

Autograph
LAGOS


A Development by  XYMBOLIC

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is not just another property development; it's a carefully crafted investment opportunity created with the savvy investor in mind. Situated in a prime location easily accessible from business and entertainment hubs like Lekki Phase 1, Victoria Island, Ikoyi. Autograph Lagos offers a strategic advantage.

This project is designed to cater to diverse investment preferences. Whether you choose to own a unit for personal use, rent it out, or leverage the thriving short-term rental market, Autograph Lagos has you covered. We prioritize your financial success, ensuring maximum returns if you opt for short-term rentals.





Modern



Serene



Opulent

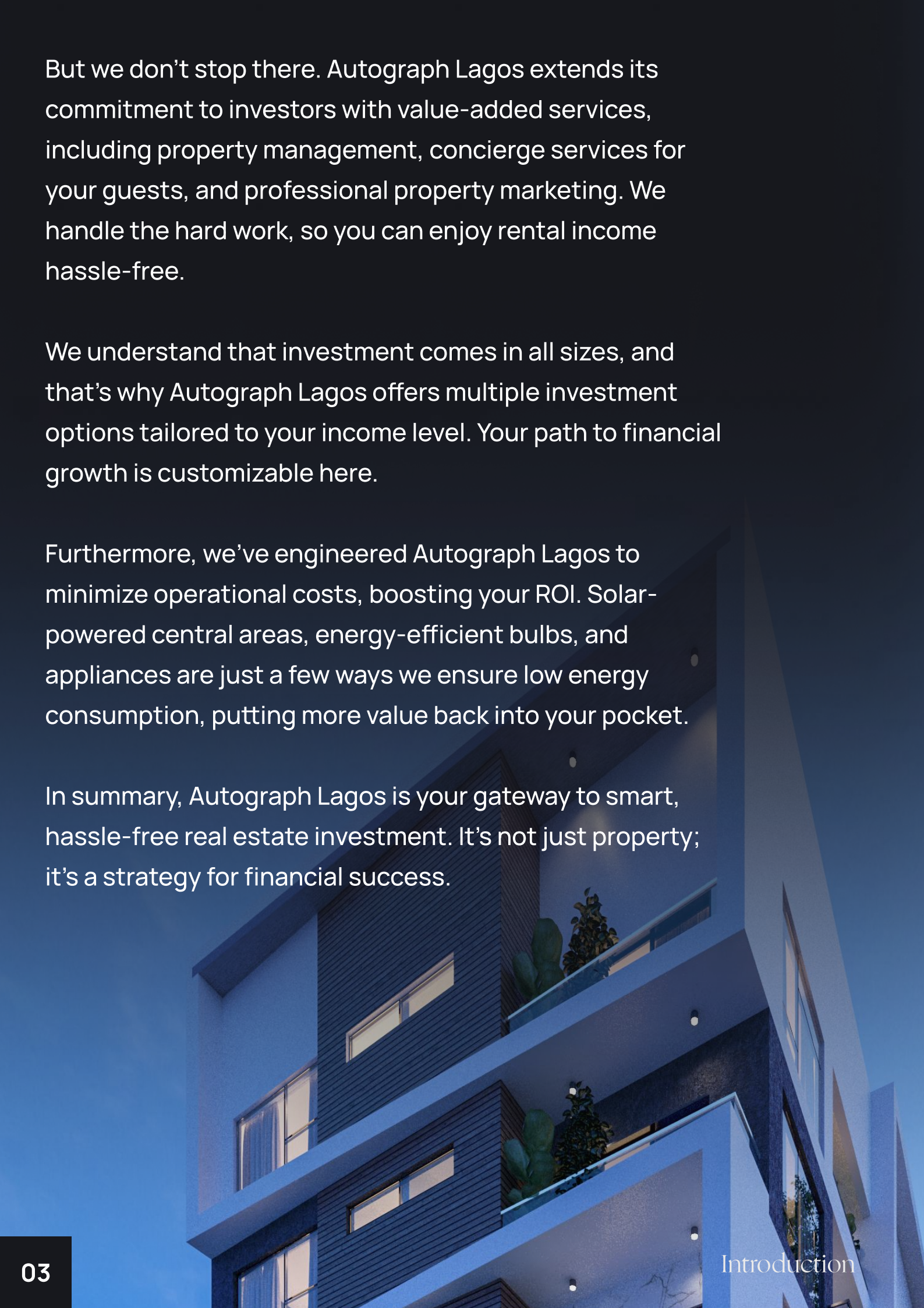


But we don't stop there. Autograph Lagos extends its commitment to investors with value-added services, including property management, concierge services for your guests, and professional property marketing. We handle the hard work, so you can enjoy rental income hassle-free.

