

IDO LAND DEAL

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



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.

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

