



# Build & Yield

A Development by **Etionary Properties**





# Build & Yield Overview


“Build and Yield” is an innovative Real Estate Investment Strategy where investors earn significant returns by participating in the construction of a Real Estate Projects over a short to medium-term period , typically within 12-36months. Investors benefit from a fraction of the Unit being built and share in the profits generated during the Development Phase. This strategy is designed to generate passive Income without the Long-term commitment of direct ownership of a property, allowing for quicker exits and reduced risk. It is an Initiative by Etionary Properties Management Limited.





# Statement of Need

The Real Estate Market is continuously evolving, with increasing demand for more flexible and innovative investment opportunities. Traditional Property Investment often requires significant capital, long-term commitment, and involves risks related to property management, maintenance and Market Flunctuations. Investors today are looking for ways to maximize their returns while minimizing their exposure to these risks. With the escalating dollar rates, the traditional investment avenues will no longer guarantee financial security.



BUILD and YIELD addresses these needs by offering a structured, low-Risk investment opportunity that leverage the Natural appreciation of Real Estate during the Construction Phase. Investors can enter the market with smaller capital outlay and have the flexibility to exit within a defined period, making it an attractive option for those seeking to diversify their investment portfolio without the burdens of traditional Real Estate Ownership.



# Project Background

Our debut Project is one that is very passionate to us .

CASAVERDE (Residential-Resort-Commercial).

CasaVerde" is a Spanish/Portuguese word that means "GreenHouse".

As the name implies, Casaverde is set tiptoe a "sustainable haven". The goal of Casaverde is to create a community centered on sustainability ,where individuals can live in, invest in, and thrive.

Nature is a star here, and Casaverde is designed to honor nature in the best way possible, by implementing eco-friendly features to complement, rather than destroy nature.





CasaVerde offers living spaces ,both for short and long- term purposes.The community has other nature preservation features like mini parks and gardens, orchards, etc.

Overall, Casa Verde offers a safe haven for individuals seeking respite from the hustle and bustle of the city. While also being environmentally conscious and practicing healthy living. The Casaverde project is Divided into three categories ( The Resort , Residential and Commercial).

For this purpose, our project is currently focused on developing the







# Project goals



The Casaverde Resort will be built on 1.6 hectares of the 50.708 acres of the whole Estate. The aim is to create a relaxing environment, a vacation place and to drive traffic to that area.

Introducing Casa Verde Resort, with Casa de Verde Pergola and Apart-Hotels.

Casa De Verde Pergola is a unit of gazebos overlooking a beautiful lake and scenery, while the apart-hotels consist of Studio, One Bedroom and Two Bedrooms Apartments with 2 Floors and an Open Plan kitchen.

- With Casaverde Resort, you can;  
Have an investment Property that will appreciate massively and generate good cash flow



A vibrant tropical resort scene. In the foreground, a clear blue swimming pool with gentle ripples is visible. Behind the pool, a row of tall, slender palm trees stands against a bright blue sky with a few wispy clouds. To the right, a portion of a resort building with a traditional orange-tiled roof is visible. Several large, light-colored patio umbrellas are open near the building. A green rectangular banner with a white horizontal line on its left side is positioned across the middle of the image, containing the word "Features" in white text.

# Features





**Luxurious & Well Furnished Apartment-Hotels**





**Exquisite Swimming Pool**





**Standard and Well Equipped Gym**





**Good Access Roads**





**24/7 Security**





**Open Relaxation Area**



Casa Verde Resort is for Lovers, Families, and Single Individuals looking to Relax and bask in the beauty of nature.

Currently in construction is;