We understand that investment comes in all sizes, and that's why Autograph Lagos offers multiple investment options tailored to your income level. Your path to financial growth is customizable here.

Furthermore, we've engineered Autograph Lagos to minimize operational costs, boosting your ROI. Solar-powered central areas, energy-efficient bulbs, and appliances are just a few ways we ensure low energy consumption, putting more value back into your pocket.

In summary, Autograph Lagos is your gateway to smart, hassle-free real estate investment. It's not just property; it's a strategy for financial success.



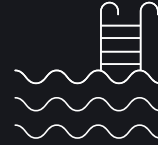
Communal Features



Elevator



Gym



Swimming Pool



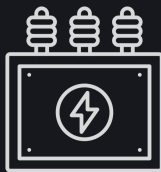
Backup Power



Surveillance Camera



Ample Parking Space



Dedicated Transformer



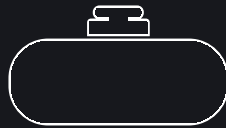
Solar Power (Central Areas)



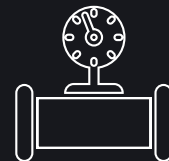
Concierge Service



24 Hours Security



Bio Digester



Gas Reticulation System

Exterior View





3D Floor Plan



Area	SQM	Area	SQM
Living room	36SQM	Kitchen	14SQM
Master Bedroom	18SQM	Closet	4SQM
Bedroom	14SQM	Toilet	5SQM
BQ Bedroom	4SQM	BQ Toilet	4SQM
		Terrace 1	5SQM
		Terrace 2	3SQM
		Total Area	107 SQM

Why Autograph Lagos?

Hands-Off Rental Income: We take care of the nitty-gritty of property management, so you can enjoy a hands-off rental income experience. Our concierge services ensure your guests have a seamless stay, enhancing tenant satisfaction and income stability.

Capital Appreciation: Autograph Lagos is poised for remarkable capital appreciation. Situated in a prime location near thriving business and entertainment hubs, your investment is set to grow in value over time.

Accessible Location: Location is everything in real estate, and Autograph Lagos delivers. It's strategically positioned, ensuring easy access to Lekki Phase 1, Victoria Island, Ikoyi, and the Airport. Your property's accessibility is a key driver for tenant demand and high rental yields.



Multiple Ownership Models: Autograph Lagos offers various ownership models, making it accessible to investors across different income levels. Whether you're looking for a single unit or looking to buy as a group, we cater to your investment goals.

Quality: Quality is non-negotiable at Autograph Lagos. We have resolved to deliver the highest standards, ensuring long-term durability and attractive aesthetics. We prioritize quality to protect your investment.

Designed for the Investor: Autograph Lagos stands out with its commitment to investors. Our low-energy design and solar-powered central areas minimize operating costs, maximizing your profitability. We've thoughtfully engineered every aspect to ensure your financial success.



Elegushi Beach

i-Fitness Gym

Circle Mall

Autograph Lagos

Filmhouse Cinemas

Lekki Phase 1

Nike Art Gallery

Interior View







Pricing and Payment plan

Payment Period	6 months	12months
Price	N95,000,000	N120,000,000
INITIAL PAYMENT	N20,000,000	N24,000,000
Month 1	N12,500,000	N8,000,000
Month 2	N12,500,000	N8,000,000
Month 3	N12,500,000	N8,000,000
Month 4	N12,500,000	N8,000,000
Month 5	N12,500,000	N8,000,000
Month 6	N12,500,000	N8,000,000
Month 7	-	N8,000,000
Month 8	-	N8,000,000
Month 9	-	N8,000,000
Month 10	-	N8,000,000
Month 11	-	N8,000,000
Month 12	-	N8,000,000

Cost of Infrastructure Levy & Documentation: 10% of the price of the unit(s) purchased

Rental Income Analysis

Regular Rent

- Tenant pays once a year, quarterly or monthly, depending on the system we run
- Income is more stable because we receive payment upfront over a period
- Vacancy rate is low once occupied
- Rental yield is lower than shortlet.
- There's no need to furnish the apartment

The average rent for a 2-bedroom apartment with a BQ in Ilesan typically ranges from ₦4 million to ₦6 million per year. However, with the added space and superior facilities at Autograph Lagos, you can command a rental price of over ₦5 million per year.

