



THE BROADWATER
ESTATE

HELLO!

My name is Adebola Mogaji,
the MD/CEO of
MYABUJAHOME LIMITED.

Thank you for choosing to
do business with us.





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ON EVERY PLOT YOU SELL!

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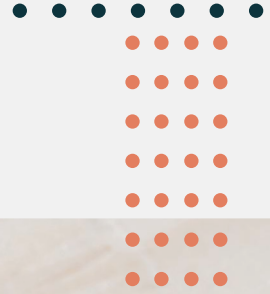
PARTNER WITH US ON PROFITABLE
PROJECTS WITH IMPRESSIVE ROI.

07

FAQ

FREQUENTLY ASKED
QUESTIONS





01.

ABOUT US





**LAND.
BUILDING.
BROKERAGE.
INVESTMENT.
ADVISORY.**

Prepared by:
MYABUJAHOME LIMITED

www.myabujahome.com

ABOUT THE COMPANY

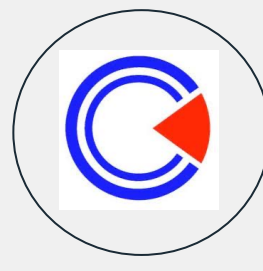
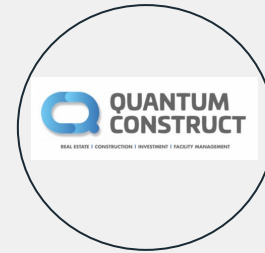
MYABUJAHOME LIMITED, as a real estate company, is a fully integrated property development, investment, brokerage, sales, marketing, advisory and creative company.

With over a decade's worth of business, and a team of experienced management and staff, both locally and across the globe, we deliver!

Our primary goals are to **acquire, market and sell real estate in all forms** (land, buildings, etc.) that we own, or on behalf of verified owners / established Real Estate companies.



OUR PARTNERS



OUR MANAGEMENT TEAM

- Mr **Adebola Mogaji** is the Managing Director /Chief Executive Officer of **MYABUJAHOME LIMITED**. He is current Head of Africa for **TRCOMS LIMITED**, a technology company and software house, and also the Principal Business / Financial Consultant for the **ALL FARMERS ASSOCIATION OF NIGERIA (AFAN)**, an association with an estimated 40 million active members.
- Adebola holds a first degree in Economics from the University of Lagos (1991), and a master's degree in international marketing management from the University of East London UK (2003).
- Adebola, who had been resident in the United Kingdom for over 20 years, is better known as a family man, and is blessed with a wife and children.



OUR MANAGEMENT TEAM

- Mrs. **Onyebuchi Lenoir** is the Chief Operating Officer of **MYABUJAHOME LIMITED**. She is the Chief Responsibility Officer for CORRE DELIVERIES LIMITED a last mile delivery technology hub for service providers and consumers.
- Onyebuchi holds a Higher National Diploma in Marketing from Federal Polytechnic Ilaro, in Ogun State and a Masters Degree in International Marketing Management from the University of East London.
- She has 25 years work experience across Europe, United States of America and Africa. She worked with DAAR Communications PLC, The British Chamber of commerce, New York State Department of Small Business Services, Aerospace manufacturing and is a Tech Startup founder.
- She is married with children.



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OUR MANAGEMENT TEAM



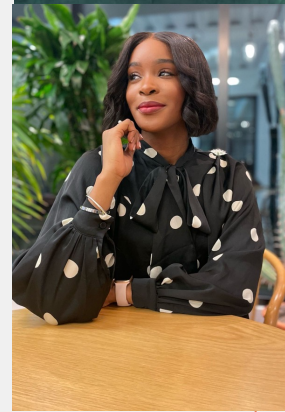
**KINDNESS
EMMANUEL**

General
Manager



**SHAHIDA
AHMAD**

Marketing
Manager



**MONI
MOGAJI**

International
Relations
Manager



**GOSPEL
ALHAJI**

Brand
Ambassador

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THE
BROADWATER
ESTATE

02.

**OUR
PROJECT**

52 PLOTS OF LAND FOR SALE

THE BROADWATER ESTATE - PROJECT PROFILE



PROJECT OBJECTIVE:

COUNTRY LIFE & CONTEMPORARY SUBURBAN

THE PROJECT NAME:

THE BROADWATER ESTATE

PROJECT LOCATION:

ABUJA FCT (GWAGWALADA)

DEVELOPMENT COMPANY:

MYABUJAHOME LIMITED

SIZE OF DEVELOPMENT:

14.2 HECTARES

NUMBER OF PHASES:

PHASE 1 - 4

TOTAL UNITS IN PHASE 1:

52 PLOTS on 3.5 HECTARES

LAND PLOT OPTIONS / UNITS:

OPTION A: 350 SQM (2 BEDROOM + BQ) / 22 UNITS
OPTION B: 500 SQM (3 BEDROOM + BQ) / 30 UNITS

TARGET MARKET:

DIASPORA & NATIONAL MARKETS (AFFORDABLE HOUSING)

About **BROADWATER ESTATE**...



