

SMART PROPERTY INVESTOR'S TOOLKIT



**ROI Calculators, Market
Trends & Co-Ownership
Insights**

GETTING STARTED

Q: Why invest in Nigerian real estate?

A: Real estate is one of the few investments in Nigeria that truly holds its ground. With inflation eating away at savings, unstable stock markets, and limited pension security, property stands out as a proven wealth builder.



- **Property values keep rising** in cities like Lagos and Abuja, driven by urban growth and housing shortages.
- **Rental demand is constant:** from students and the rising tech hub in Yaba to professionals and prime residential locations in Surulere ensuring steady cash flow.
- **It hedges against inflation** because while naira loses value, property prices and rents adjust upward.

For Nigerians looking to secure their money, **real estate is more than an asset: its protection, income, and growth in one move.**



Q: What's the minimum to start?

A: With the Flinx co-ownership model, you can begin from ₦17M-₦20M, still earning proportional rental income.

Q: Can I invest from Diaspora?

A: Yes. Diaspora Nigerians drive ~70% of property investment. With Flinx handling management and legal structures, you can earn income remotely without stress.

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ROI & Market Trends

Q: How do I measure returns?

A: At Flinx, we don't just talk numbers, we show you how your money works:

- **FOR EXAMPLE: A ₦50M Apartment In Bristol.**
- 1. Annual Rental Income: **₦7.2M**
- 2. Plus steady property value appreciation.
- Smaller units (studios, 1-beds) in high-demand areas like Yaba or Surulere yield **8-15% annually**.

Q: What's trending in 2025?

- **Hotspots:** Yaba (tech hub) and Surulere (central, commercial)
 - **Off-plan deals:** Lower entry, higher appreciation.
 - **Co-ownership:** Fastest-growing model, lowering entry barriers and spreading risk.
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The Co-Ownership Advantage

Q: What is co-ownership?

A: Multiple investors pool funds to own one property. Returns (rent + appreciation) are shared by shareholding. We manage tenant pairing, rental oversight, and conflict resolution, you enjoy ownership that pays you back without the stress.

Q: Why co-ownership?

- Lower entry cost.
- Shared risk, shared expenses.
- Access to premium properties.
- Passive income (Flinx manages tenants + upkeep).

Q: Who is it for?

First-time buyers, diaspora buyers, professionals and seasoned investors looking to diversify



Risks & Safeguards



Even smart investments come with risks. In Nigeria's market, these are the big five to watch out for and how to stay protected:

- **Market Risk**

Property prices and rents fluctuate with inflation and policy shifts.

Safeguard: Focus on high-demand zones (Yaba and Surulere) where rental demand stays steady.

- **Liquidity Risk**

Selling property or shares can take time, especially land; urgent exits often mean discounts.

Safeguard: Invest through co-ownership models with **clear exit routes**.

- **Partner Risk**

Informal group ownership often leads to disputes over income, repairs, exits or management.

Safeguard: Use Flinx for legal agreements with structure in place.

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Risks & Safeguards



- **Operational Risk**

Unreliable power, flooding, and difficult tenants can eat into income.

Safeguard: Choose managed developments with professional oversight in prime locations.

The Smart Move: Risks exist, but with the right structures, they're manageable. Owning with Flinx Realty turns potential pitfalls into protected opportunities.

Q: How do I stay safe?

Invest with **Flinx Realty**, rely on legal agreements, and choose properties in areas with strong demand and clear management structures.

Flinx Property Spotlight



Buckingham Estate (Yaba): Prime Residential Tech hub location.

- Studios from ₦70M (ROI ~ ₦7.2M).
 - One-bed from ₦120M (ROI ~ ₦12M).
 - Two-bed from ₦150M (ROI ~ ₦18M).
 - Great for appreciation + strong rental demand.
 - Amenities include: 24hrs power supply, 24hrs security, Gym, Standby generator, swimming pool, standby generator, lounge and Tennis court
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Flinx Property Spotlight



Wells II (Surulere): Prime Residential location and Premium off-plan deal.

- From ₦17M co-ownership.
 - ~₦2M annual rental share.
 - Central location + high yield.
 - Amenities: 24hrs power supply, 24hrs security and Gym
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Flinx Property Spotlight



Bristol Apartment (Surulere): Latest launch.

- Studios from ₦55M.
 - ~₦7.2M annual rental.
 - Early entry = best value.
 - Amenities: Solar power, Gym, Smart lock, 24hr security, 24hr power and Laundry room
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How to be Involved

1. **Contact Flinx Realty** via website, WhatsApp, or office.
2. **Go on inspection**
3. **Choose a project** (Buckingham, Wells II, or Bristol).
4. **Select payment plan** outright or flexible installment.
5. **Sign agreement.**
6. **Start earning rent** once tenants are placed.

Conclusion

Property is wealth, but smarter ownership means wealth sooner. With Flinx's co-ownership model, you don't need £50M+ to start, you need the right partner

[CONTACT A SALES REP](#)
