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# What Residential Properties Can Realistically Earn You in Nigeria's Top Cities



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## A Data-Backed Investor Breakdown

### 1. The Core Problem With ROI Numbers in Nigeria.

Most advertised ROIs fail because they:

- Use gross rent, not net income
- Ignore operational leakage (management, utilities, vacancies)
- Assume a 100% occupancy, which is statistically unrealistic in post property location.

**Professional investors don't benchmark ROI alone. They look at:**

- Net Yield
- Payback Period
- Income Stability Index (how predictable cashflow is)

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## 2. Rental Demand Is Structural (Why Yaba Matters)



### **Akoka / Yaba Demand Drivers (Non-Speculative)**

- University of Lagos population (students, visiting faculty, short stays)
- Tech & commercial spillover from Yaba mainland
- Mainland professionals priced out of Ikoyi/VI but unwilling to downgrade lifestyle

This creates inelastic rental demand people must live near work/school regardless of market mood.

# 3. Actual Rental Income Data (Bradford Suites – Akoka, Yaba)

According to the Bradford Suites brochure, the building is designed specifically for monthly short-let rental income, with full management handled centrally.

## Projected Average Annual Rental Income

Apartment Type	Average Yearly Rent	Average Monthly Rent
Studio	₦7,200,000	₦600,000
1 Bedroom	₦12,000,000	₦1,000,000
2 Bedroom	₦18,000,000	₦1,500,000



## 4. Yield & Payback Analysis (Before Appreciation)

Gross Rental Yield (Simple Math)

$$\text{Rental Yield} = (\text{Annual Rent} \div \text{Purchase Price}) \times 100$$



Apartment Type	Gross Yield
Studio	~12.4%
1 Bedroom	~12.9%
2 Bedroom	~12.1%

This is above the typical Lagos residential range, which usually sits between 6–10% for standard rentals.

# Capital Payback Period: Based on Income-Only

This answers the question; How long before rent alone repays capital

- Studio: ~8 years
- 1-Bedroom: ~7.7 years
- 2-Bedroom: ~8.2 years

This excludes appreciation

# Monthly Income Logic (Reality Check)

## Annual income broken down monthly:

- Studio: ~\$600k/month
- 1-Bedroom: ~\$1m/month
- 2-Bedroom: ~\$1.5m/month

## Importantly:

- Property is professionally managed
- Investor receives monthly payment
- Operational complexity is outsourced

This shifts the asset from real estate to income infrastructure.

## 6. Why This Outperforms Flips (Data Lens)

Metric	Rental Model	Flip Model
Cash inflow	Monthly	Once
Break-even	7–9 years	Depends on sale
Market timing risk	Low	High
Vacancy exposure	Spread over time	Total at exit
Income visibility	High	None

Flips require perfect timing.

Rentals work with time + demand which is the basis on which bradford suites was built.

# 7. RISK CONTAINMENT

**Bradford Suites mitigates common Lagos rental risks:**

- Power instability → solar + 24/7 supply
- Vacancy risk → short-let model + location density
- Management drag → centralized professional management

Risk doesn't disappear — it becomes measurable and managed.

# 8. INVESTOR TAKEAWAY

If your goal is:

- Predictable naira income
- Faster capital recovery than traditional rentals
- Lower exposure to exit timing

Then income-designed assets in dense mainland nodes outperform prestige locations on a risk-adjusted basis.



# See How This Cashflow Logic Plays Out Across Flinx Properties