- **Myabujahome Limited** is excited to introduce our new project – **THE BROADWATER ESTATE**, a 14.2 Hectare virgin Land strategically located along the corridors of Gwagwalada in Abuja, a game changer for the **COUNTRY-LIFE** real estate market within Nigeria. With these our contemporary suburban homes, **we hope to offer a sense of nature, togetherness, calmness, and tranquility** for you to call HOME from the moment you buy your plot and throughout the years to come.
- Located to complement the beauty of the surrounding natural landscape, **THE BROADWATER ESTATE** has the potential to be **one of the most coveted real estate in Abuja** due to it's proximity to the Abuja International airport, academic institutions, the Gwagwalada teaching hospital, the governing heart of the Federal Capital City, and countless other places that can help you **LIVE THE LIFE.**



About **BROADWATER ESTATE...**

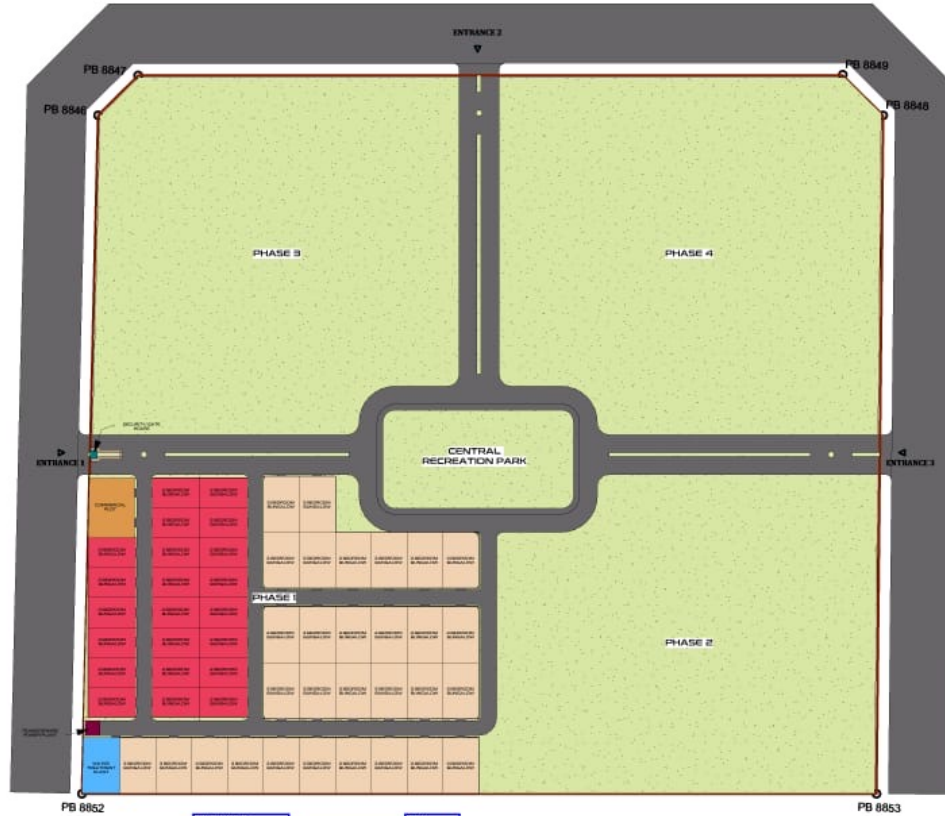


- Myabujahome Limited is offering for sale an assortment of 52 plots of land for the first phase of the Broadwater Estate, size types between 350sqm and 500sqm, set in the green open spaces of DOBI KAIDA in Gwagwalada, Abuja. With community at the heart of the estate design, every detail has been carefully considered to maximise neighbourly connections, sufficient spaces and privacy, with grassland attracting wildlife and encouraging biodiversity.
- Choosing to live at THE BROADWATER ESTATE guarantees you the enjoyment of a village lifestyle and calm country home experience, whilst remaining well connected, as the area offers strong transport links to both Gwagwalada Town and Federal Capital City Abuja.

