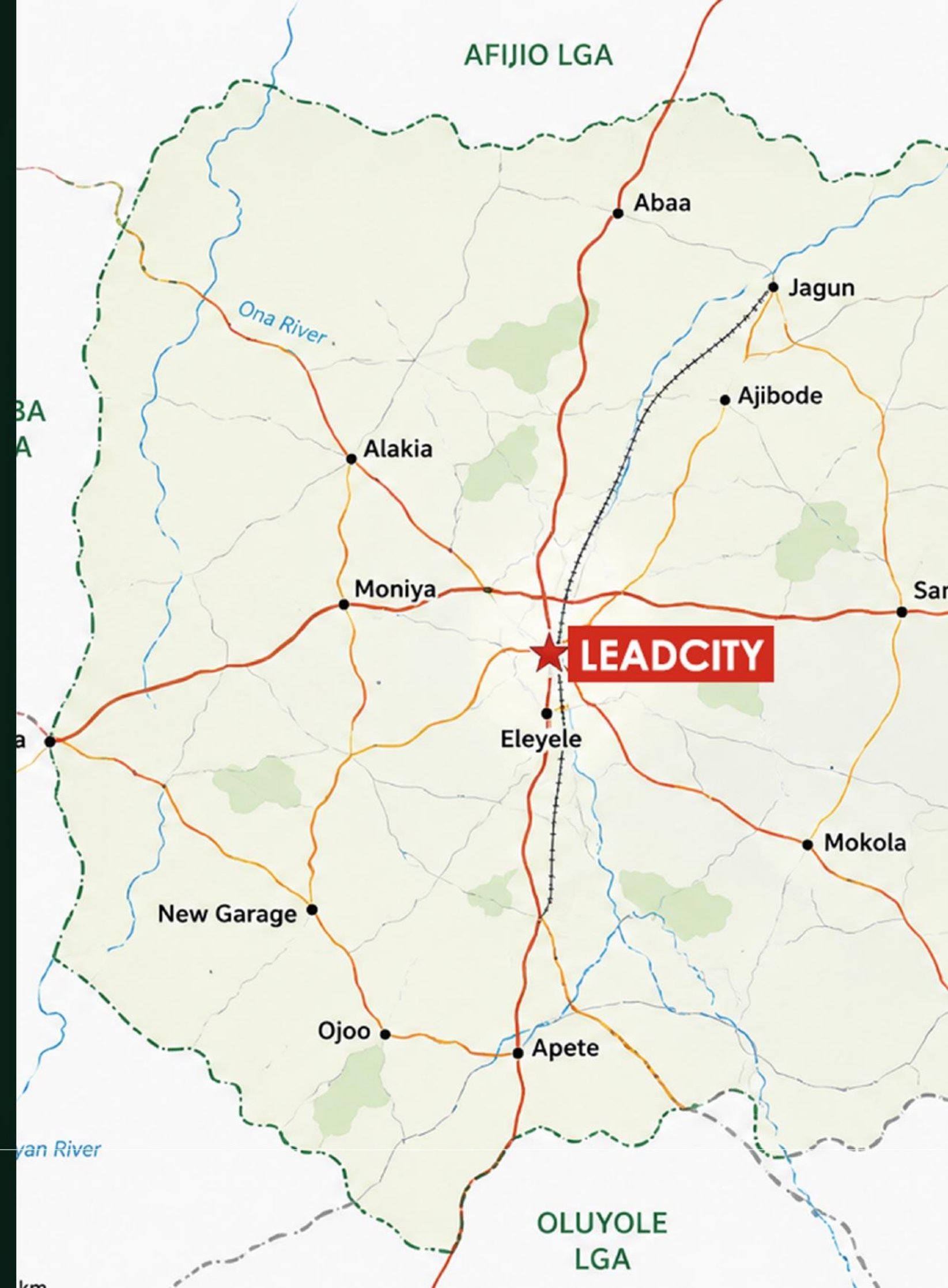
Location: Beside Lead City University, Ibadan

Total Units: 55 Income-Producing Apartments

Unit Types: Studio Apartments and
One-Bedroom Apartments

Ownership: Lifelong Ownership

Development Type: Fully Serviced Apartment
Complex





LOCATION ADVANTAGES

- ✓ Walking distance to Lead City University main campus
- ✓ Existing infrastructure in surrounding area
- ✓ Direct access road, no internal traffic congestion
- ✓ Proximity to commercial centers, banks, and healthcare facilities
- ✓ Established academic and residential corridor in Ibadan
- ✓ Year-round tenant demand



