

# Osolu Parcel B

Opportunity to develop 100 hectares of land for commercial use within Osolu Island City, Lagos Nigeria.

# We Are

A London based specialist alternative investment company focused on investing in high-growth, impact driven African opportunities.

## ■ Strategic Equity

### FUNDS

Private Equity

## ■ Real Assets

### CO INVESTMENTS

Housing & Infra, Renewable Energy,  
Healthcare

# OVERVIEW

develop 100 hectares of land for commercial use within Osolu Island City, Lagos Nigeria.

## TRACTION

- Acquired the sole right to drive investment capital to the Osolu Island City.
- Currently manages over 5000 hectares of land across Africa, with \$1.2B in asset value.
- Signed agreements with offtakers

## COMPETITIVE ADVANTAGE

- Exclusive access to unique opportunities restricted from competitors.
- Highly skilled and experienced team with boots on the ground.
- Access to government support to protect investments.
- Ability to high returns on investments.

## RAISING \$10 MILLION

Investment capital for the Dredging of 100 Hectares of green land.

# Current situation

Lagos is ill-equipped to mitigate the impending risks associated with rapid urbanization.



**Lagos Population**  
1990: 4 million  
Today: 21million  
By 2050: 38 million

1

Critically high demand for quality housing and infrastructure in Lagos.

2

Population is growing faster than jobs are created. The region continues to have the least skilled workforce in the world.

3

Illegal dwellings present Increased risk of disaster impact due to effects of climate change.

# Solution: Osolu Island City



A new green smart city set on 2900 hectares of land that integrates the United Nations SDGs.

1

Opening up new land for development just 4km from the mega city of Lagos to meet demand.

2

Tackling the regions Skills gap by providing labor market training for disadvantaged youth, workers with a goal to employment.

3

Provides planning that protects the surrounding natural habitat from effects of climate change.

# Geographical location

Osolu Island is strategically located just 4 Kilometers from the Mega city of Lagos and provides easier access to the west African Sub region



**Lagos Population**  
1990: 4 million  
Today: 21million  
By 2050: 38 million

**West Africa Population**  
Today: 376 million





# Opportunity

Attractive opportunity to develop 100 hectares of prime land for productive use within the Osolu Island City.

Ovid Capita is offering transparent access to this high target return, turnkey investment opportunity that is backed by asset and located in a region that has stable demand and price growth.



# Impact

Capacity building: provide workforce with Practical skills urgently required for the region's economic transformation.

**Construction of Osolu STEM institute. A district dedicated to providing local workforce with training and practical skills to tackle the acute shortage in key areas such as Science, Technology, Engineering and Mathematics (STEM) and Agriculture.**

# Revenue Model

Property developers  
Financial institutions  
Hospitality  
private individuals

Make money through sale of plots of reclaimed land which is in high demand.

## ■ Pricing Model

After dredging the total land available will stand at 1500 plots and according to governing regulations, 500 plots will be reserved for roads, parks and so on.

Available Land for sale: 1000 plots.

Price per plot: \$50,000 USD

Total revenue (1000 plots): \$50,000,000 USD

## ■ Pre-sale orders

Currently have a total 800 plots pre order commitments with total value \$40,000,000 USD.

# Marketing Strategy

Our targets are bulk land buyers, individual property investors, property developers, non profits, businesses seeking to enter. Our aim is to generate 1000 sales by the end of year 2

1

Build Momentum:  
Creating meaningful video and visual content that tells the Osolu story to raise awareness.

2

Target Audience:  
Internet marketing -  
Social media, direct marketing, automation.  
Native advertising.

3

Drive Referrals:  
Target the lead audience to drive referrals.