THE ESTATE LAYOUT



THE
BROADWATER
ESTATE

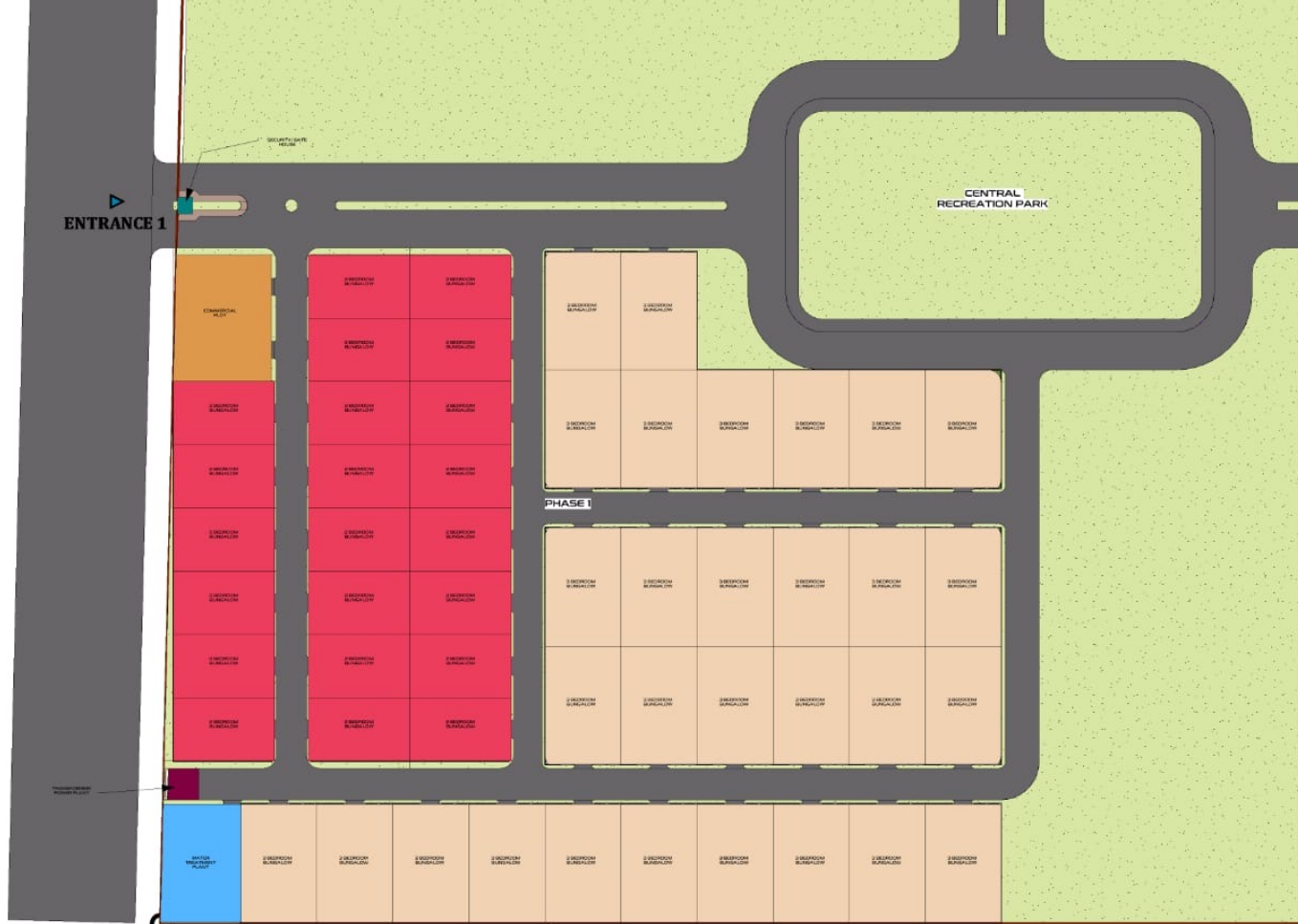


SITE ANALYSIS		AREA		PLOT AREA		NO. OF PLOTS	
SITE AREA		3 Hectares		350 sq.m	22	500 sq.m	30
2 BEDROOM BUNGALOW + B.G							
3 BEDROOM BUNGALOW + B.G							
TOTAL RESIDENTIAL PLOTS				52			

