

IDO LAND DEAL

Own a piece of Ido's fast-growing corridor, without the fear of losing your money.



DISCLAIMER

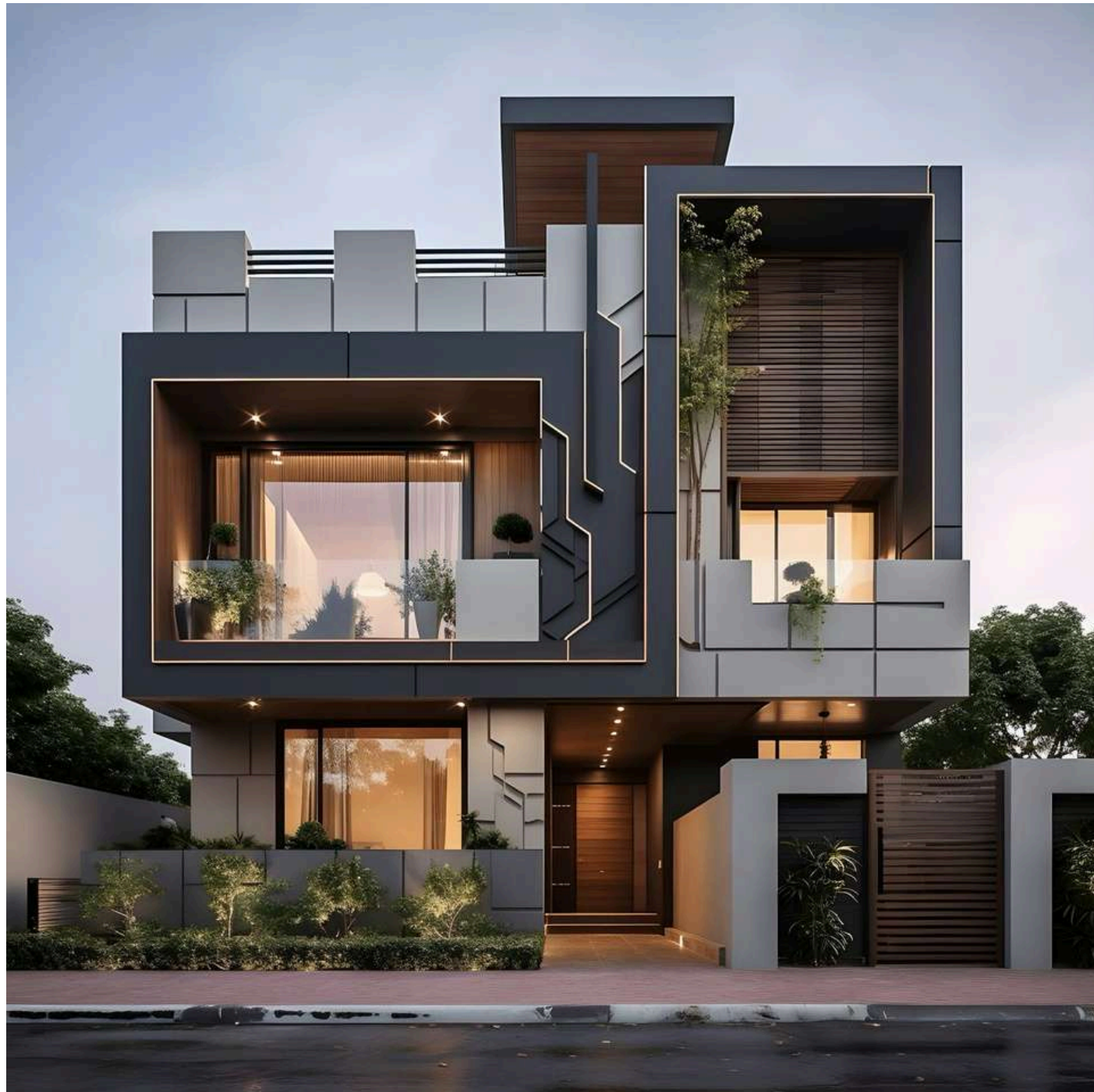
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ABOUT US

Propy Mould is a property-technology company that helps Africans in the diaspora buy, build, own and manage property back home, combining engineering-grade design, construction oversight and investor advisory to make cross-border property ownership simple and secure.

