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This is where TIME inspires architecture, and INVESTMENT finds a new meaning...

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THE HOSPITALITY ARM OF WARDIERE OAKMOUNT

DISTRICT 9

PROPERTY SALES OFFER

PROPERTY DETAILS

Property Name : DISTRICT NINE
Property Location : Kuje, Airport Road, Abuja
Property Status : Off-plan, to be Completed September 2026, Rented Apartment

UNIT DETAILS

Unit Number : VH1-VHT0010 - 2045
Property Type : Studio Apartment
Unit Area : 49 Square Meters
Bedrooms : 1
Parking : 1
Unit Type : Hotel Apartment
View : Pool View

PROPERTY PRICE

Selling Price NAIRA : NAIRA 25,500,000
Selling Price USD : USD \$17,830

PAYMENT PLAN:

Custom

Service Charges: 15% of monthly ROOM booking revenue

ADDITIONAL CHARGES (To be paid after 100% Payment)

Legal Fee/Property Registration : 500,000 to be paid at the handover of the property (at completion) (Paid by Buyer)



Founder/President

Buyer

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1. Marketing & Promotion Responsibility

The Management Company, Jacob & Co Hospitality, shall be solely responsible for all marketing, branding, promotional strategies, and associated costs relating to the operation and positioning of the property. The Investor shall not be required to contribute financially to any marketing or promotional activities throughout the duration of the management agreement.

2. Maintenance & Repairs

The Management Company shall be responsible for all minor maintenance and routine operational repairs required to keep the unit in good working condition during the period of use.

However, major maintenance, structural repairs, and replacements arising from long-term wear and tear or end-of-life assets shall be borne by the Investor, subject to prior notification and agreement.

3. Complimentary Investor Stay

The Investor shall be entitled to a complimentary stay of up to three (3) weeks within the property during the subsistence of the management arrangement.

The Investor's allocated unit shall be prepared in advance for such stay. Where the allocated unit is unavailable at the time of use, the Management Company shall provide a room or unit of equal standard and value at no additional cost to the Investor.

4. Project Delivery Timeline & Delay Compensation

The Project is scheduled to be completed and handed over to the Investor on or before September 2026.

In the event that the Project is delayed beyond September 2026 by a period exceeding four (4) months, the Developer shall commence payment of rent compensation in the sum of ₦300,000 (Three Hundred Thousand Naira) per month to the Investor.

Such compensation shall continue to be payable monthly until the unit is fully completed, delivered, and ready for use or operation.



Founder/President

Buyer

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Regulatory Compliance, Ownership & Management Clause

This investment and operating model is structured to align with applicable Securities and Exchange Commission (SEC) regulations and industry best practices. The Company does not promise, guarantee, or represent unrealistic or fixed returns. All financial projections are estimates only and are based on current market conditions, operational assumptions, and prudent management practices.

The Company commits to full transparency, accountability, and proper disclosure in all matters relating to income generation, expenses, and property performance. Based on reasonable projections and prevailing market data, investors may expect a projected net income range of ₦300,000 to ₦500,000 per month, subject to market performance, occupancy levels, and operational efficiency. Actual returns may vary.

All purchasers retain full, exclusive, and perpetual ownership of their properties, with rights extending for life and in perpetuity. The Company shall have no ownership interest, lien, or proprietary claim over any unit, save for its role as a property manager under an agreed management arrangement.

To ensure consistent service standards, protect asset value, and uphold a strong maintenance and hospitality culture, the Company reserves the exclusive right to manage the property. This centralized management structure is intended solely to maintain quality control, operational efficiency, brand integrity, and long-term sustainability of the development, without prejudice to the owner's title or ownership rights.

WARDIERE OAKMOUNT REALTY LIMITED

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Keystone



Founder/President

Buyer