10units of gazebos

16units of studio Apart-Hotel

8units of 1bedroom Apart-Hotel

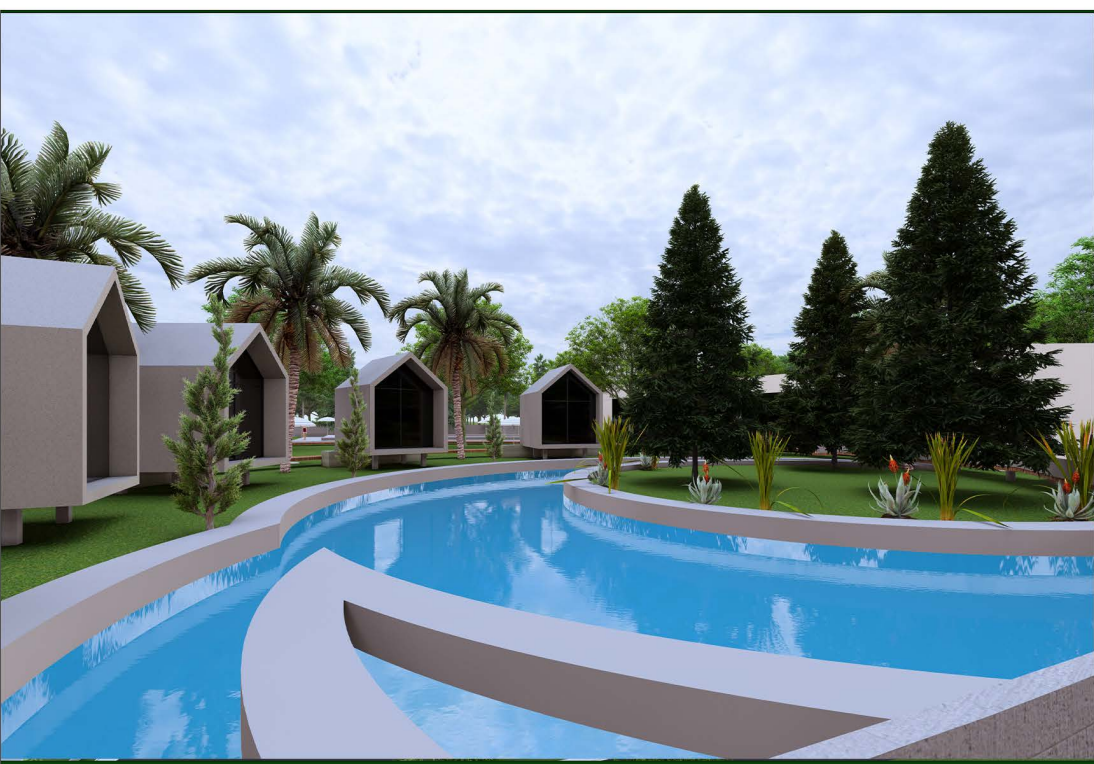
8units of 2bedrooms Apart-Hotel



An architectural rendering of a modern tropical villa. The scene features two symmetrical wooden huts with steep, gabled roofs and large glass windows. The huts are connected by a central courtyard area with a wooden walkway. The architecture is surrounded by lush tropical vegetation, including palm trees and ferns. A wooden deck with a lounge chair is visible in the foreground on the right. A green banner with white text is overlaid at the bottom.