LANDMARKS

BESIDE



**Lead City
University**

5 MINUTES



Toll Gate

7 MINUTES



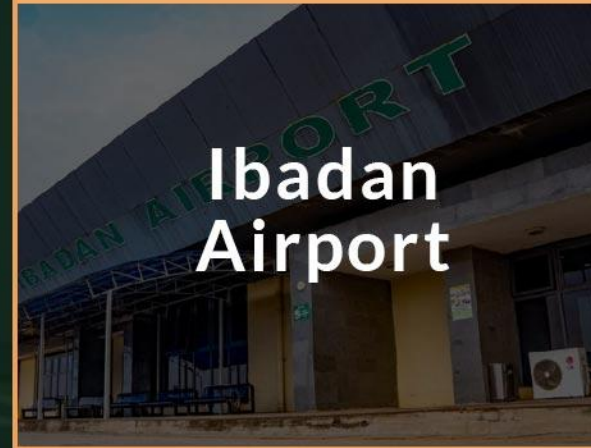
New Garage

18 MINUTES



Iwo Road

20 MINUTES



**Ibadan
Airport**

STUDIO APARTMENT





LAYOUT FEATURES

APPROXIMATE SIZE: 22 SQM

OPEN-PLAN LIVING
& SLEEPING AREA

FULLY FITTED
KITCHENETTE

PRIVATE
BATHROOM WITH
QUALITY FIXTURES

BUILT-IN
WARDROBE

LARGE WINDOW
WITH NATURAL
LIGHT

SOLAR POWER
INSTALLATION

QUALITY FINISHES
THROUGHOUT

IDEAL TENANT PROFILE

SINGLE STUDENTS, POSTGRADUATE RESEARCHERS, VISITING LECTURERS,
YOUNG PROFESSIONALS WORKING IN THE ACADEMIC CORRIDOR.

Premium one-bedroom segment - suited to long lease and short-let operation alike.





ONE-BED APARTMENT





LAYOUT FEATURES

APPROXIMATE SIZE: 63 SQM

OPEN-PLAN LIVING
& SLEEPING AREA

FULLY FITTED
KITCHENETTE

PRIVATE
BATHROOM WITH
QUALITY FIXTURES

BUILT-IN
WARDROBE

LARGE WINDOW
WITH NATURAL
LIGHT

SOLAR POWER
INSTALLATION

PREMIUM FINISHES
THROUGHOUT

ADDITIONAL
STORAGE SPACE

IDEAL TENANT PROFILE

SINGLE STUDENTS, POSTGRADUATE RESEARCHERS, VISITING LECTURERS,
YOUNG PROFESSIONALS WORKING IN THE ACADEMIC CORRIDOR.

Premium one-bedroom segment - suited to long lease and short-let operation alike.





SECTION TWO

LIFE AT NEST



24/7 SOLAR POWER. ZERO BLACKOUTS

Every apartment runs on its own solar supply. No grid dependency, no generator noise, no blackout that interrupts study or sleep



Card-Entry Security

Controlled electronic access at every entrance



24/7 Internet

Always-on connectivity for study and work.



24-Hour Security

Personnel, CCTV and a controlled perimeter.



FULLY EQUIPPED GYMNASIUM

A modern fitness facility within the building gives residents access to quality equipment without external gym memberships. This is a significant lifestyle and value driver for the target demographic.



RESIDENT LIBRARY

A quiet, well-lit study space dedicated to focused work. For the student tenant base, this is one of the most valuable amenities, supporting academic performance and increasing tenant retention.

ON-SITE CLINIC

Basic medical care facility available to residents. Removes the need for off-site travel for minor health concerns, particularly valuable for the student demographic and parents seeking peace of mind.



LAUNDRY ROOM

Dedicated laundry facilities reduce per-unit utility costs and provide convenience that supports premium rental positioning. A practical amenity that tenants notice.

WHY THIS LOCATION

Lead City University is one of Ibadan's most established private universities. Its 25,000-student population creates demand patterns that drive rental markets in the surrounding area.

