

FREE INVESTOR GUIDE · 2026 EDITION

# The Lagos Mainland Property Guide

Neighbourhood Breakdowns · Current Prices · Rental Yields ROI Projections · What to Buy ·  
How to Invest

Nigeria Real Estate Market Value (2025)	Residential Real Estate Share of Total Market	Lagos Property Price Growth (2025, YoY)
<b>\$2.61 Trillion</b>	<b>86% / \$2.25T</b>	<b>+20% in Naira</b>
Source: Statista 2026	\$2.25T Residential	Source: The Africanvestor 2026

**17+**  
Completed  
Buildings

**1B+**  
Paid in  
Returns

**300+**  
Active  
Investors

**6+**  
Years of  
Delivery

By Flinx Realty Ltd. — Lagos Mainland's #1 Property Developer

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## WHY THIS GUIDE EXISTS

# The Mainland Has Changed. Most People Haven't Caught Up.

For years, Lagos real estate conversations started and ended on the Island — Lekki, Ikoyi, Victoria Island. The Mainland was an afterthought. That is no longer true.

Yaba, Akoka, Adekunle, Surulere, and Gbagada are now among the fastest-appreciating, highest-occupancy residential corridors in Lagos. Investors who moved early are already seeing returns. Those still watching from the sidelines are watching prices rise.

This guide gives you the real numbers — neighbourhood by neighbourhood. Current price ranges, rental yields, occupancy rates, appreciation trends, and what kind of investor each area suits best. Whether you're budgeting **₦5 million** or **₦50 million**, this guide will show you where your money works hardest.

## WHAT'S INSIDE THIS GUIDE

- 5 Neighbourhood Breakdowns: Yaba, Akoka, Adekunle, Surulere, Gbagada
- Current Price Ranges (2026 Market Data)
- Gross Rental Yields by Property Type
- 5-Year ROI Projections per Location
- Who Each Neighbourhood Is Best For
- Key Risks and Red Flags to Watch
- How to Get Started with Flinx Realty

All data in this guide reflects current Flinx Realty market intelligence as of 2026. Price ranges and yields are estimates based on active developments and recent transactions on the Lagos Mainland. Individual returns may vary.

**YABA**

**Yaba**

The Tech Capital of Lagos — High Demand, Strong Yields, Reliable Tenants

Price Range	Gross Rental Yield	Avg. Occupancy	Appreciation (p.a.)
■ <b>55M</b>	<b>7%–10%</b>	<b>88%–95%</b>	<b>12%–15%</b>

Yaba is the most established investment corridor on the Lagos Mainland. Home to UNILAG, Yaba College of Technology, the Yaba Tech Hub, and dozens of co-working spaces, Yaba has a permanent, growing rental population that keeps occupancy rates among the highest in Lagos. Properties here rent quickly and hold tenants consistently.

- Best for: Rental income investors, first-time buyers, off-plan capital growth
- Tenant profile: Young professionals, tech workers, postgraduate students
- Flinx active projects: Bradford Suites, Wells III Apartment

**AKOKA**

**Akoka**

University-Driven Demand — Entry-Level Pricing, Consistent Occupancy

Price Range	Gross Rental Yield	Avg. Occupancy	Appreciation (p.a.)
■ <b>55M</b>	<b>8%–11%</b>	<b>85%–92%</b>	<b>10%–13%</b>

Akoka sits adjacent to the University of Lagos campus and benefits from one of the most stable rental demand pools in all of Lagos — students and academic staff. This creates year-round occupancy even during economic downturns. Entry prices are lower than Yaba, making Akoka one of the best value-for-money investment locations on the Mainland.

- Best for: First-time investors, co-ownership buyers, diaspora entry-level
- Tenant profile: University students, lecturers, young professionals
- Flinx active projects: Bradford Suites (Akoka axis)

ADEKUNLE

## Adekunle

The Emerging Corridor — Best Entry Prices, Fastest Appreciation

Price Range	Gross Rental Yield	Avg. Occupancy	Appreciation (p.a.)
■ 50M	8%–10%	80%–88%	12%–16%

Adekunle is the highest-upside neighbourhood in this guide. Located between Yaba and Lagos Island, with access to the Third Mainland Bridge, Adekunle is undergoing rapid infrastructure improvement and attracting a younger, growing population. Entry prices are still competitive relative to what the area will be worth in 3–5 years.

