

# Regent Real Estate

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## 41 Turnbull Project Overview

Confidential



# About the Project

## Early Participation Proposal – Prime Residential Development

Regent Real Estate Limited is pleased to offer an exclusive opportunity for discerning investors and off-takers to participate early in our very limited upcoming multifamily residential development. This contemporary project will deliver **12 high-end world class residential units**, thoughtfully designed across **6 floors**.

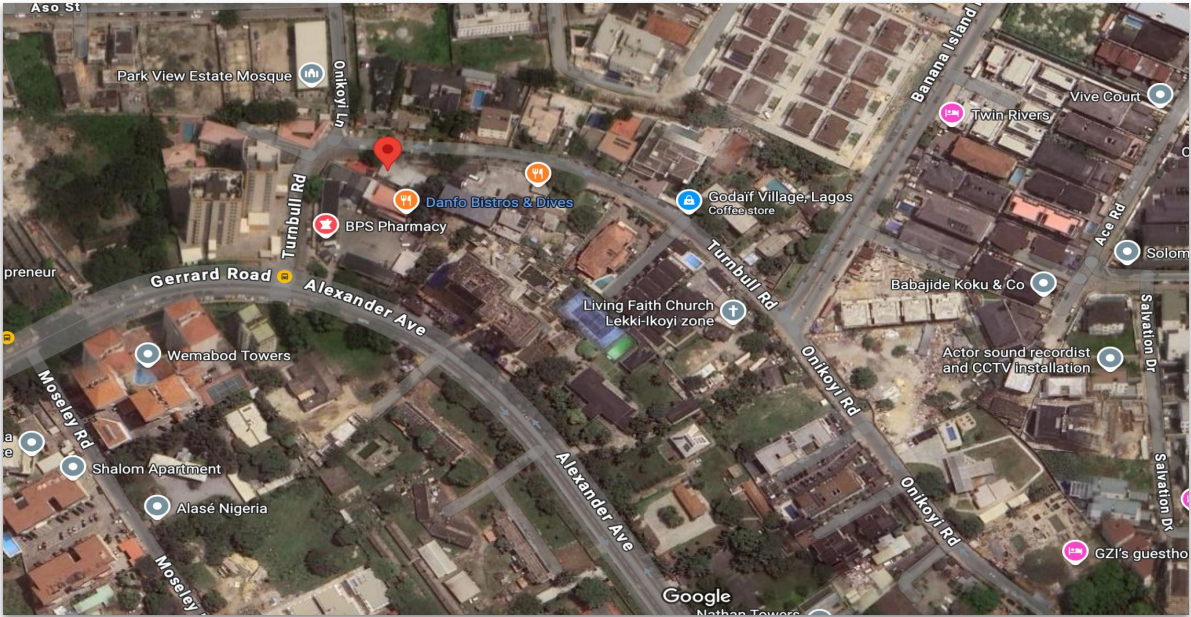
The units comprise the following mix:

- **4 Units** – 2 Bedroom Apartments + BQ
- **8 Units** – 3 Bedroom Maisonette + BQ



# NEIGHBOURHOOD OVERVIEW: Old Ikoyi

The property is located along **Turnbull Road** the Banana Island access road in Old Ikoyi, an elite, upper-class neighbourhood in Lagos. Old Ikoyi is known for its quiet streets, and high-value residential developments. It borders the Alexander road and Bourdillon, offering access to world class amenities. The area also enjoys seamless access to Banana Island, Victoria Island, Lagos Island, and Lekki Phase 1. It is home to diplomatic residences, gated estates, and top private schools. Old Ikoyi is one of the most secure and well-maintained areas in Lagos. Its strategic location makes it ideal for luxury living and high-yield real estate investment.