COMMERCIAL PLOT C
SECURITY/GATE POU
TRANSFORMER/POW
WATER TREATMENT I
GREEN & RECREATION



BROADWATER
ESTATE



ENTRANCE 1

CENTRAL
RECREATION PARK

PHASE 1

PB 8852

SITE ANALYSIS

SITE AREA

AREA

5 Hectares



BROADWATER
ESTATE





BROADWATER
ESTATE



AERIAL PEREPECTIVE
THE BROADWATER ESTATE



BROADWATER
ESTATE



AERIAL PERSPECTIVE
THE BROADWATER ESTATE



LAND OPTION A: 350SQM

2 BEDROOMS + 1 BQ

- On the floor layout below, you will find:
 - ALL ROOMS ARE LARGE & ENSUITE
- SPACES FOR 3 CAR PARKS & PRIVATE GARDEN
- COUNTRY-LIFE, NATURE AND AMAZING LANDSCAPE
 - SECURE AND AFFORDABLE

LAND FOR A TOTAL OF 3 BEDROOMS



2 BEDROOMS

+ BQ =
350SQM

THE BROADWATER ESTATE

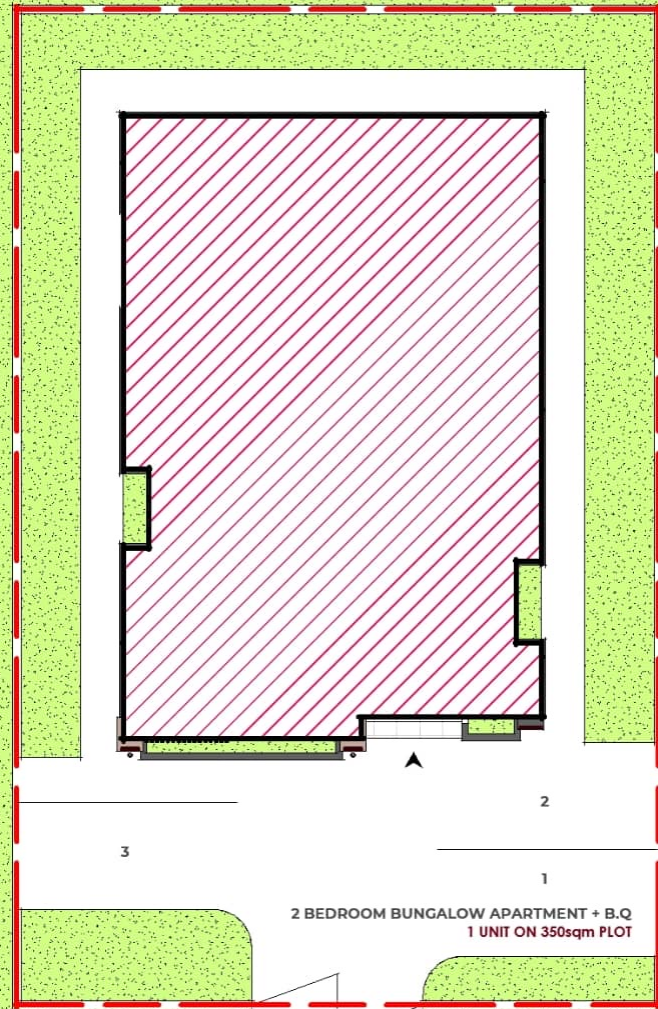
2 BEDROOMS
+ BQ =
350SQM





2 BEDROOM BUNGALOW APARTMENT + B.Q
1 UNIT ON 350sqm PLOT

2 BEDROOMS + BQ Floor Plan (350sqm)



•••••
2 BEDROOMS
+ BQ =
350SQM



THE **BROADWATER** ESTATE



• • • • •

LAND OPTION B: 500sqm

3 BEDROOMS + 1 BQ

- On the floor layout below, you will find:
 - ALL ROOMS ARE LARGE & ENSUITE
- SPACES FOR 4 CAR PARKS & PRIVATE GARDEN
- COUNTRY-LIFE, NATURE AND AMAZING LANDSCAPE
 - SECURE AND AFFORDABLE

