

**Product Background**

Ibudo Wura Homes is a housing development designed to provide affordable homes for young professionals, business owners, high-net-worth individuals, and more. It is a residential estate strategically located to benefit from the expansion of the Lekki-Epe Expressway. The estate is in proximity to the exclusive Lakowe Lakes Golf & Country Estate.

Prospective buyers can take advantage of a government-backed mortgage scheme with an attractive 9.75% interest rate, making homeownership more accessible. This competitive rate makes it one of the best financing options available, offering financial support for those looking to invest in their future.

Enjoy affordable living in a secure community with essential amenities, including reliable roads, power, and water supply systems.

**PRODUCT SPECIFICATIONS AND PRICES**
**HYBRID TYPE**

Product Type	Apartment Floor	Outright Purchase(N)	6 months Payment Plan (N)	12 months Payment Plan (N) (Not available for Mortgage)
1-Bedroom Apartment (G+3)	1 <sup>st</sup> and 2 <sup>nd</sup>	56,796,000.00	59,862,984.00	63,870,151.01
1-Bedroom Apartment (G+3)	Ground and 3 <sup>rd</sup>	55,411,000.00	58,403,194.00	62,312,644.15
2-bedroom Row House (G+1)	1 <sup>st</sup>	84,365,000.00	88,920,710.00	94,872,971.50
2-bedroom Row House (G+1)	Ground	82,876,000.00	87,351,304.00	93,198,511.07
2-bedroom H-Type (G+1)	1 <sup>st</sup>	86,611,000.00	91,287,994.00	97,398,719.08
2-bedroom H-Type (G+1)	Ground	85,083,000.00	89,677,482.00	95,680,401.05

\*G+3 = Ground floor plus 3 floors, G +1= Ground floor plus 1 floor.

**MORTGAGE PAYMENT PLAN (6 MONTHS PAYMENT PLAN)**

	1-Bedroom Apartment (G+3) (1st and 2nd floor)	1-Bedroom Apartment (G+3) (Ground and 3rd Floor)	2 Bedroom Row House (G+1) - 1st Floor	2-bedroom Row House (G+1) (Ground Floor)	2-bedroom H-Type (G+1) (1st Floor)	2-bedroom H-Type (G+1) (Ground Floor)
Price	59,862,984.00	58,403,194.00	88,920,710.00	87,351,304.00	91,287,994.00	89,677,482.00
Max obtainable amount (90% of the unit price)	53,876,685.60	52,562,874.60	80,028,639.00	78,616,173.60	82,159,194.60	80,709,733.80
Minimum Initial Deposit (10% of the unit price)	5,986,298.40	5,840,319.40	8,892,071.00	8,735,130.40	9,128,799.40	8,967,748.20
Minimum Monthly Payment of Initial Deposit (6 months)	997,716.40	973,386.57	1,482,011.83	1,455,855.07	1,521,466.57	1,494,624.70

**SEMI-FINISHED TYPE**

Product Type	Apartment Floor	Outright Purchase (N)	6 months Payment Plan (N)	12 months Payment Plan (N) (Not available for Mortgage)
2-bedroom Row House (G+1)	1 <sup>st</sup>	90,065,000.00	94,928,510.00	101,282,927.50
2-bedroom Row House (G+1)	Ground	88,576,000.00	93,359,104.00	99,608,467.07
2-bedroom H-Type (G+1)	1 <sup>st</sup>	92,311,000.00	97,295,794.00	103,808,675.07
2-bedroom H-Type (G+1)	Ground	90,783,000.00	95,685,282.00	102,090,357.05

\*\*G+3 =Ground floor plus 3 floors, G +1 = Ground floor plus 1 floor.

**MORTGAGE PAYMENT PLAN (6 MONTHS PAYMENT PLAN)**

	<b>2 Bedroom Row House (G+1) - 1st Floor</b>	<b>2-bedroom Row House (G+1) (Ground Floor)</b>	<b>2-bedroom H-Type (G+1) (1st Floor)</b>	<b>2-bedroom H-Type (G+1) (Ground Floor)</b>
Price	94,928,510.00	93,359,104.00	97,295,794.00	95,685,282.00
Max obtainable amount (90% of the unit price)	85,435,659.00	84,023,193.60	87,566,214.60	86,116,753.80
Minimum Initial Deposit (10% of the unit price)	9,492,851.00	9,335,910.40	9,729,579.40	9,568,528.20
Minimum Monthly Payment of Initial Deposit (6 months)	1,582,141.83	1,555,985.07	1,621,596.57	1,594,754.70

**Payment Plan For 12 Months**

<b>12 Months Payment Plan</b>	<b>% of Price</b>	<b>Timing of Receipt</b>
1 <sup>st</sup> payment	20%	Upon sales
2 <sup>nd</sup> payment	20%	3 Months after
3 <sup>rd</sup> payment	20%	6 Months after
4 <sup>th</sup> payment	20%	9 Months after
5 <sup>th</sup> payment	20%	12 Months after

**PAYMENT INSTRUCTIONS** (*Payments can be made via cheque or transfer in favor of the account below*)

Bank: Access Bank

Account Name: MIXTA HOMES ACCOUNT

Account Number: 1898250836

**SPECIAL MORTGAGE OFFER**

1. You can purchase a unit by making a down payment of a minimum 10% of the value only. This 10 % down payment can be made over 6 months.
2. The interest rate is 9.75% p.a and tenor is 5 – 20 years.
3. Indicative mortgage repayment from as low as N498,567.72 monthly.

**NOTES**

1. Allocation will be confirmed upon 70% payment.
2. The mortgage scheme is not available for 12 months payment plan.
3. Due to the current volatility in the cost of construction products, prices may change at a very short notice.