# Architectural mockup & Floor plan









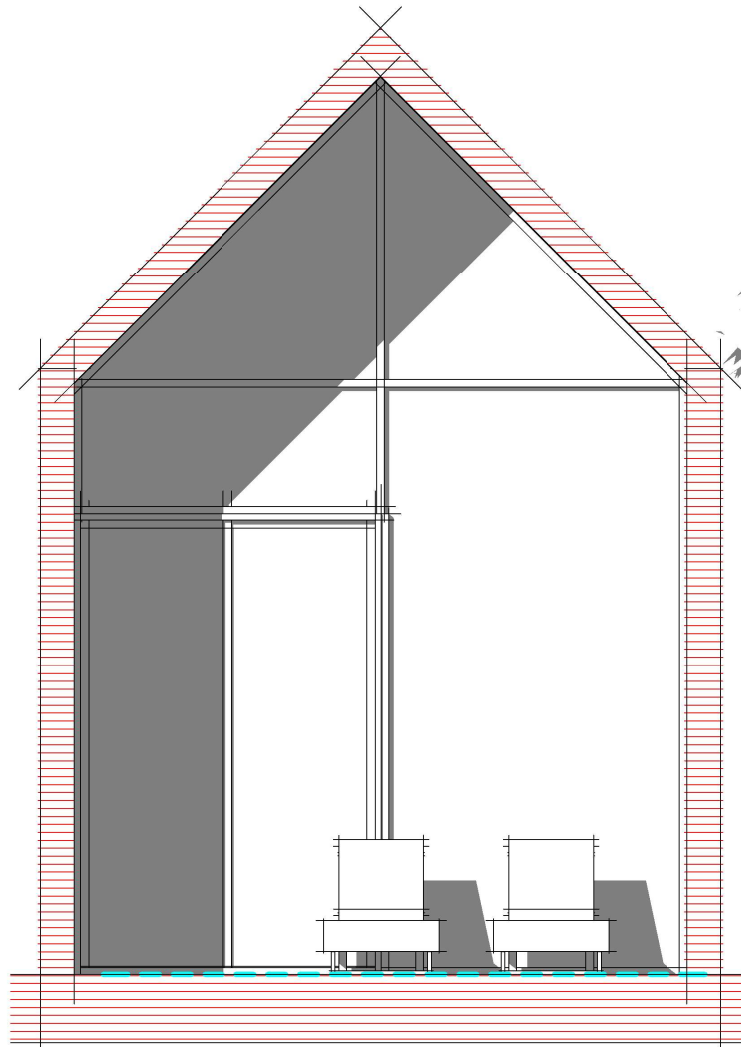
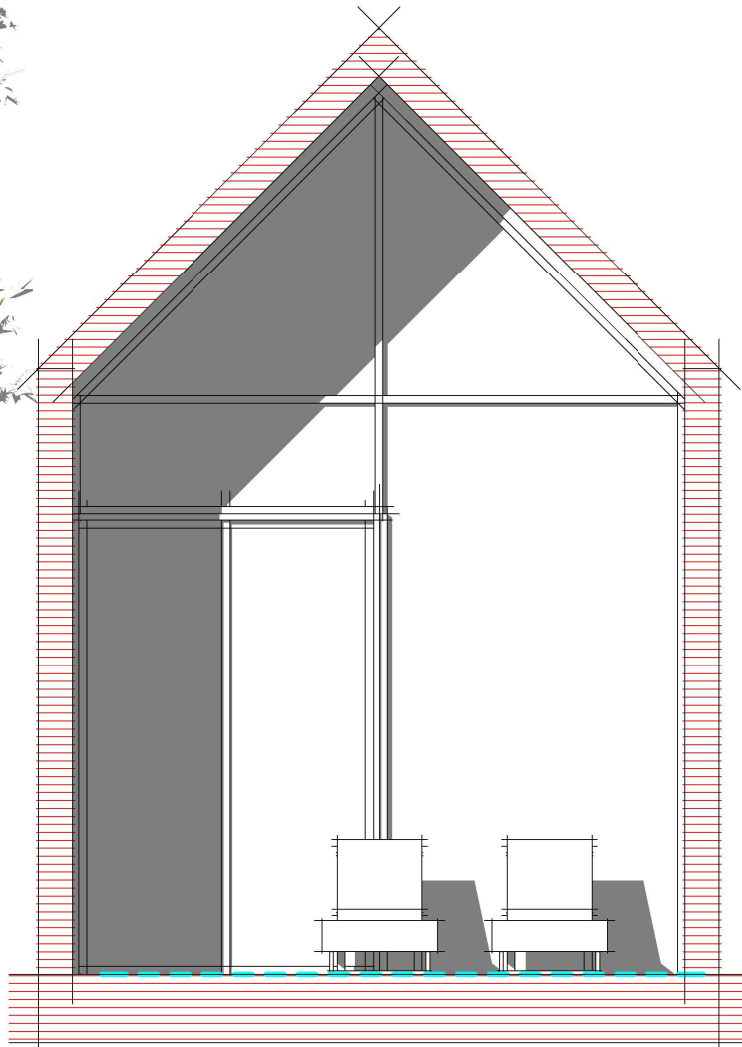




APPROVAL  
COLUMN


Revision	Description		Project/Client:	Architect:	Scale:	Drawing No:
			PROPOSED RESDENTIAL DEVELOPMENT AT AKANGBA	<div>Architect Logo</div> <div>LINESWORTH DESIGNS LIMITED</div> <div>Email: Horlarsid08@gmail.com</div> <div>08160846521, 08108829091</div>	Designed By: Oyekeanmi Sideeq	Checked by:
					Drawn By: Akinleye Sodiq	
					Sheet Title:	Sheet No:
					DATE: JULY, 2024	