LAND FOR A TOTAL OF 4 BEDROOMS

3 **BEDROOMS**

+ BQ =
500SQM

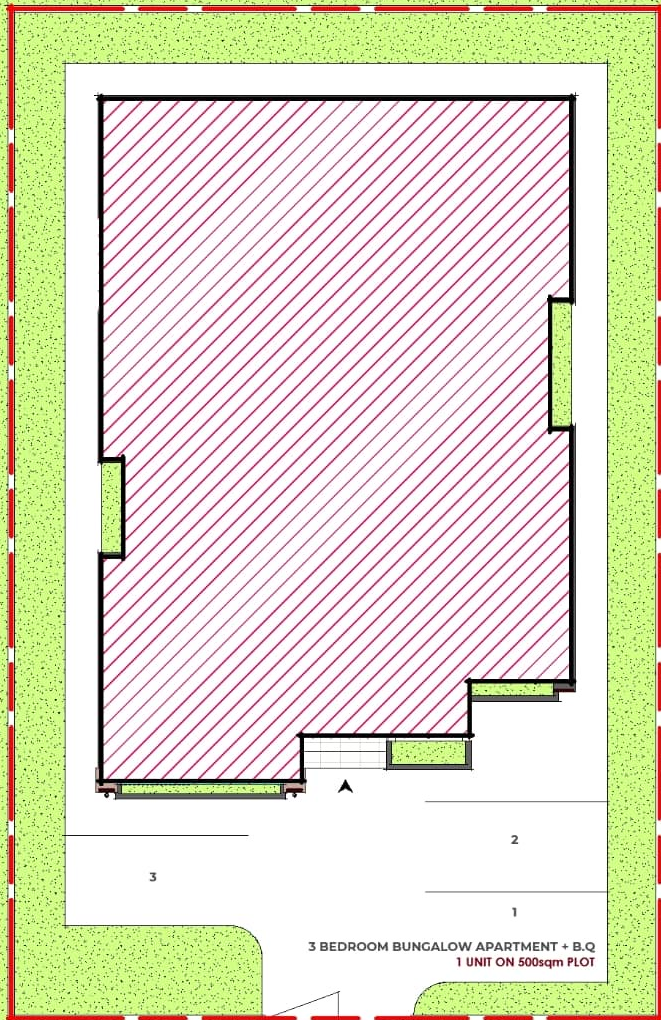


THE BROADWATER ESTATE



3 BEDROOM BUNGALOW APARTMENT + B.Q.
1 UNIT ON 500sqm PLOT

3 BEDROOMS + BQ Floor Plan (500sqm)



3 BEDROOM BUNGALOW APARTMENT + B.Q.
1 UNIT ON 500sqm PLOT

3 BEDROOMS
+ BQ =
500SQM



• • • • •
3 BEDROOMS

+ BQ =

500SQM



03.

PRICE

AFFORDABLE & FLEXIBLE
PAYMENT OPTIONS



PRICE / PAYMENT PLAN

LAND SIZE	OUTRIGHT	6 MONTHS	12 MONTHS	INITIAL DEPOSIT (MIN)
350 sqm	N1,700,000	N1,850,000	N2,000,000	N100,000
500 sqm	N2,250,000	N2,500,000	N2,750,000	N150,000



**Note: All prices excludes infrastructure fees. See FAQ below*



**A PICTURE IS
WORTH A
THOUSAND
WORDS**





OTHER PROPERTIES / BUILDINGS (FOR SALE):

S/N	PROPERTY DESCRIPTION	TYPE / SIZE	LOCATION	PRICE (₦)	TITLE
1	FEBSON MALL (HOTEL, MALL & FILLING STATION)	N/A	WUSE	9 BILLION	C OF O
2	MINI ESTATE (FULLY FURNISHED) 3/2/1 BD	17 APARTMENTS	MAITAMA	8.5 BILLION	C OF O
3	TERRACE DUPLEX (OFF PLAN - SEC COURT)	4 BEDROOM	LUGBE	45 MILLION	R OF O
4	TERRACE DUPLEX	4 BEDROOM	LIFECAMP	100 MILLION	C OF O
5	TERRACE DUPLEX	3 BEDROOM	KUBWA EXPRESS	35 MILLION	R OF O
6	APARTMENT	3 BEDROOM	KUBWA EXPRESS	30 MILLION	R OF O
7	APARTMENT	2 BEDROOM	KUBWA EXPRESS	27 MILLION	R OF O
8	APARTMENT	STUDIO APARTMENT	LIFECAMP	9.3 MILLION	R OF O
9	APARTMENT	1 BEDROOM	LIFECAMP	18 MILLION	R OF O
10	APARTMENT	2 BEDROOM	LIFECAMP	26 MILLION	R OF O
11	APARTMENT	3 BEDROOM	LIFECAMP	30 MILLION	R OF O
12	SHOPPING COMPLEX	PLAZA	CENTRAL AREA	8 BILLION	C OF O
13	OFFICE COMPLEX	FULL FURNISHED	GARKI	10 BILLION	C OF O

**Please visit our website www.myabujahome.com for more options*





OTHER LANDS (FOR SALE):

