

PROJECT: UNIVERSAL ONE

Universal One is a family-friendly, master-planned community in the heart of Alaro City. It is being built by Universal Homes (who are also building thousands of units in Rendeavour's other project, Tatu City, in Nairobi Kenya). The community consists of 576 two-bedroom (expandable to 3 and 4 bedrooms) contemporary apartments offering a tranquil, yet modern living experience powered by world class amenities and Alaro City's commitment to greenery and nature. Reference show-homes were completed in August 2021. Floor plans and other collateral are referenced below.

STANDARD PURCHASE PRICE FOR UNITS

	★ STANDARD (us\$)	★★ BOULEVARD VIEW (us\$)	★★★ PARK VIEW (us\$)
GROUND	\$76,700	\$78,700	\$78,700
1st FLOOR	\$78,700	\$81,700	\$84,700
2nd FLOOR	\$80,200	\$83,200	\$88,200
3rd FLOOR	\$80,200	\$83,200	\$88,200

RESERVE A UNIT NOW TO GET A \$5,000 'EARLY BIRD' DISCOUNT

TO SECURE THE EARLY BIRD PRICING, BUYERS MUST DO THE FOLLOWING:

- Complete payment of 25% deposit towards their unit(s), of which \$2,000 is non-refundable. This qualifies buyers for a \$5,000 discount.

PAYMENT PLANS

We are offering a standard 24-month payment plan for all purchases. However, payment can be outright; in which case it attracts a discount of US\$9,000, separate from the 'Early Bird' discount. Alternatively, for payment plans shorter than 24 months, there are graduated discounts that apply.

For example, for a 2-bedroom standard unit on the ground floor, the actual payments during the Early Bird Sales Period for outright payment, 12-month plan and 24-month plan after discounts have been applied are as follows:

PAYMENT PLAN	EXPECTED PAYMENTS (US\$)
Outright Payment	\$62,700 (\$76,700 less \$9,000 outright payment and 'early bird' discounts)
12- Month Plan	\$67,004 (\$76,700 less \$4,696 early payment and 'early bird' discounts)
24- Month Plan	\$71,700 (\$76,700 less 'early bird' discount)

TABLE OF DISCOUNTED “EARLY BIRD” PRICE (STANDARD VIEW)

	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR
1 month	\$62,700	\$64,700	\$66,200	\$66,200
2 month	\$63,091	\$65,091	\$66,591	\$66,591
3 month	\$63,483	\$65,483	\$66,983	\$66,983
4 month	\$63,874	\$65,874	\$67,374	\$67,374
5 month	\$64,265	\$66,265	\$67,765	\$67,765
6 month	\$64,657	\$66,657	\$68,157	\$68,157
7 month	\$65,048	\$67,048	\$68,548	\$68,548
8 month	\$65,439	\$67,439	\$68,939	\$68,939
9 month	\$65,830	\$67,830	\$69,330	\$69,330
10 month	\$66,222	\$68,222	\$69,722	\$69,722
11 month	\$66,613	\$68,613	\$70,113	\$70,113
12 month	\$67,004	\$69,004	\$70,504	\$70,504
13 month	\$67,396	\$69,396	\$70,896	\$70,896
14 month	\$67,787	\$69,787	\$71,287	\$71,287
15 month	\$68,178	\$70,178	\$71,678	\$71,678
16 month	\$68,570	\$70,570	\$72,070	\$72,070
17 month	\$68,961	\$70,961	\$72,461	\$72,461
18 month	\$69,352	\$71,352	\$72,852	\$72,852
19 month	\$69,743	\$71,743	\$73,243	\$73,243
20 month	\$70,135	\$72,135	\$73,635	\$73,635
21 month	\$70,526	\$72,526	\$74,026	\$74,026
22 month	\$70,917	\$72,917	\$74,417	\$74,417
23 month	\$71,309	\$73,309	\$74,809	\$74,809
24 month	\$71,700	\$73,700	\$75,200	\$75,200

ALL PAYMENTS IN NGN SHALL BE CALCULATED AT THE PREVAILING USD/NGN EXCHANGE RATE ON THE ALTERNATIVE FOREIGN EXCHANGE MARKET RATE IN NIGERIA ON THE DATE OF PAYMENT. PLEASE NOTE THAT THE RESERVATION FEE IS NON REFUNDABLE.