Shortlet Rentals

- Used for AirBnB, Short stays, get-togethers, movies, skits etc.
- Renters pay for the days they need the apartment for.
- Income is not as stable compared to regular rent
- Vacancy rates are higher than regular rent
- Rental yield is higher than regular rent
- Furnishing is needed

If you decide to use the property as a shortlet rental, with a target occupancy rate of 65% at a booking rate of ₦90,000 per day and expenses pegged at 30% of the gross rent, you could earn a Net Rent of approximately ₦14,308,500 per year.

You can choose either of these strategies to generate rental income and unleash the full potential of your property.

Frequently Asked Questions

1. Where is the Autograph Lagos situated?

Autograph Lagos is situated at 11, Baale Street, Ilasan-Ikate, Lekki, Lagos, Nigeria.

2. What type of Apartment is available at Autograph Lagos?

Autograph Lagos is a collection of 12 units of 2-bedroom apartments with a BQ.

3. Features & Amenities?

- Ample parking spaces
- Swimming pool
- Gym
- Elevator
- Concierge Service
- 24Hr Power supply with a backup Diesel Generator
- 24Hr Security system with CCTV surveillance cameras
- Solar Power supply within the Central Areas
- Central water supply
- Facility Management Office
- Gas Reticulation

4. What is the title on the land?

The title to the property is a Governor's consent.

5. Is there any encumbrance on the property?

The property is free from encumbrances, interests and claims.

6. Are there notable land marks around the location?

- 10 minutes drive from Victoria Island
- 5 minutes from Lekki Phase 1

Close proximity to Nike Art Gallery, Lekki & VI Beaches, Cinemas, Lekki Conservation Centre, Lekki Arts and Crafts Market, The Palms Mall, Fun Factory, Supermarkets, Filling Stations, Fine dining Restaurants & Leisure spots, etc.

7. Who will handle the management of the common areas?

The common areas will be managed by the Facility management team in charge of overseeing the affairs of the estate. The Common Areas include the swimming pool, Gym, open spaces, generator house, fences, parking areas, stairways and culverts.

8. Can Xymbolic Development Ltd manage my apartment on my behalf?

Yes, Xymbolic Development Ltd can manage your apartment on your behalf. This transaction would be upon agreement in writing between The purchaser and Xymbolic Development Ltd.

9. What happens when there is a payment default?

In the event of a payment default, Xymbolic Development Ltd will choose one of the following options as deemed appropriate:

1. A default in monthly payment will result in a 5% interest charge on the outstanding balance, when the default lasts two consecutive months
2. If there is a continuous default for three successive months, the sale price of the apartment will be subject to upward revision.
3. In the case of a default for six months, your subscription will be terminated, and a refund will be issued with a deduction of 30% for administrative charges.

10. What is the refund policy

Should you seek a refund, you must provide written notice to the company at least 90 days in advance. During this period, your refund, if applicable, will be processed.

Upon approval, the refund will be issued according to the following schedule:

- Within 3 months from the date of the first payment: 70% of the entire amount paid, after deducting 30% as administrative charges.
- Between 4 to 6 months from the date of the first payment: 85% of the entire amount paid, after deducting 15% as administrative charges.
- 6 months and beyond: No refund will be provided.

11. What is the method of payment?

All payments should be made to this designated account only;

Account Name: Xymbolic Development Ltd

Account No: 0089640284

Bank Name: Sterling Bank Plc

All cheques and bank drafts are to be raised in favour of Xymbolic Development Ltd.

Xymbolic Development Ltd shall not be held liable or responsible for any loss of money or an erroneous transaction due to failure to strictly adhere to this terms and conditions.

12. Can I purchase a unit as a group?

Yes, you can purchase a unit as a group, You will only need to inform us and fill out the subscription form with the accurate information, for documentation purposes.

However, the documentation for group purchases beyond 2 people might require you forming a legal entity and as such you will have to contract a lawyer to handle the formation of the entity. If you want Xymbolic Development Ltd to handle the entire legal process, we will be happy to do it at a fee.

13. Would I pay additional fees for Documentation & Infrastructure?

Yes. You would be required to pay 10% of the price of the unit(s) purchased as Infrastructure & Documentation fees which would also cover payment for a Deed of Assignment, Survey plan, and the Autograph Lagos Handbook. This payment should be made after the purchase price for the apartment has been completed. (Please see the price table for details)

14. What is the delivery period for this project?

The project duration is 18 months.

15. When does construction commence on this project?

Autograph Lagos officially commences in January 2024.

16. Who pays for maintenance of the estate and the common areas?

The property and its common areas will be maintained by our facility management team at a service fee, charged to all apartments.

If you decide to rent out your apartment, your tenant will bear the cost of this service, however, if you decide to use your apartment as a short term rental, then you will be responsible for the service fee.

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