APPROVAL  
COLUMN

1 South  
1 : 35

Revision	Description		Project/Client:  <b>PROPOSED RESDENTIAL DEVELOPMENT AT AKANGBA</b>	Architect:   <b>LINESWORTH DESIGNS LIMITED</b> Email: Horlarsid08@gmail.com 08160846521, 08108829091	Scale:	Drawing No:	
					Designed By: Oyekanmi Sideeq	Checked by:	
					Drawn By: Akinleye Sodiq		
					Sheet Title:	Sheet No:	
					DATE: JULY, 2024		



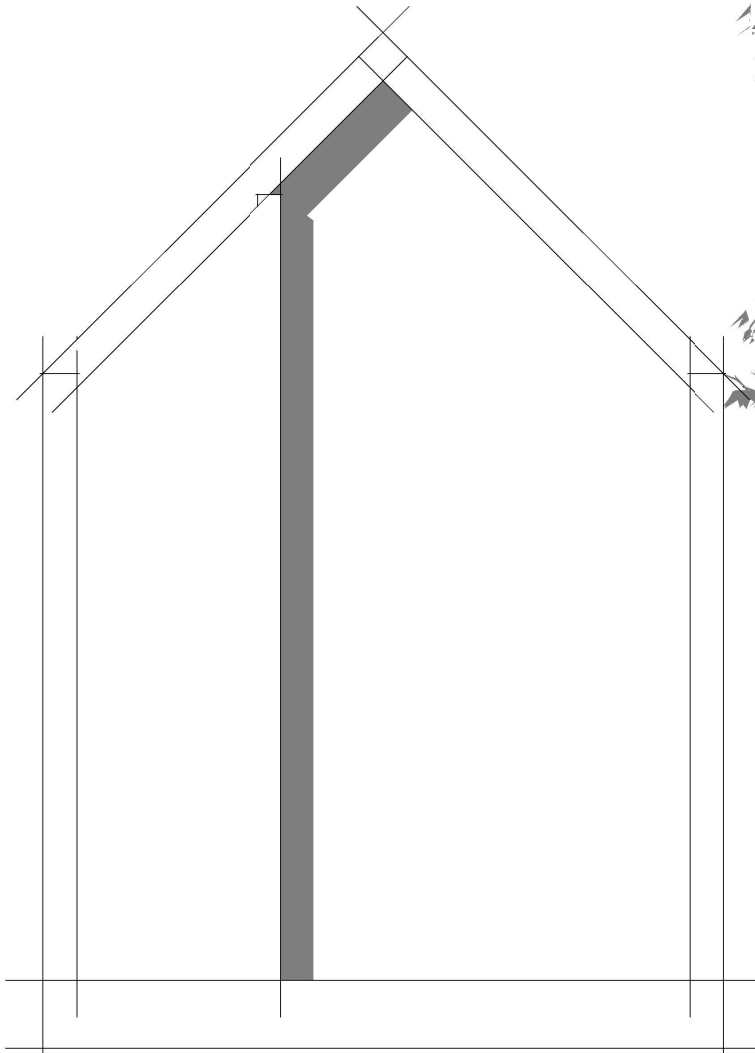
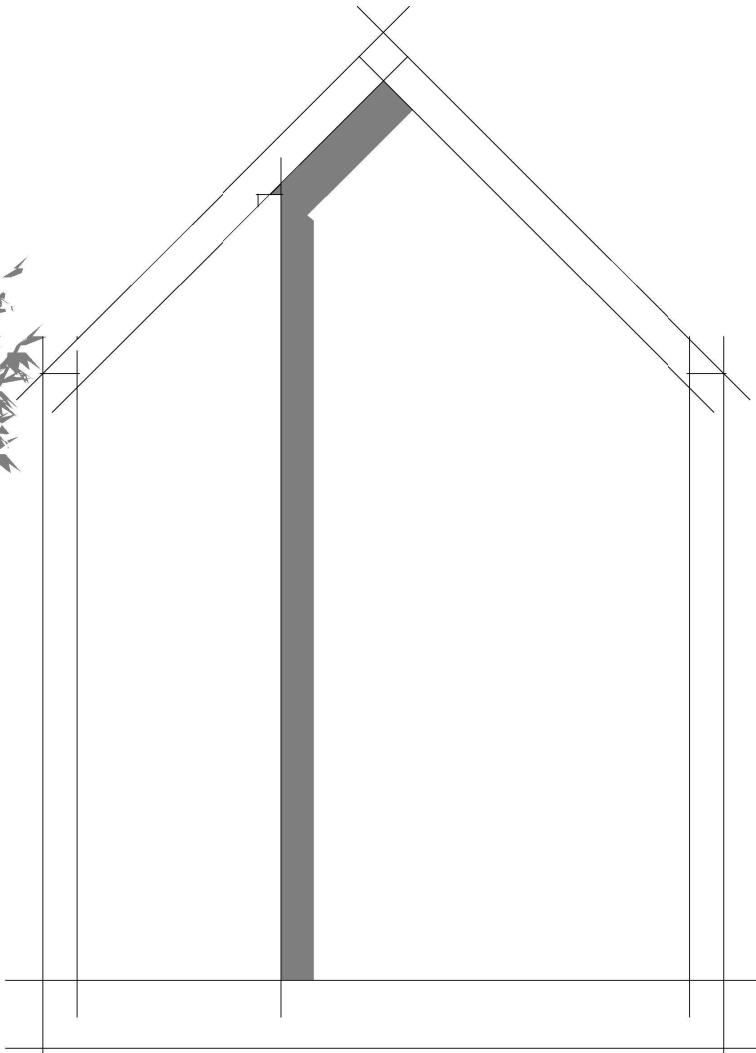