S/N	PROPERTY DESCRIPTION	TYPE / SIZE	LOCATION	PRICE (N)	TITLE
1	MIXED USED (COMPREHENSIVE DEV.)	10 HECTARES	IDU/KYAMI	2.5 BILLION	R OF O
2	MIXED USED (COMPREHENSIVE DEV.)	11 HECTARES	IDU/KYAMI	3 BILLION	R OF O
3	GOLD MINING/AGRICULTURE	20HECTARES	NIGER STATE BY RIVER GORARA	5 BILLION	C OF O
4	RESIDENTIAL	3.4 HECTARES	WAWA	450 MILLION	C OF O
5	MASS HOUSING	50 HECTARES	KUJE	6 BILLION	C OF O (Customary)
6	RESIDENTIAL	7367 SQM	DURUMI	1 BILLION	C OF O
7	MULTI FUNCTION	14 HECTARES	GWAGWALADA	60 MILLION	C OF O (Customary)
8	FARMLAND	5.59 HECTARES	KUJE	35 MILLION	C OF O (Customary)
9	FARMLAND	10 HECTARES	KUJE	45 MILLION	C OF O (Customary)
10	RESIDENTIAL	10.60 HECTARES	KATAMPE EXTENSION	2.7 BILLION	R OF O
12	MIXED USED (COMPREHENSIVE DEV.)	4.1 HECTARES	KATAMPE EXTENSION	1.2 BILLION	R OF O
12	COMMERCIAL	2517 SQM	JAHI	220 MILLION	C OF O
13	ESTATE LAND	500 SQM	APO HILL	8 MILLION	R OF O
14	ESTATE LAND	500 SQM	IDU	4 MILLION	R OF O

**Please visit our website www.myabujahome.com for more options*





04.

WHAT'S NEXT?

I love this land offer,
where do I pay?



PAYMENT PROCESS:

You need to **collect at our office or download our Land Allocation Form** in order to make unit reservation. Visit our website - www.myabujahome.com to download the form

FILL

Email the completed, signed and scanned form to sales@myabujahome.com. Alternatively, proceed to our office or any accredited agent to submit the completed Application Form. **Do confirm receipt of your submission**

PAY

You will receive a sales **Contract Agreement** after payment of your first deposit and a monthly invoice for every monthly installment you make until your payment is completed

1

FORM

2

Complete the form clearly indicating your preferred unit, payment plan and ensure the form is signed

3

SUBMIT

4

Make payments through bank transfers, cheques and bank drafts, and please ensure they are made payable in favour of **Myabujahome Limited**

5

CONTRACT

6

Upon full payment and physical allocation, a **Deed of Assignment** will be issued





PAYMENTS:



ALL FORMS OF PAYMENTS SHOULD BE
MADE SOLELY TO THE BANK ACCOUNTS
OF **MYABUJAHOME LIMITED**

Account Name: **Myabujahome Limited**
Bank Name: **TAJ Bank**
Account Number: **0004304323**

You receive 400k as salary and you spend 300k monthly on your girlfriend but you don't own a land.

My dear your village people are using two of your pictures to fan firewood.





05.

BROKERAGE / AGENCY

EARN A HUGE COMMISSION ON
EVERY PLOT OF LAND YOU SELL!



EARN GOOD MONEY (COMMISSIONS):



Would you like to make some good money by simply selling these plots of land in **THE BROADWATER ESTATE** to your friends, family, networks and associates?

- **MYABUJAHOME LIMITED** pays a huge commission of **10% on the price of each plot SOLD** (no payments for just introductions, only closed sales). This is substantially higher than the industry commission rates of between 2.5% to 5%.
- **To earn even more**, any agent that sells in excess of three (3) plots at once, will have their **commission rate increased to a warping 12% on each plot sold.**

**CONTACT US NOW
TO REGISTER AS AN AGENT!**



06.

INVESTORS

PARTNER WITH US ON PROFITABLE
PROJECTS WITH IMPRESSIVE ROI.



TIME



Elon Musk  @elonmusk · 11 Jun 20 

Replying to [@swapnilksawant](#)

Working 16 hours a day, 7 day's a week, 52 week's in year and people still calling me lucky

 225k  582k  4.7M 

“Let your money work for you even while you are not working.”

— Adebola Mogaji



PARTNER BY INVESTING:

CAN YOU TAKE THE RISK? Can you take the risk of not investing your money or not allowing your money work for you in this uncertain global economic climate? Really, is that a good business decision?

What is the value of your N10,000 Naira or £100 British Pounds as compared to this time last year?

In Nigeria, just to fill your car's tank with petrol / fuel has seen about a 500% increase!