# Our Team



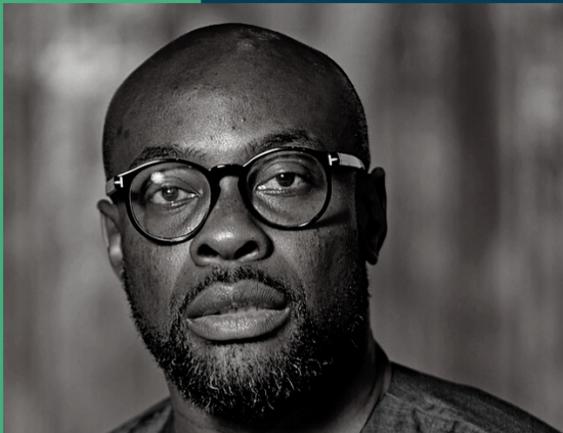
**MABEL MABASO**

Head of Investor Relations



**NIELS HANSEN-NORD**

Finance Director



**TOMI MOYAN**

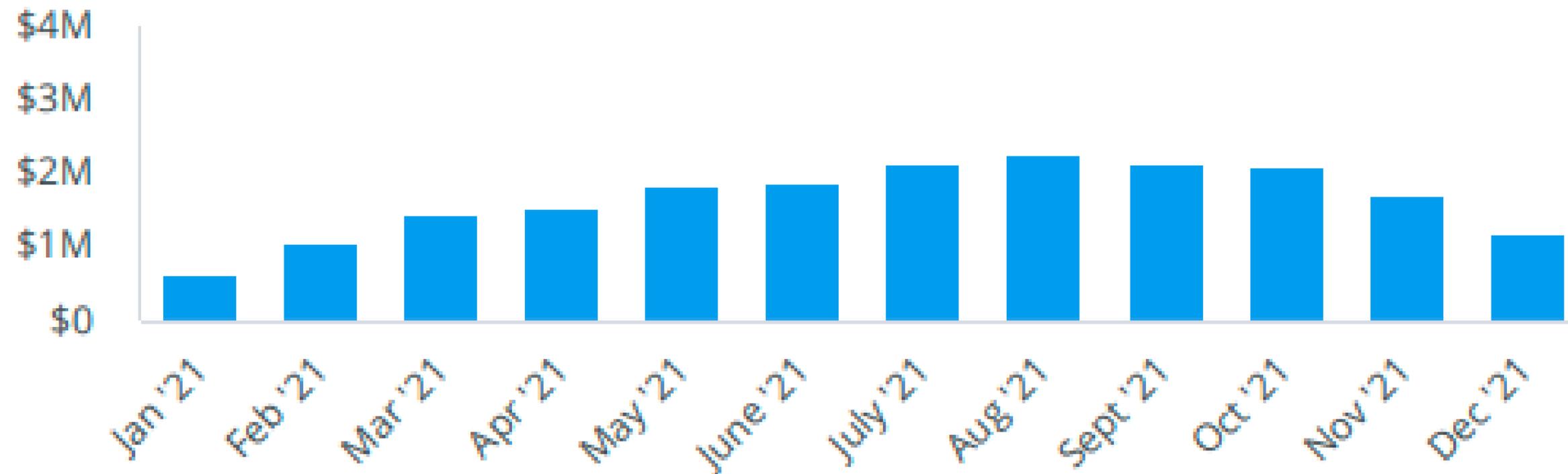
Head of Business Development

# Financial Projection

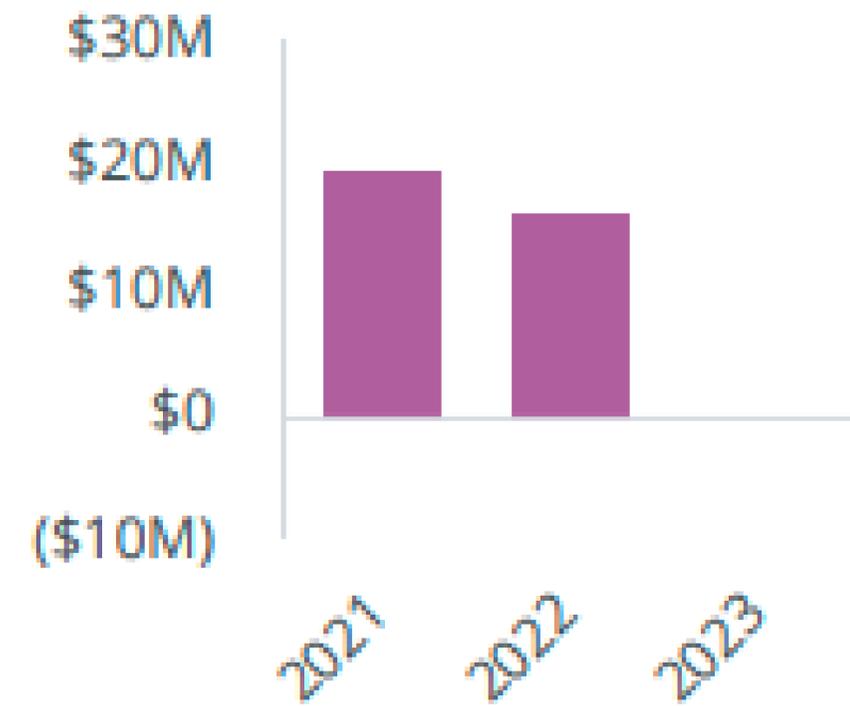
Projected Profit & Loss	2021	2022	2023
<b>Revenue</b>	<b>\$27.5M</b>	<b>\$22.5M</b>	
Plots of Land	\$27.5M	\$22.5M	
Unit Sales	550	450	
Unit Prices	\$50,000	\$50,000	
<b>Direct Costs</b>	<b>\$5,115,000</b>	<b>\$4,185,000</b>	
Cost of Sales	\$5,115,000	\$4,185,000	
Gross Margin	\$22.4M	\$18.3M	
Gross Margin %	81%	81%	
<b>Operating Expenses</b>	<b>\$8,400</b>	<b>\$8,400</b>	<b>\$8,400</b>
Expense	\$8,400	\$8,400	\$8,400
<b>Operating Income</b>	<b>\$22.4M</b>	<b>\$18.3M</b>	<b>(\$8,400)</b>
Income Taxes	\$0	\$0	\$0
Depreciation and Amortization	\$175,000	\$175,000	
Total Expenses	\$5,298,400	\$4,368,400	\$8,400
Net Profit	\$22.2M	\$18.1M	(\$8,400)
<b>Net Profit %</b>	<b>81%</b>	<b>81%</b>	

# Financial Projection (Graph)

## Net profit in 2021



## Net profit by year



# Competition

Various other purpose built cities eg Eko atlantic Lekki free trade zone . Osolu stands out from the rest in the following ways.

1

Sustainable and designed with impact at the core both social and economic

2

Strategic location easy access to Lagos and west African sub-region

3

Land cost competitively lower than Eko Atlantic and Lekki free trade zone.

## The investment

Osolu Parcel B: total area 100 hectares

## Investment objective

Develop land for productive use

## Minimum investment

\$50,000

## Promoter

Ovid Capita LLP

## Duration

18 to 24 months

## Targeted impact

Capacity building and youth development

# Investment

Raising : \$10 million

IRR: 40%

An aerial photograph of a tropical beach. The top left shows the ocean with waves washing onto a sandy shore. The rest of the image is dominated by a dense forest of palm trees. In the lower right, a small hut with a thatched roof is visible among the trees.

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