APPROVAL  
COLUMN

1 East  
1 : 35

Revision	Description			Project/Client:	Architect:	Scale:	Drawing No:	
				PROPOSED RESDENTIAL DEVELOPMENT AT AKANGBA	<div></div> <b>LINESWORTH DESIGNS LIMITED</b> Email: <a href="mailto:Horlarsid08@gmail.com">Horlarsid08@gmail.com</a> 08160846521, 08108829091	Designed By: Oyekanmi Sideeq	Checked by:	
						Drawn By: Akinleye Sodiq		
						Sheet Title:	Sheet No:	
						DATE: JULY, 2024		






1

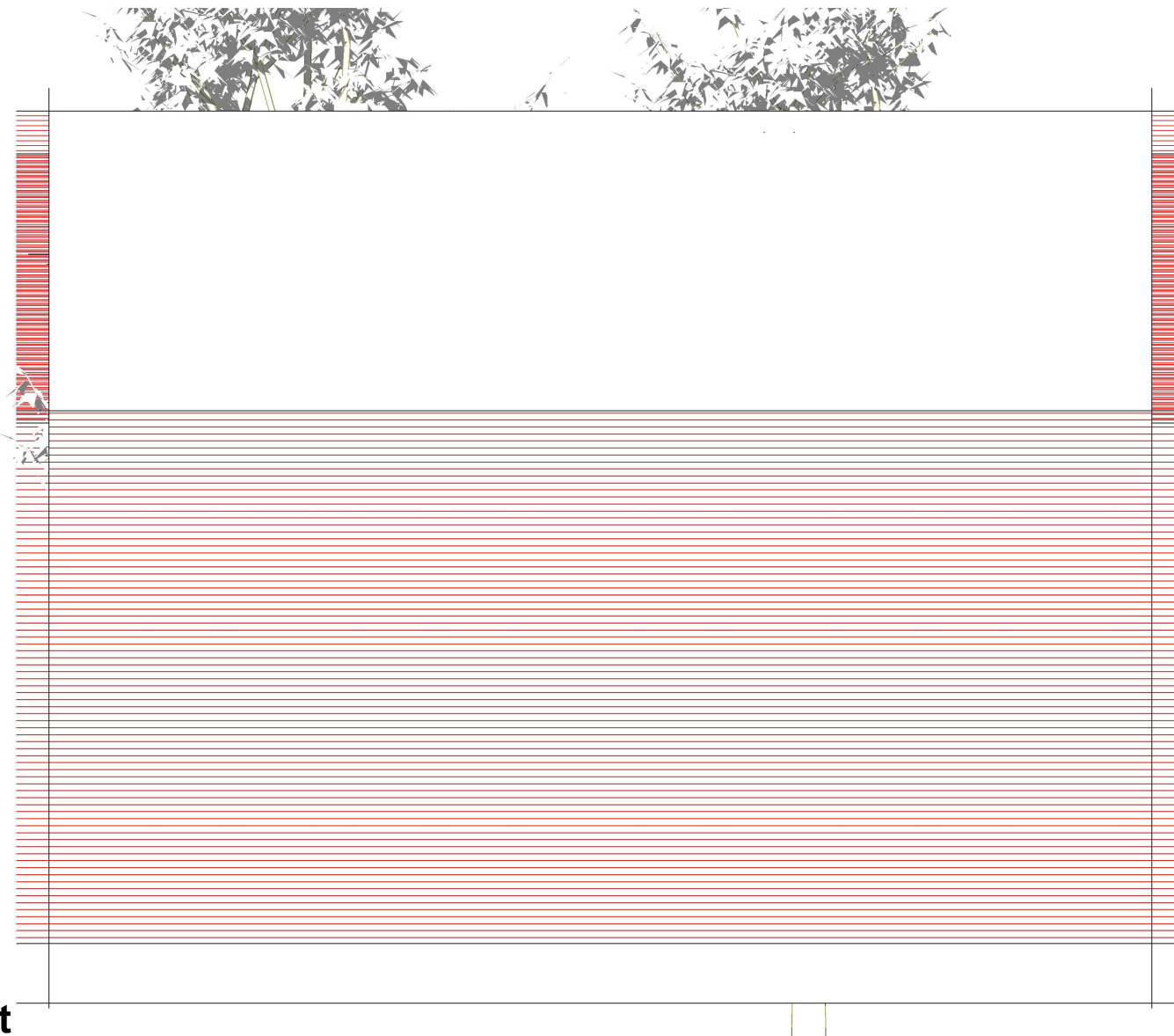
North

1 : 35


APPROVAL  
COLUMN

Revision	Description		Project/Client:  <b>PROPOSED RESDENTIAL DEVELOPMENT AT AKANGBA</b>	Architect:   <b>LINESWORTH DESIGNS LIMITED</b> Email: Horlarsid08@gmail.com 08160846521, 08108829091	Scale:	Drawing No:	
					Designed By: Oyekanmi Sideeq	Checked by:	
					Drawn By: Akinleye Sodiq		
					Sheet Title:	Sheet No:	
					DATE: JULY, 2024		





**1** **West**  
1 : 35

Revision	Description		Project/Client:	Architect:	Scale:	Drawing No:
			PROPOSED RESDENTIAL DEVELOPMENT AT AKANGBA	<div> <b>LINESWORTH DESIGNS LIMITED</b> Email: Horlarsid08@gmail.com 08160846521, 08108829091</div>	Designed By: Oyekanmi Sideeq	Checked by:
					Drawn By: Akinleye Sodiq	
					Sheet Title:	Sheet No:
					DATE: JULY, 2024	