- Best for: Capital growth investors, off-plan buyers, long-term holds
- Tenant profile: Young professionals, civil servants, island commuters
- Key advantage: Competitive entry price with highest projected appreciation in this guide

SURULERE

## Surulere

The Established Mainland — Mixed-Use Stability, Family-Driven Demand

Price Range	Gross Rental Yield	Avg. Occupancy	Appreciation (p.a.)
■ 60M	6%–9%	82%–90%	10%–13%

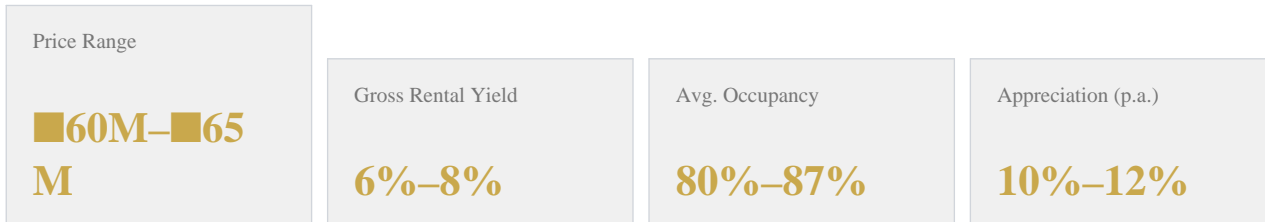
Surulere is the most established residential neighbourhood on the Lagos Mainland. It commands a diverse tenant base — families, professionals, and businesses — which creates broad, stable demand. While yields are slightly lower than Yaba or Akoka, Surulere properties tend to hold value extremely well and attract long-term tenants.

- Best for: Legacy investors, family-use buyers, stable long-term income
- Tenant profile: Families, senior professionals, business owners
- Key advantage: Stable, long-term tenants who renew consistently

GBAGADA

## Gbagada

The Quiet Achiever — Mid-Range Pricing, Growing Infrastructure



Gbagada is a quieter, more suburban Mainland neighbourhood with a growing base of middle-class and upper-middle-class residents. Infrastructure is improving, and its proximity to the Lagos Mainland Expressway and Oshodi makes it increasingly attractive for professionals who want space without the chaos of central Lagos.

- Best for: Family-home buyers, long-term capital growth, medium-budget investors
- Tenant profile: Upper-middle-class families, established professionals
- Key advantage: Lower competition among developers, quieter entry

5-YEAR ROI COMPARISON — ■15M INVESTMENT

## How Your ■15M Grows Across Each Neighbourhood

Neighbourhood	Year 1 Value	Year 3 Value	Year 5 Value	5-Yr Rent Income	Total Return
Yaba	■16.8M	■21.4M	■27.2M	■7.5M	■19.7M
Akoka	■16.5M	■20.5M	■25.5M	■6.5M	■17.0M
Adekunle	■16.8M	■22.0M	■28.5M	■5.8M	■19.3M
Surulere	■16.5M	■20.5M	■25.5M	■6.3M	■16.8M
Gbagada	■16.5M	■20.1M	■24.5M	■5.8M	■15.3M

Assumptions: ■15M purchase price, 85% occupancy, 5% annual rent growth, 1.5% maintenance cost. Appreciation rates based on neighbourhood averages. Projections are estimates only.

## HOW TO GET STARTED

# Your 5-Step Path to Owning a Lagos Mainland Property

01

**Define Your Budget and Goal**

Know what you can mobilise in 6–12 months. Decide if you want monthly rental income, long-term appreciation, or both. This determines everything else.

02

**Choose Your Neighbourhood**

Use this guide. Match your budget to the price range, and your risk appetite to the appreciation vs yield trade-off. Akoka and Adekunle for entry-level. Yaba for strong yields. Surulere for stability.

03

**Verify the Developer**

Check completed buildings. Ask for title documents before paying anything. Visit previous projects or request a live video tour. A legitimate developer welcomes scrutiny.

04

**Review the Documents**

Every purchase needs a land title (C of O or equivalent), a signed Agreement of Sale, and a clear path to Deed of Assignment. Have a lawyer review before you sign.

05

**Pay in Stages, Track Progress**

Reputable developers offer structured payment plans. Pay into corporate accounts only. Request construction updates monthly. Confirm your property management arrangement before handover if you are not living in Lagos.

## RED FLAGS TO WATCH

**Never Invest With a Developer Who...**

- Cannot show you a completed building they have previously delivered
- Asks you to pay into a personal bank account
- Refuses to provide title documents before you commit
- Has no physical office address you can verify
- Goes quiet after receiving your deposit
- Cannot give you a clear handover timeline in writing

## Ready to Invest in Lagos Mainland?

Flinx Realty has delivered 17+ completed buildings across Yaba, Akoka, Adekunle, and Surulere. Over 300 investors are currently receiving monthly rental returns. We offer co-ownership from ₦5 million, flexible payment plans, and full property management for investors who are not based in Lagos.

### What We Offer You

- Transparent documentation — title documents shown before you pay
- Co-ownership options from ₦5 million
- Virtual site tours for diaspora and remote investors
- In-house property management — we handle your tenants
- Payment plans spread across 6–18 months

### Talk to Our Investment Team

[flinxrealtyltd.com/sales-team](https://flinxrealtyltd.com/sales-team)

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Disclaimer: All projections in this guide are estimates based on 2026 Lagos Mainland market data. They are for informational purposes only. Flinx Realty does not guarantee specific investment returns. Please conduct your own due diligence and consult a financial adviser before investing.