The proper investment in real estate however has retained its value. Your money in the right hands can sustain a plan for generational wealth.

"YOU HAVE A CLEAR CHOICE. INVEST WITH US"

MYABUJAHOME LIMITED.



"MYABUJAHOME is in partnerships with the top twenty (20) property development companies in Abuja, and a successful global affiliate, only so we can offer you the best options, at affordable prices, no matter the location."

*Mr
Emmanuel
Kindness*



MYABUJAHOME.COM



INFO@MYABUJAHOME.COM



@MYABUJAHOME



(+234) 80-218-10-054 | (+234) 80-888-37-426

'INVESTMENT VERSUS ROI' BREAKDOWN:

DURATION	INVESTMENT (OPTION A)	ROI (%) (OPTION A)	INVESTMENT (OPTION B)	ROI (%) (OPTION B)
12 MONTHS	N10,000,000 - N500,000,000	15%	N501,000,000 - N1,000,000,000+	20%
24 MONTHS	N10,000,000 - N500,000,000	35%	N501,000,000 - N1,000,000,000+	45%

ROI – RETURN ON INVESTMENT

07.

FAQ

FREQUENTLY ASKED
QUESTIONS.



Frequently Asked Questions (FAQ - 1)



Q

WHAT IS THE NAME OF YOUR ESTATE?

A

Broadwater Estate

Q

WHERE IS BROADWATER ESTATE LOCATED?

A

Broadwater Estate is located at Gwagwalada, Abuja, Federal Capital territory, about 40 minutes to the Nnamdi Azikiwe International Airport Abuja, FCT, Nigeria.

Q

WHO ARE THE OWNERS OF BROADWATER ESTATE?

A

Myabujahome Limited, a duly registered indigenous company, is the owner of the estate.

Q

WHAT TITLE DOES BROADWATER ESTATE?

A

It has a customary **Certificate of Occupancy** (C of O) with a registered survey. More so, the authenticity of the document can be ascertained at the Gwagwalada Area Council.

Q

IS THERE ANY ENCUMBRANCE ON THE LAND?

A

The land is totally free from government acquisitions, commitments, and there are no adverse claimants.

Q

WHAT IS THE SIZE OF A PLOT?

A

It is available in 500 SQM plot and 350 SQM plot.



Frequently Asked Questions (FAQ - 2)



Q

WHAT TYPE OF PLOTS DO YOU HAVE?

A

We have both residential and commercial plots. However, commercial plots come with a minimum purchase of 1,000 SQM.

Q

IS THERE A PARKING SPACE?

A

A minimum of Three dedicated parking lots for a 3-bedroom subscriber on a 500sqm plot, and Two dedicated parking lot for a 2-bedroom subscriber with a 350sqm plot.

Q

WHAT IS THE MINIMUM DEPOSIT TO SECURE THE LAND?

A

Initial minimum non-refundable deposit of **N150,000** and **N100,000** only for the 500 SQM and the 350 SQM plots respectively. Please discuss further with any of our sales consultants.

Q

WHAT IS THE PAYMENT STRUCTURE?

A

- a) Outright
 - b) Instalment: Available options include **3 months**, **6 months** and **12 months**, with minimal interest
-

Q

CAN I BE GIVEN DISCOUNT BASED ON OUTRIGHT PURCHASE?

A

Discount on outright purchase is possible subject to any on-going promo/campaign. However, there are bonuses given based on bulk purchase, you need to call customer service for this offer.



Frequently Asked Questions (FAQ - 3)



Q

WHAT ARE THE INFRASTRUCTURES EXPECTED TO BE PUT IN PLACE?

A

- a) Drainage Systems
- b) Electricity/Electric Poles
- c) Water Connection and Works
- d) Sanitary Sewer Works
- e) Security Cameras
- f) Street Lamp Poles
- g) Road Network.
- h) Perimeter Fencing

Q

WHAT OTHER PAYMENTS DO I MAKE APART FROM THE PAYMENT FOR THE LAND?

A

The current price excludes the infrastructure fees. You will be notified as to how much, and when the payment is due subsequently.

Q

WHAT DOCUMENT DO I GET AFTER THE PAYMENT?

A

You will receive:

- a) A Welcome Letter
- b) Invoices on instalment payment till balance
- c) A Contract of Sale
- d) A Deed of Assignment (upon physical allocation)
- e) Receipt of Purchase after complete payment

Q

CAN I GET TO CHOOSE MY PREFERRED PLOT?

