

# PRICE PROGRESSION OF A 3 BEDROOM LUXURY FLAT ON TEMPLE ROAD, IKOYI, LAGOS

	PRICE IN NAIRA (₦)	NAIRA TO DOLLAR
YEAR		PARALLEL
2000	₦20,000,000	₦105 to \$1
		\$190,000
2020	₦350,000,000	₦470 to \$1
		\$700,000

# PRICE PROGRESSION OF (1000m2) LAND IN VICTORIA GARDEN CITY & BANANA ISLAND, LAGOS

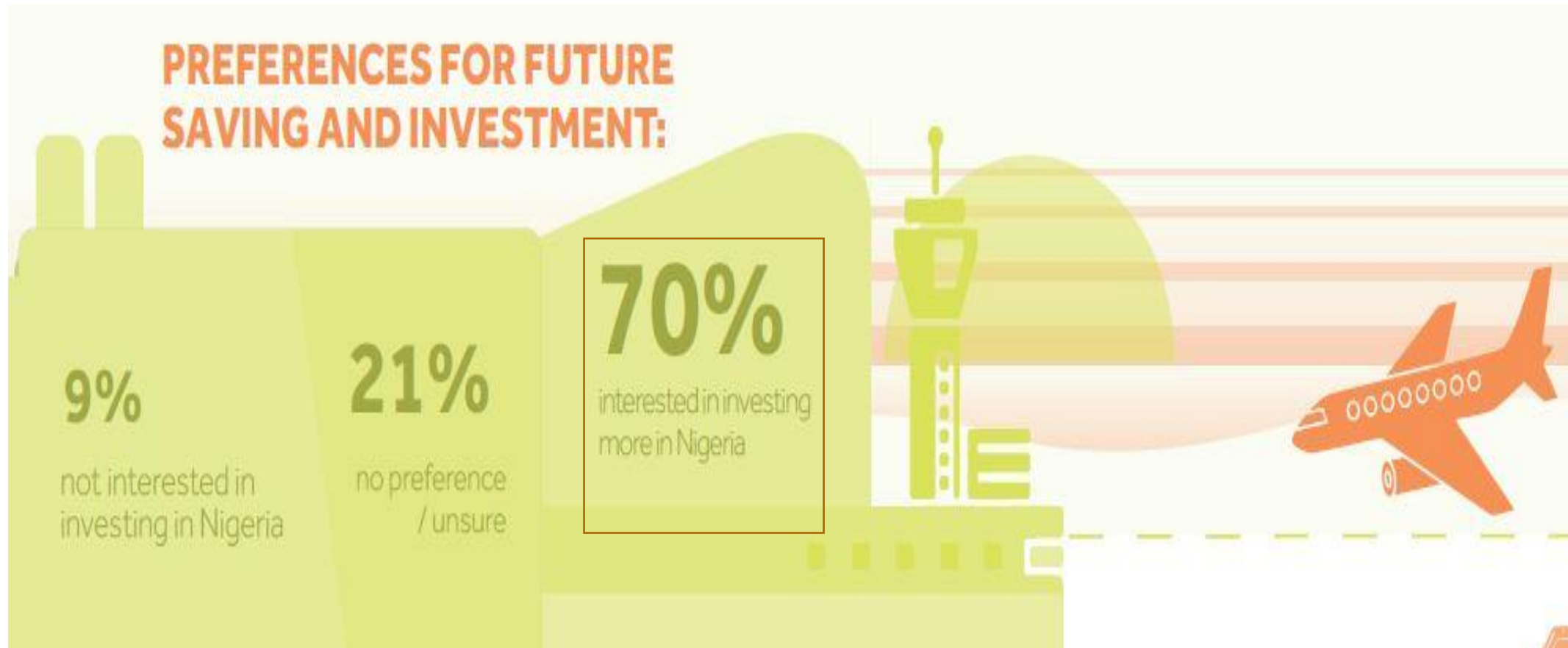
YEAR	PRICE IN NAIRA (₦)		NAIRA TO DOLLAR	
	LAND IN VGC	LAND IN BANANA ISLAND	VGC	BANANA ISLAND
2000/2001	₦2,500,000	₦12,000,000	\$23,800 N105-\$1	\$114,285
2020	₦100,000,000	₦700,000,000	\$213,000 N470-\$1	\$1,489,000

# DIASPORA DEMAND: INTERESTS



Source: The Commonwealth Diaspora Investor Survey, 2018

# DIASPORA INTEREST IN HOME INVESTMENTS



**Source:** The Commonwealth Diaspora Investor Survey, 2018

# TRINITY TOWERS: SHIFTING TRENDS— NEW OPPORTUNITIES.

## COMMERCIAL REAL ESTATE FLOORS

**₦800m**  
**(\$1.77m)**

**Long Lease Cost**  
±₦800m per wing depending on length of lease

**30Years**

**Long Lease Term**  
Up to 30 years negotiable.

**₦150k**  
**(\$333/m<sup>2</sup>)**

**Rent Per Annum**  
150,000 – 175,000 per sqm per annum. This is very conservative compared to the market average for A grade properties of 200,000/m<sup>2</sup> PA

**545sqm**

**Average Floor Plate**  
A conservative ₦81m (\$180k) per annum in rent at ₦150,000 per sqm rent.

**POTENTIAL YIELD ON ANNUAL RENTAL INCOME**

**10.2%**





## **SOME HIGH END RESIDENTIAL OPPORTUNITIES**



### **EKO ATLANTIC**

THE FIRST LARGE SCALED MIXED USE RESIDENTIAL/HOTEL DEVELOPMENT TO BE LAUNCHED IN 2021

### **LAGOS COASTLINE**

REGENERATION OF THE ONIRU/VI WATER FRONT