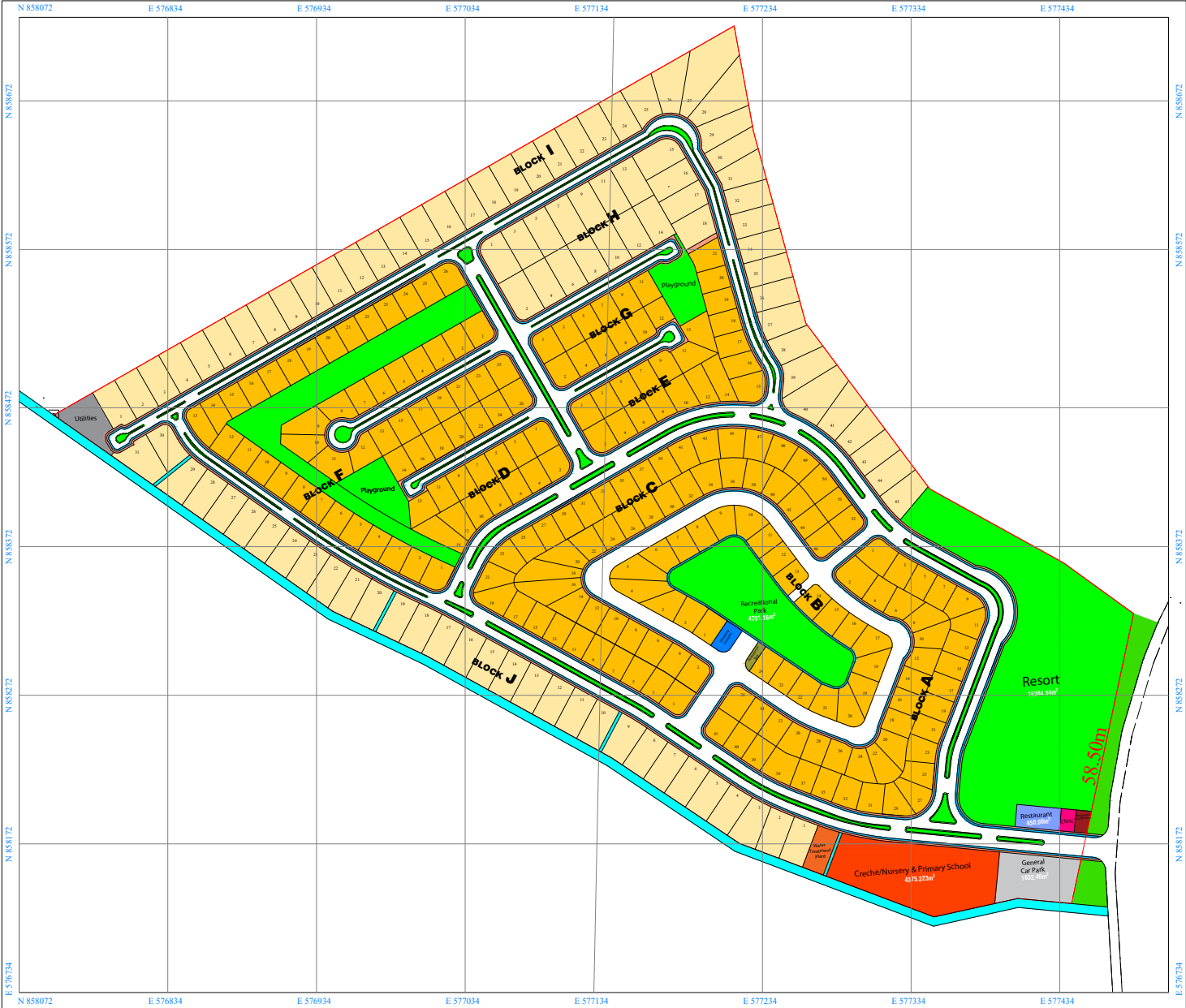


APPROVAL  
COLUMN

Revision	Description		Project/Client:	Architect:	Scale:	Drawing No:
			PROPOSED RESDENTIAL DEVELOPMENT AT AKANGBA	<div></div> <div>LINESWORTH DESIGNS LIMITED</div> <div>Email: Horlarsid08@gmail.com 08160846521, 08108829091</div>	Designed By: Oyekeanmi Sideeq	Checked by:
					Drawn By: Akinleye Sodiq	
					Sheet Title:	Sheet No:
					DATE: JULY, 2024	



PROPOSED RESIDENTIAL ESTATE LAYOUT



LEGEND

	RESIDENTIAL (0.10m <sup>2</sup> plot)
	RESIDENTIAL (500m <sup>2</sup> plot)
	SHOPPING COMPLEX
	CRèche/NURSERY AND PRIMARY SCHOOL
	RECREATION
	COMMERCIAL (RESTAURANT)
	PUBLIC (CLINIC)
	PUBLIC (GENERAL CAR PARK)
	PUBLIC (UTILITIES)
	WATER TREATMENT PLANT
	SETBACK
	PUBLIC (AMBULANCE BAY)
	MANAGEMENT OFFICE
	BICYCLE PATH
	PEDESTRIAN WALKWAY
	DRAINAGE
	CIRCULATION
	SITE BOUNDARY

LANDUSE	AREA	%
CIRCULATION (ACCESS ROAD)	34377.041	16.75%
CIRCULATION (Bicycle Path)	7194.274	3.51%
CIRCULATION (Walkway)	7842.381	3.82%
RESIDENTIAL (510sqm)	50459.221	24.59%
RESIDENTIAL (300sqm)	69442.188	33.84%
COMMERCIAL	686.029	0.33%
PUBLIC	1879.401	0.92%
RECREATION	31873.043	15.53%
UTILITIES	1444.041	0.70%
TOTAL	205197.619	100.00%

