

# AFRIBOND 2024

PARTNER WITH US TO BUILD COMMUNITIES THAT WORK



*A Private Investment Offering*

# EXECUTIVE SUMMARY

Dear Investors,



Three years ago, we embarked on a journey to raise the living standard of Africans one community at a time. We went in with zero capital, but with our genius off-plan strategy, we have generated close to a billion naira in revenue on two projects and another one billion two hundred million naira still to be received on or before project completion.

While we celebrate this little feat, we have also reflected on how much we need to accomplish in a short while to put our name in the sand of time and indeed be recognized as pace setters in developing communities that are truly self sustaining, eco—friendly and one that work one hundred percent. We have been outrightly blunt with ourselves; our vision is audacious and only audacious goals and target at every milestone would ever get us to our summit.

In light of this, and having strengthened our capacities, we are embarking on our first audacious fund raising campaign to raise Five Million Dollar Bond (₦6,900,000,000) for a period of twenty-four (24) months. We seek this investment from either a single or multiple investors and in return, we are offering twenty to twenty-five percent interest per annum.

*Olufemi Shield*  
**Olufemi Shield**  
Managing Director

# WHO WE ARE

Afrihood is a Real Estate Development Company driven by a vision to raise the living standard of Africans, one community at a time. We are on a mission to rebuild Africa, ensuring it becomes the foremost infrastructural wonder of the world.

## How we are going about building THE NEW AFRICA

01. In built up towns and cities with basic infrastructural amenities, we are acquiring old dilapidated properties in clusters and demolishing them to create single well-planned courts.
02. If such acquired properties are in low to medium density areas of the city, we would build a court of town houses, semi or fully detached houses.
03. If on the other hand, these properties are in the high-density areas of the city, we would build a court of mid to high rise apartments or condominiums.
04. In city outskirts or rural areas, we would acquire large landmass to build modern cities with state of the art social and infrastructural amenities through partnerships.
05. Afrihood cities would follow a strict town planning rule of courts of residential buildings in their respective zones, commercial zones and social and infrastructural amenities zone.
06. Lastly, we would be providing complete estate management service for all our courts and cities mostly entailing operations, maintenance, recycling.

# OUR EXISTING PROJECTS

## AIZE RESIDENCE



Aize Residence is one of Afrihood's signature twin apartment models that combines solidity with extravagance located in palgroove on the mainland axis of lagos . It is comprised of 24 units of 3 bedroom luxury apartments specifically targeted at the middle class and upward mobile professionals who prefer to live on the Mainland or whose business engagements requires them to have a living space on the Mainland.

## DORA COURT



DORA is a luxurious two-unit, fully detached duplex with a BQ, featuring five bedrooms. It is thoughtfully designed to offer smarter living and located in Ilupeju, a prestigious area of Lagos Mainland.

## ASSETS VALUATION OF EXISTING PROJECTS

Project	Units	Unit Sold	Units Unsold	Cost per Unit	Total Cost	Total Sales Value	Amount Paid	Outstanding Earnings as at April 2024	Expected Returns	
Aize Residence	Block B	8	6	2	₦36,000,000	₦288,000,000	₦358,440,000	₦200,400,010	₦157,999,990	₦70,400,000
	Block A	8	2	6	₦45,000,000	₦360,000,000	₦535,360,000	₦82,725,000	₦316,634,900	₦175,360,000
	Block C	8	1	7	₦45,000,000	₦360,000,000	₦583,000,000	₦30,000,000	₦553,000,000	₦223,000,000
	<b>24</b>	<b>9</b>	<b>15</b>		<b>₦1,008,000,000</b>	<b>₦1,476,800,000</b>	<b>₦313,165,110</b>	<b>₦1,027,634,890</b>	<b>₦468,800,000</b>	
Dora	<b>2</b>	<b>2</b>	<b>Sold-out</b>	<b>₦150,000,000</b>	<b>₦300,000,000</b>	<b>₦401,000,000</b>	<b>₦401,000,000</b>	<b>₦0</b>	<b>₦101,000,000</b>	
<b>OVERALL VALUE OF ASSETS</b>										
Number Of Units In All Estates <b>26</b> Number Of Units (Subscribed) Sold In All Estates <b>11</b> Number Of Units For Sales <b>15</b> Total Value Of Assets <b>₦1,877,800,000</b> Total Amount Of Monies Paid <b>₦714,165,110</b> Total Amount Of Money Left <b>₦1,027,634,890</b> Estimated Total Cost <b>₦1,308,000,000</b> Expected Total Profit <b>₦1,027,634,890</b>										

# NEW PROPOSED PROJECTS

## 01. MAINLAND TOWERS



Mainland Towers, located on Tobi Lawal Road in Yaba, stands as a 12-story architectural marvel seamlessly merging green and smart technologies with contemporary urban living. Offering one, two, and three-bedroom apartments, residents experience a wellness-oriented lifestyle amidst striking architecture and inspired interiors. and state-of-the-art amenities.