WHY THIS MATTERS FOR INVESTORS

The university creates demand that does not depend on:

- 📍 Local economic conditions
- 📍 Job market fluctuations
- 📍 Migration patterns

Demand remains stable because:

- 📍 Students require housing for the duration of their academic programs
- 📍 Faculty and staff require housing throughout the academic year
- 📍 Visiting researchers and lecturers require housing during their stays
- 📍 The university continues to grow, creating compound demand growth

LOCATION ADVANTAGES FOR TENANTS

- 📍 Walking distance to campus
- 📍 No commute time or transportation costs
- 📍 Established commercial infrastructure in surrounding area
- 📍 Banks, restaurants, healthcare facilities all accessible
- 📍 Reduced cost of living compared to distant alternatives

THE COMPOUND EFFECT

When a property combines proximity to a major university with complete on-site amenities and reliable infrastructure, it commands premium rental rates and experiences the lowest vacancy rates in the market.

SECTION THREE

THE NUMBERS

03

WHO NEST APARTMENT IS FOR?

FOUR INVESTORS, ONE ADDRESS



THE INCOME INVESTOR

Consistent monthly cash flow without active management. Longlet delivers predictable returns with minimal involvement.



THE DIVERSIFICATION INVESTOR

Already holds stocks, bonds or business interests. Adds real estate as an inflation hedge and portfolio diversifier.



THE GENERATIONAL INVESTOR

Building wealth that compounds across decades - a lifelong asset to transfer, sell, or hold indefinitely



THE ACTIVE OPERATOR

Already holds stocks, bonds or business interests. Adds real estate as an inflation hedge and portfolio diversifier.



PRICING

SAVE 10M+

STUDIO APARTMENT



SCAN HERE
FOR CURRENT
PRICING

CLICK HERE

INITIAL DEPOSIT: N5,000,000

SAVE 15M+

ONE BEDROOM APARTMENT



SCAN HERE
FOR CURRENT
PRICING

CLICK HERE

INITIAL DEPOSIT: N5,000,000

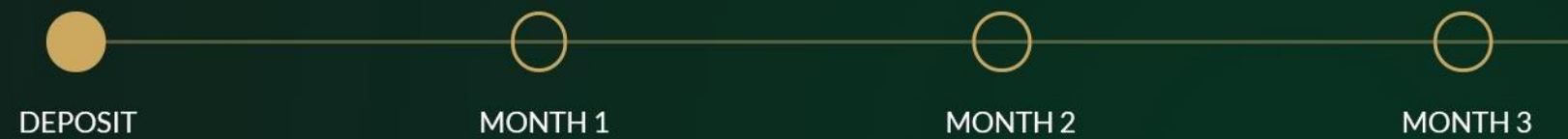


PAYMENT STRUCTURE

TWO FLEXIBLE WAYS TO PAY

OPTION 1 : 3 MONTHS

INTEREST - FREE



OPTION ONE: THREE MONTHS INTEREST-FREE

Outstanding balance completed within 90 days of initial deposit. No interest charges. Ideal for investors with capital ready for immediate deployment.

OPTION 1 : 6 MONTHS

WITH INTEREST



OPTION TWO: SIX MONTHS WITH INTEREST

Balance spread over 180 days from initial deposit. Interest applied to outstanding balance. Suitable for investors managing capital across multiple positions.



PAYMENT DETAILS

KINDLY MAKE PAYMENT TO THE ACCOUNT BELOW

1306247665

LANDNEST HOMES AND PRO. LTD

PROVIDUS BANK



CONNECT WITH US

BEGIN THE CONVERSATION



IMPORTANT DISCLOSURES

ALL PRICING CURRENT AS OF PUBLICATION; PRE-LAUNCH PRICING APPLIES UNTIL OFFICIAL LAUNCH. RENTAL PROJECTIONS ARE ILLUSTRATIVE - ACTUAL RETURNS MAY VARY. DEPOSITS ARE NON-REFUNDABLE EXCEPT VIA FORMAL CANCELLATION PROCEDURES. PAYMENT TERMS ARE SUBJECT TO FORMAL ACQUISITION AGREEMENTS. OWNERSHIP TRANSFERS COMPLETE THROUGH STANDARD LEGAL DOCUMENTATION. THE DEVELOPER MAY MAKE MINOR ADJUSTMENTS TO SPECIFICATIONS BASED ON CONSTRUCTION REALITIES. INVESTORS ARE ENCOURAGED TO VERIFY PRICING, RENTAL RATES AND MARKET CONDITIONS INDEPENDENTLY BEFORE DECIDING.