A

After payment, you can choose your preferred plot subject to availability as regards location – corner piece, proximity to gate, etc. (where applicable). Please be aware, if you do not meet up with your payments, you can be reallocated another plot anywhere within the estate.



Frequently Asked Questions (FAQ - 4)



Q

CAN MY DOCUMENTS BE DELIVERED TO ME IF I AM NOT AVAILABLE FOR PICK-UP?

A

Yes, It can. You will have to bear the delivery charges at the point of delivery with any logistics company of your choice. Please contact our customer services for delivery outside Nigeria.

Q

AFTER PAYMENT, WHEN WILL THE LAND ALLOCATION BE DONE?

A

A provisional Allocation Letter will be given to you upon complete payment while the physical allocation will be done after the 12th month.

Q

WHEN CAN I START BUILDING CONSTRUCTION?

A

Upon physical allocation, subscribers can commence building construction immediately they pay the infrastructure/ development fee and subject to their building design approval from the Local Authorities.

Q

CAN I RESELL MY LAND?

A

Yes, a subscriber who has fully paid for their plot can resell their land. However, approval must be sought and granted by Myabujahome Limited. We would require the seller to furnish the company with details of the buyer for Transfer of Ownership. Administration Fee may apply.

Q

ARE THERE PENALTIES FOR NOT KEEPING TO MY PAYMENT PLAN?

A

Yes. Non-payment of instalment for more than 3 months consecutively without a written notice via e-mail to the company shall be considered a fundamental breach of the contract. You shall be required to pay a default fee of 30% on the past due monthly installment. However, this can be waived if there is a prior notice before the default month. This concession can only be given twice within the payment period.



Frequently Asked Questions (FAQ - 5)



Q

CAN I TERMINATE THE TRANSACTION AND GET A REFUND?

A

Yes. However, this is subject to resale. The payment will be made (Less 40% to cover for Administrative and Other Charges). A 6 months period would be allowed the vendor to process the payment. Also note that the refund will be made only after such land unit has been resold.

Q

CAN I PAY CASH TO YOUR AGENT?

A

We strongly advise that payments be made only to **Myabujahome Limited** at its designated banks, or via bank transfers. Otherwise, cheque(s) should be issued in favor of **Myabujahome Limited**. We shall not accept responsibility for any liability that may arise, as a result of deviation from the above instruction.

Q

HOW DO I PURCHASE A PLOT OF LAND FROM YOU?

A

- a) You need to get or download our Land Allocation Form in order to make unit reservation.
- b) Complete the form clearly indicating your preferred unit and payment plans.
- c) Proceed to our office or any accredited agent to deposit your check payments and submit the completed Application Form.
- d) All cheques and bank drafts should be made payable in favour of Myabujahome Limited.
- e) You will receive a sales Contract Agreement after payment of your first deposit and a monthly invoice for every monthly installment you make until your payment is completed.
- f) Strict adherence to the agreed payment plan will guarantee the initial purchase price. Buyers who fail to comply may be affected by price changes.
- g) Upon full payment and physical allocation, a Deed of Assignment will be issued.



Frequently Asked Questions (FAQ - 6)



WHAT BANK ACCOUNT SHOULD I MAKE ALL THE PAYMENTS?



Account Name: Myabujahome Limited
Bank Name: TAJ Bank
Account Number: 0004304323



WHEN CAN I SCHEDULE FOR SITE VISIT?



Please contact your consultant or any of our sales staff to inform you of our scheduled inspection dates and time, and to choose the best time for you. It can be a virtual or physical inspection



WHAT ARE YOU SOCIAL MEDIA HANDLES?



Facebook: myabujahome
Twitter: @myabujahome
Instagram: @myabujahome



HOW DO WE LOCATE YOUR COMPANY?



Head Office:

MYABUJAHOME LIMITED

Freedom Matters Plaza,
Suite 9,
112 Oladipo Diya Road, Gudu,
Abuja,
Nigeria.

Telephone: +234 (0) 80 888 37426 (Nigeria)

Telephone: +44 (0) 7949 720 510 (UK)

Email: customerservice@myabujahome.com

Website: WWW.MYABUJAHOME.COM



THANKS!

Do you have any other question?

Head Office:

MYABUJAHOME LIMITED

Freedom Matters Plaza,
Suite 9, 112 Oladipo Diya Road, Gudu,
Abuja, Nigeria.

Telephone: +234 (0) 80 888 37426 (Nigeria)

Telephone: +44 (0) 7949 720 510 (UK)

Email: customerservice@myabujahome.com

Website: WWW.MYABUJAHOME.COM



@myabujahome