## 02. CARDINALS COURT



Located in the upscale neighborhood of Ilupeju, The Cardinals Court features four luxury fully-detached homes, each with five bedrooms and custom-made spaces. Strategically built for elegance and tranquility, these homes offer a perfect retreat for discerning families seeking pure aesthetics and premium comfort.

## 03. MILLENNIUM COURT



Millennium Court stands as an architectural masterpiece, where luxury and community seamlessly converge to create an unparalleled estate of sheer magnificence to be built in a pristine estate in Lagos mainland. It spans an impressive land area of 7649.989 sqm, and the development comprises 24 semi-detached duplexes.

## 04. ISLAND TOWERS



Island Towers is a maisonette offering two, three, and four-bedroom residences located in Ikoyi. This project is specifically designed for expatriates and high-net-worth individuals.

## 05. ISLAND ESTATE



## FEATURES OF OUR CITIES

Our typical cities are a futuristic metropolis that embodies the perfect blend of innovation, sustainability, and quality of life. Our cutting-edge cities are designed to enhance productivity, lifestyle efficiency, health, and wellness, making it an ideal place to live, work, and thrive.

### Infrastructure and Amenities:

## 06. MAIN-LAND ESTATE



- State-of-the-art biogas plant and sewage system for efficient waste management
- Solar power plant providing 24/7 clean energy and uninterrupted power supply
- Clean water distribution network ensuring access to potable water for all
- Well-paved road network with smart traffic management for seamless transportation
- Lush greenery and recreational zones for relaxation and leisure
- Sophisticated security systems with advanced surveillance and emergency response
- Extensive recycling system promoting sustainability and minimizing waste
- Smart homes and buildings with energy-efficient systems and advanced automation
- High-speed internet and communication networks for seamless connectivity
- World-class healthcare facilities with cutting-edge medical technology
- Innovative education institutions with focus on STEM and sustainable development
- Thriving business and entrepreneurship ecosystem with incubators and accelerators

## 07. ABUJA ESTATE



# FINANCIAL MODEL



## PROJECT CONCEPTUALIZATION

- Site Analysis & Feasibility Study
- Pre-planning analysis
- Space Planning & Design Concept



## AFRIBOND FINANCE

Raise tenure based bond for land acquisition, preconstruction activities and early stage construction.



## PROJECT UNIT OFF-PLAN SALE

Commencement of the sale of project units off-plan



## AFRIBOND INVESTORS' REPAYMENT

Repayment of Afribond investors from the proceed of offplan sales



## PROJECT COMPLETION

Final Inspection, Satisfaction Form Signing, and Outstanding Payment Recuperation.



## PROFIT DETERMINATION

Account balancing, Book Closing and determination of profit



# AFRIBOND

Afribond is a private bond offering, an investment with a fixed return usually between 12-24 months tenure. It is issued specifically when financing is needed to initiate new projects. Each Afribond issuance has a defined start date, end date, and investment target. Once the target is achieved, the Afribond issuance for that period concludes until we launch another set of projects. This occurs after completing the prior project for which the bonds were initially raised, and after the repayment of both capital and interest from the previous Afribond issuance.

These funds are used for three project activities which are: land acquisition, preconstruction exercise (survey, building approval, soil testing, PPTR and LUPAR reports, etc), and the commencement of construction at the foundation level. Scaling these stages, we can conveniently declare our project established and ready to be launched for off-plan sales.

## HOW TO INVEST

### ONLINE:

- Visit [www.afrihood.com/order-category/bond](http://www.afrihood.com/order-category/bond)
- Select the bond you wish to invest in and specify the number of units
- Fill in the registration form at check out
- Sign the bond agreement
- Make payments

### PHYSICAL:

- Call our Hotline on **+234 805 560 0000**
- Request for Afribond form and contract agreement
- Fill in your information and specify the number of bond you are willing to purchase
- Review and sign the bond contract
- Make payment to the designated account as indicated in the form

# OUR TARGET

**\$5,000,000**

**Duration: 24 Months**  
**Returns: 25% per annum**  
(as a sole investor)

We seek a total sum of **Five Million Dollar Afribond**.

Although, we are open to get this finance from a single investor (Individual or Corporate). We have also made provisions to raise this finance from multiple investors and depending on the limit each investor is willing or able to invest, we have created three (3) bond classes as illustrated below:

## Standard

Investment fund  
between

**₦10,000,000**

and

**₦50,000,000**

20% ROI/annum

## Gold

Investment fund  
between

**₦51,000,000**

and

**₦200,000,000**

22.5% ROI/annum

## Elite

Investment fund  
from

**₦201,000,000**

and

**Above**

25% ROI/annum

# MARKETING STRATEGY



# SECURITY

Our Projects are hundred percent secured because:

- Our Construction Process are in strict adherence with ISO 9001, ISO 45001 and ISO 14001 standards.

- Our executive team are resourceful and prudent professionals in Finance, Technology and Construction.



- Our projects have comprehensive insurance against accidental and unforeseen physical loss or property damage.

- Our finances are scrupulously managed by our banks, so your investment is safe, secured and your returns are guaranteed as and when due.



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