TABLE OF DISCOUNTED “EARLY BIRD” PRICE (BOULEVARD VIEW)

	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR
1 month	\$64,700	\$67,700	\$69,200	\$69,200
2 month	\$65,091	\$68,091	\$69,591	\$69,591
3 month	\$65,483	\$68,483	\$69,983	\$69,983
4 month	\$65,874	\$68,874	\$70,374	\$70,374
5 month	\$66,265	\$69,265	\$70,765	\$70,765
6 month	\$66,657	\$69,657	\$71,157	\$71,157
7 month	\$67,048	\$70,048	\$71,548	\$71,548
8 month	\$67,439	\$70,439	\$71,939	\$71,939
9 month	\$67,830	\$70,830	\$72,330	\$72,330
10 month	\$68,222	\$71,222	\$72,722	\$72,722
11 month	\$68,613	\$71,613	\$73,113	\$73,113
12 month	\$69,004	\$72,004	\$73,504	\$73,504
13 month	\$69,396	\$72,396	\$73,896	\$73,896
14 month	\$69,787	\$72,787	\$74,287	\$74,287
15 month	\$70,178	\$73,178	\$74,678	\$74,678
16 month	\$70,570	\$73,570	\$75,070	\$75,070
17 month	\$70,961	\$73,961	\$75,461	\$75,461
18 month	\$71,352	\$74,352	\$75,852	\$75,852
19 month	\$71,743	\$74,743	\$76,243	\$76,243
20 month	\$72,135	\$75,135	\$76,635	\$76,635
21 month	\$72,526	\$75,526	\$77,026	\$77,026
22 month	\$72,917	\$75,917	\$77,417	\$77,417
23 month	\$73,309	\$76,309	\$77,809	\$77,809
24 month	\$73,700	\$76,700	\$78,200	\$78,200

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TABLE OF DISCOUNTED “EARLY BIRD” PRICE (PARK VIEW)

	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR
1 month	\$64,700	\$70,700	\$74,200	\$74,200
2 month	\$65,091	\$71,091	\$74,591	\$74,591
3 month	\$65,483	\$71,483	\$74,983	\$74,983
4 month	\$65,874	\$71,874	\$75,374	\$75,374
5 month	\$66,265	\$72,265	\$75,765	\$75,765
6 month	\$66,657	\$72,657	\$76,157	\$76,157
7 month	\$67,048	\$73,048	\$76,548	\$76,548
8 month	\$67,439	\$73,439	\$76,939	\$76,939
9 month	\$67,830	\$73,830	\$77,330	\$77,330
10 month	\$68,222	\$74,222	\$77,722	\$77,722
11 month	\$68,613	\$74,613	\$78,113	\$78,113
12 month	\$69,004	\$75,004	\$78,504	\$78,504
13 month	\$69,396	\$75,396	\$78,896	\$78,896
14 month	\$69,787	\$75,787	\$79,287	\$79,287
15 month	\$70,178	\$76,178	\$79,678	\$79,678
16 month	\$70,570	\$76,570	\$80,070	\$80,070
17 month	\$70,961	\$76,961	\$80,461	\$80,461
18 month	\$71,352	\$77,352	\$80,852	\$80,852
19 month	\$71,743	\$77,743	\$81,243	\$81,243
20 month	\$72,135	\$78,135	\$81,635	\$81,635
21 month	\$72,526	\$78,526	\$82,026	\$82,026
22 month	\$72,917	\$78,917	\$82,417	\$82,417
23 month	\$73,309	\$79,309	\$82,809	\$82,809
24 month	\$73,700	\$79,700	\$83,200	\$83,200

ALL PAYMENTS IN NGN SHALL BE CALCULATED AT THE PREVAILING USD/NGN EXCHANGE RATE ON THE ALTERNATIVE FOREIGN EXCHANGE MARKET RATE IN NIGERIA ON THE DATE OF PAYMENT. PLEASE NOTE THAT THE RESERVATION FEE IS NON REFUNDABLE.



BOOKING FORM

Date

Name (as per ID Card)

First Name Middle Name Surname

Name of Co-Applicant (as per ID Card):

First Name Middle Name Surname

Address:

Mobile Phone No. Email Address

Sale Price (UNIT) Number of Units

Booking Fee

USD ON or BEFORE

Client's Signature Date

BANK DETAILS

NGN BANK DETAILS

Beneficiary Name	Universal One
Beneficiary Account Number	1024620740
Beneficiary Address	100 Ajose Adeogun, Victoria Island, Lagos
UBA Branch	172 Awolowo Road Ikoyi Lagos

USD BANK DETAILS

Beneficiary Name	Universal One
Beneficiary Account Number	3003513586
Beneficiary Address	100 Ajose Adeogun, Victoria Island, Lagos
Bank Name	United Bank for Africa PLC, Nigeria
Bank Address	172 Awolowo Road Ikoyi Lagos
SWIFT	UNAFNGLA

OTHER COSTS ASSOCIATED WITH YOUR PURCHASE

Legal Fees: 5% | Utilities Connection Fees – Power: \$250, Water: \$250 |

Title Registration Fees (Nigeria Export Processing Zone Authority): \$500

Service Charge: \$600 per annum

(covers garbage collection, sunk fund, security, landscaping, maintenance of general area, access to amenities, kid's library and insurance)

Please share with us the proof of payment on the below contacts.

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