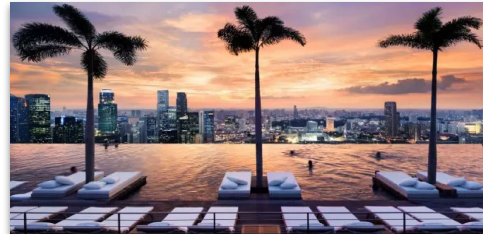


# About the Project

## Premium Features & Amenities

Each unit is designed with the highest standards in mind, featuring:

- European Sanitary Ware and Premium Tile Finishes
- Maid's Room
- Fitted Modern Kitchens
- 24/7 Power Supply and Security
- Abundant Natural Light in All Living Areas
- Fully Air-Conditioned Units
- Dedicated Boys' Quarters (BQ)
- Gym and Wellness Facilities
- Smart Home Integration: Ring Doorbells, Motion Sensor Lights, Electric Curtains
- Elevator
- Professional Facility Management



# Project Highlights

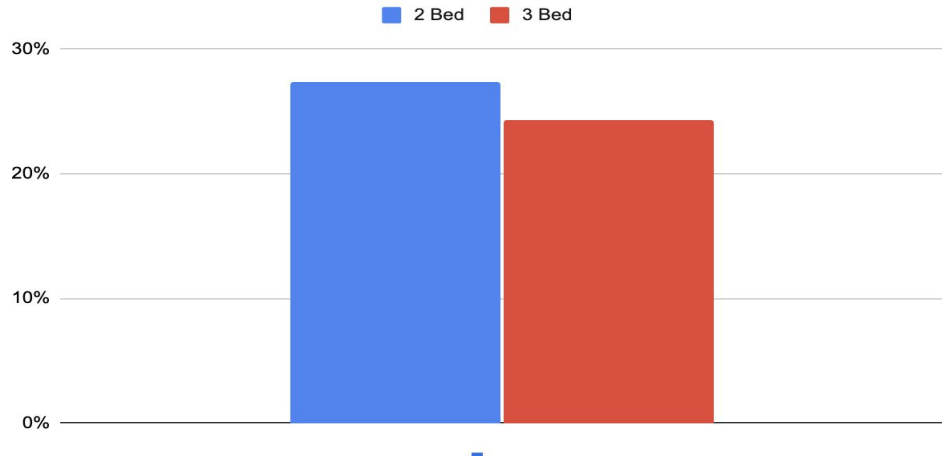
## Project Highlights

Strategically located in a **prime exclusive environment**, this development offers unmatched convenience and lifestyle benefits, including:

- **Excellent Road Network & Drainage System**
- **Proximity to Elite Neighborhoods & Infrastructure**
- **Modern Architecture & Functional Layouts**
- **Secure, Family-Friendly Environment**



Annual Rental Yield (Shortlet)



	2 Bed + BQ	3 Bed Maisonette + BQ
Unit Pricing	₦550,000,000	₦850,000,000
Average Daily Rate	₦350,000	₦550,000
Annual Occupancy Rate	70%	70%
Annual Returns	₦89,250,000	₦140,250,000

**Short-Let Yield Calculation Methodology**

To calculate the short-let yields across the 2-bedroom, and 3-bedroom property types, we followed a standardized approach that ensures consistency and reflects realistic market performance.

We determined the average daily rate (ADR) and average occupancy specific to each property type, based on market data and historical performance. To reflect a conservative but realistic scenario, we applied an average annual occupancy rate of 70% across all asset types.

The annual gross income for each unit type was then calculated as:

$$\text{Average Daily Rate} \times 365 \text{ Days} \times 70\% \text{ Occupancy}$$

This figure was used to estimate gross rental yield by comparing it against the typical acquisition cost for each unit type. This approach provides a consistent benchmark for evaluating the relative performance and potential returns of each asset class.

# Floor Plans: 2 Bed Apartment



# Floor Plans: 3 Bed Maisonette 1st Floor





# Floor Plans: 3 Bed Maisonette 2nd Floor



# Regent Real Estate

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## **Regent Real Estate Team**

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