Propy Mould exists to close the trust gap that many diaspora Africans face when trying to invest or build at home.

CORE TEAM

Daniel JN



CEO & Co-Founder

Rhilaso Dokong



Business Dev & Co-Founder

INVESTMENT SUMMARY

TOTAL RAISE

N45,000,000

TARGET AAR

0% - 140%

EQUITY MULTIPLE

0x - 3x

PROJECTED COC RETURN

**Capital Returned Within 15 – 36 Months Through
Phased Plot Sales.**

SHARE CLASS (UNIT BASED INVESTMENT)

**N500,000 per Unit. Minimum Commitment: N1,000,000 (2 Units)
Investors Own Equity Pro-Rata Based on Units Purchased.**

CAPITAL SECURITY

- **Land Acquired Outright in Ido (3 Acres)**
- **Fenced, and Beacons to Prevent Encroachment**

CASH FLOW

- **No Fixed Annual Distributions**
- **Returns Realised Upon Sale of Plots**
- **Optional: Farming Lease During Hold May Generate Small Interim Income**



INVESTMENT SUMMARY

EXIT STRATEGIES

- **Owner Holds Their Plot Share**
- **Retail Sale of Plots to Diaspora & Local Buyers**
- **Bulk Sale to Developers/Investors**
- **Replicable Land Bank Model in Other Growth Corridors**

AAR - Annualised Average Return

CoC - Cash on Cash



FINANCIAL OVERVIEW

Total Project Capital: N45,000,000

Debt: None (Fully Purchased Outright)

Projected Exit Value: N45,000,000 – N135,000,000 (\approx 0x – 3.0x Multiple)

Hold Period: 2026 – 2029 (Phased Sales Model)

HOW THIS MODEL WORKS

- **2025/2026 – Prep Year:** Acquire, fence, and document land. No sales yet.
- **2027 – Capital Recovery:** Sell 10 plots at N4.5M – N5M → fully return N45M + early profit.
- **2028 & 2029 – Profit Realization:** Various Exit Strategies



Year	Capital Returned	Target Plot Sales Price	Plots Sold	Revenue	Net Profit (Before Split)	Investor Profit Share (70%)	Cumulative ROI
2026	0% (Land Holding & Prep)	—	0	NO	-	—	0x
2027	100% Capital Recovered	N4.5M – N5M	10 (Capital Recovery)	N45M – N50M	NO – N5M	NO – N3.5M	0x - 0.113x (11.3%)
2028	Partial Profits Realized	N4.5M – N6M	Various Exit Strategies	N/A	N/A	N/A	N/A
2029	Full Profits Realized	N4.5M – N6M	Various Exit Strategies	N/A	N/A	N/A	N/A



LOCATION OVERVIEW



Ido, Oyo State, is fast emerging as one of Ibadan's hottest real estate frontiers, offering affordable land, strong growth potential, and prime connectivity. Thanks to major infrastructure projects like the Lagos-Ibadan Railway and expanding road networks, accessibility has never been better.

- **Affordable Entry Point** – Land prices are significantly lower than central Ibadan, making it ideal for first-time and seasoned investors.
- **Rising Residential Demand** – As Ibadan expands, Ido is becoming the go-to spot for families and workers seeking a quieter, yet connected lifestyle.
- **Strategic Location** – Just 30 Minutes - 1 Hour from Ibadan's city center, with direct links across Oyo State.
- **High Appreciation Potential** – Ongoing development is pushing property values up, making land banking here a smart play.
- **Investor Appeal** – Lower operational costs than Lagos or Abuja, but with strong ROI potential.

