

**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. The development will feature a variety of 1-bedroom and 2-bedroom apartments.

Prospective buyers can take advantage of a government-backed mortgage scheme with an attractive 12% 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**
**SEMI FINISHED TYPE**

Product Type	Apartment Floor	Outright Purchase	6 months Payment Plan	12 months Payment Plan (Not available for Mortgage)
1-Bedroom Apartment (G+3)	1 <sup>st</sup> and 2 <sup>nd</sup>	44,825,000	47,267,962.50	50,461,037.39
1-Bedroom Apartment (G+3)	Ground and 3 <sup>rd</sup>	42,900,000	45,238,050.00	48,293,998.98
2-bedroom Row House (G+3)	1 <sup>st</sup> and 2 <sup>nd</sup>	64,310,000	67,814,895.00	72,395,969.09
2-bedroom Row House (G+3)	Ground and 3 <sup>rd</sup>	63,220,000	66,665,490.00	71,168,918.77
2-bedroom Row House (G+1)	1 <sup>st</sup>	67,035,000	70,688,407.50	75,463,594.90
2-bedroom Row House (G+1)	Ground	65,127,500	68,676,948.75	73,316,256.84
2-bedroom H-Type (G+1)	1 <sup>st</sup>	65,400,000	68,964,300.00	73,623,019.42
2-bedroom H-Type (G+1)	Ground	64,037,500	67,527,543.75	72,089,206.51

\*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+3) (1st and 2nd floor)	2 Bedroom Row House (G+1) - 1st Floor	2-bedroom Row House (G+3) (Ground and 3rd Floor)	2-bedroom Row House (G+1) (Ground Floor)	2-bedroom H-Type (G+1) (1st Floor)
Price	47,267,962.50	45,238,050.00	67,814,895.00	66,665,490.00	70,688,407.50	68,676,948.75	68,964,300.00
Max obtainable amount (80% of the unit price)	37,814,370.00	36,190,440.00	54,251,916.00	53,332,392.00	56,550,726.00	54,941,559.00	55,171,440.00
Minimum Initial Deposit (20% of the unit price)	9,453,592.50	9,047,610.00	13,562,979.00	13,333,098.00	14,137,681.50	13,735,389.75	13,792,860.00
Minimum Monthly Payment of Initial Deposit (6 months)	1,575,598.75	1,507,935.00	2,260,496.50	2,222,183.00	2,356,280.25	2,289,231.63	2,298,810.00

**FINISHED TYPE**

Product Type	Apartment Floor	Outright Purchase	6 months Payment Plan	12 months Payment Plan (Not available for Mortgage)
2 Bedroom Row House (G+1)	1st	73,738,500	77,757,248.25	83,009,954.39
2 Bedroom Row House (G+1)	Ground	71,831,000	75,745,789.50	80,862,616.33
2 Bedroom H-Type	1st	72,212,500	76,148,081.25	81,292,083.94
2 Bedroom H-Type	Ground	70,741,000	74,596,384.50	79,635,566.00
2 Bedroom Row House (G+3)	1st and Second	71,122,500	74,998,676.25	80,065,033.62
2 Bedroom Row House (G+3)	Ground and 3rd floor	70,032,500	73,849,271.25	78,837,983.29

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

MORTGAGE PAYMENT PLAN (6 MONTHS PAYMENT PLAN)

	2 Bedroom Row House (G+1) 1st Floor	2 Bedroom Row House (G+1) 1st Floor	2 Bedroom H-Type – 1st Floor	2 Bedroom H-Type – Ground Floor	2 Bedroom Row House (G+3) – 1st and 2nd Floor	2 Bedroom Row House G+3 – Floor– G & 3
Price	77,757,248.25	75,745,789.50	76,148,081.25	74,596,384.50	74,998,676.25	73,849,271.25
Max obtainable amount (80% of the unit price)	62,205,798.60	60,596,631.60	60,918,465.00	59,677,107.60	59,998,941.00	59,079,417.00
Minimum Initial Deposit (20% of the unit price)	15,551,449.65	15,149,157.90	15,229,616.25	14,919,276.90	14,999,735.25	14,769,854.25
Minimum Monthly Payment of Initial Deposit (6 months)	2,591,908.28	2,524,859.65	2,538,269.38	2,486,546.15	2,499,955.88	2,461,642.38

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

Payment Plan For 12 Months

12 Months Payment Plan	% of Price	Timing of Receipt
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 20% of the value only. This 20 % down payment can be made over 6 months.
2. The interest rate is 12% p.a and tenor is 5 – 20 years.
3. Indicative mortgage repayment from as low as N416,368.78 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.