PLOT TYPES	AV. PLOT SIZES (METRES)	AV. PLOT AREA (SQM)	NUMBER OF PLOTS
	15 x 20	300	216
	17 x 30	510	93

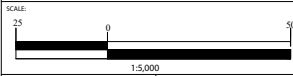
ROAD TYPES	ROAD WIDTH
	COLLECTOR/DISTRIBUTOR ROAD 18m
	ACCESS ROAD 12m
	CUL-DE-SAC 12m
	PEDESTRIAN WALKWAY 1.2m
	BICYCLE PATH 1.2m

PROJECT:  
CASASVERDE RESIDENTIAL ESTATE AND RESORT

LOCATION:  
AT AYELAAGRE VILLAGE, KM 26/39,  
ALONG MONIYA / ISEYIN EXPRESS WAY,  
OYO WEST LOCAL GOVERNMENT AREA,  
OYO STATE

TOTAL LAND AREA:  
50.706 ACRES (205197.619 HECTARES)

CLIENT:  
OMADEVUAE / NIEMENA MARIA



ORIENTATION:  
DATE:  
JULY 2024





# How to generate profits



It is divided into two categories:

# **“Casa de verde Pergola and Apart-Hotels”**

**Enjoy 5%-20% Yearly on any plan.**





## Casa de Verde Pergola- (A unit is 38sqm)

- N3,000,000/One Sqm of a unit of Casa de verde Pergola
- N3,000,0000 - N30,000,000 (20% Returns in 12Months)
- N33,000,000- N60,000,000(15% Returns in 12Months)
- N63,000,000- N114,000,000 (10% Returns in 12Months)

Documentation & Casaverde Merch available



## 2. Apart-Hotel ( Studio and One Bedrooms) Studio- 29sqm

### ■ One Bedroom- 35Sqm

- N5,000,000/One Sqm of a unit of the Apart-Hotel
- N5,000,000 - N25,000,0000 (15% returns in 12months)
- N26,000,000 - N75,000,0000 (10% Returns in 12months)
- N76,000,000 - N150,000,000 (7.5% Returns in 12months)
- N151,000,000- N300,000,000 (5% Returns in 12Months)

**Documentation & Casa Verde Merch Available**





A background image showing a business meeting. Two people in suits are shaking hands in the foreground, with a third person's hand visible in the background. A modern glass skyscraper is visible in the background.

# Why Investors Should Consider the "Build and Yield" Scheme



1. Short to Medium-Term Investment Horizon: The "Build and Yield" strategy allows investors to earn profits within a relatively short period (12-36 months), making it suitable for those who prefer not to lock in their capital for extended durations.

2. Reduced Risk Exposure: By focusing on the construction phase, investors avoid the risks associated with property management, market downturns, and long-term vacancies. The development's value typically increases as it progresses, providing a safety net for investors.

3. Passive Income Generation: Investors can enjoy the benefits of real estate investments without the day-to-day responsibilities of property ownership. The scheme is designed to generate passive income, with profits distributed as the development nears completion or upon the sale of the units.



4.Flexible Exit Strategy: Unlike traditional real estate investments that may require years to realize returns, "Build and Yield" offers a flexible exit strategy, allowing investors to cash out their profits at the end of the construction phase.

5.Diversification: This scheme allows investors to diversify their portfolios by adding real estate assets without the need for significant upfront capital. It's an effective way to hedge against inflation and market volatility.

6.Professional Management: Etionary Properties Management Ltd. brings expertise and experience to the table, ensuring that projects are executed efficiently, on time, and within budget, maximizing the potential returns for investors.




**Account Name:**  
**Etionary Properties  
Management Limited**

**Account Number:**  
**1217348989**

**Zenith Bank**







**Investing in "Build and Yield" means partnering with a trusted developer, gaining access to high-quality real estate project, and benefiting from a strategy designed to optimize returns while mitigating risks. Whether you are a seasoned investor or new to real estate, this scheme provides an attractive opportunity to grow your wealth with confidence.**

**+234 907 206 9863, +234 810 553 3396**

**[Casaverde@etionarygroup.com](mailto:Casaverde@etionarygroup.com)**