Ido is still semi-rural with agriculture at its core, but that's exactly why investors who move early stand to gain the most as development accelerates.

PROJECT DETAILS

Target Purchase: 3 Acres

Plots: 6 Plots/Acre (\approx 18 Plots)

Wait Time: 1 – 4 Years

Deal Split

- **Annual Management Fee:** 0% (Capital Works 100% For Investors)
- **Profit Share (After Full Capital Returned):**
Investors 70% / Propy Mould 30%



COST OVERVIEW

Land Acquisition	62.22%	N28,000,000
Perimeter Fencing	22.22%	N10,000,000
Legal, Survey & Registration	7.78%	N3,500,000
Clearing/Access	5.56%	N2,500,000
Contingency	2.22%	N1,000,000

Total Expenditure

N45,000,000



INVESTOR UNITS & MINIMUMS

We've structured this land banking project into simple, transparent investment units. Every unit entitles the holder to a pro-rata share of capital return and profits.

Target Raise

- N45,000,000 (Total Project Capital)

Investment Options

- 90 units available
- Each unit = N500,000
- Minimum subscription = 2 units (N1,000,000)



INVESTOR UNITS & MINIMUMS



Investor Rights & Benefits

- **Capital First:** 100% of your capital is returned before any profits are shared.
- **Pro Rata Profit Distribution:** Returns are distributed according to the number of units held. (e.g., if you own 10% of the units, you receive 10% of the profit pool).
- **Accessibility:** Investors can start from as little as N1M, while larger investors can take multiple units to secure a bigger stake.
- **Scalability:** This structure allows us to replicate land banking opportunities seamlessly across different locations.

BUSINESS PLAN

1. Secure Prime Land Early

- Acquire the land in Ido before prices peak.
- Conduct full due diligence (survey, title verification, legal checks).

2. Protect & Preserve Value

- Immediate fencing and documentation to prevent encroachment.
- Clear land and mark plots for transparency and easy resale.

3. Create Interim Value

- Short-term farming or leasing to generate cashflow.
- Community engagement ensures security and goodwill.

4. De-Risk Investor Capital

- Sell a pre-agreed number of plots within 15 – 36 months to return investors' principal.
- Remaining plots serve as pure profit for both clients and Propy Mould.

5. Transparency & Trust

- Quarterly updates.
- MOU-backed commitments with clear exit timelines.



RISK MITIGATION & INVESTOR PROTECTIONS



- **Title Risk:** Independent title search. We also confirm no government acquisition/excision conflict.
- **Encroachment:** Early fencing/signage, with a possible interim farming presence.
- **Market Risk:** Sell-some-return-capital model reduces pressure, and broaden buyer channels (retail + bulk + diaspora)
- **Community Issues:** Introduce Propy Mould locally, settle levies formally and community MOU.
- **Cost Creep:** Contingency line; stage non-essential upgrades (gatehouse later)

TIMELINE

- **Month 0 – 4:** Due diligence, title verification, survey, and MOU signings.
- **Month 5 – 8:** Closing & documentation
- **Month 9 – 14:** Perimeter fencing, signage; (optional) farm lease agreement signed.
- **Month 15 – 30:** Light marketing prep and Phase-1 sales (sell just enough plots to return all capital).
- **Month 31+:** Hold period, land/project development or Phase-2 sales of remaining plots (profit pool), timed to market.



INVEST WITH PROPY MOULD

STEP 1: BOOK A MEETING WITH US ([PROPYMOULD.COM/CONTACT](https://propymould.com/contact))

STEP 2: SIGN DOCUMENTS

STEP 3: WIRE FUNDS

STEP 4: RECEIVE YOUR SHARE OF THE DEAL

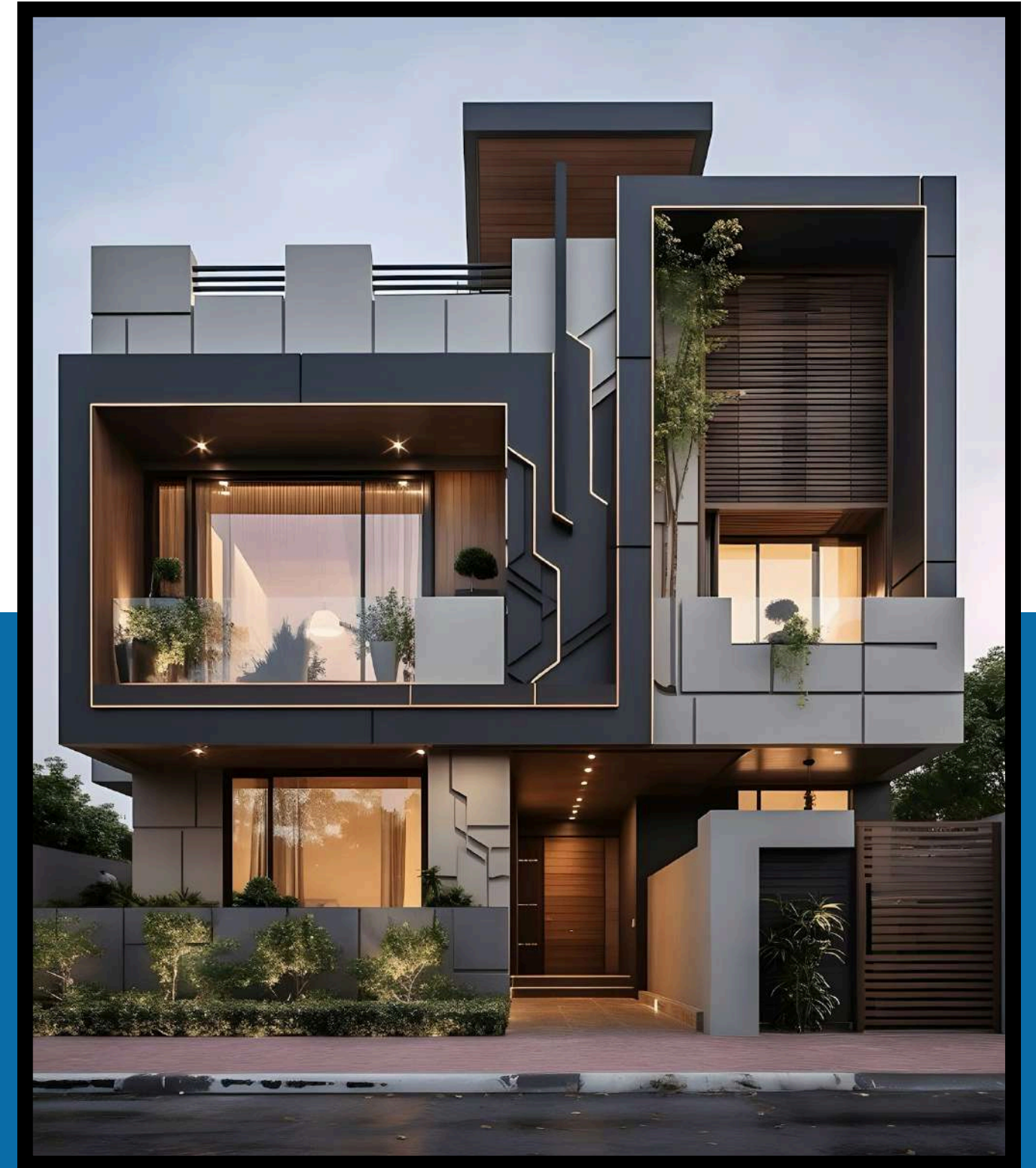
STEP 5: COLLECT YOUR PROFIT

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Thank You!