



Property Flipping Real Estate Investment Model



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Company Profile

Gross Assets and Properties Ltd (GAPL) is a fast-growing, innovation-driven real estate development and investment company with a primary focus on land banking, estate development, and value-based housing solutions. Founded to democratize access to secure and high-yield property investments, GAPL has developed a solid reputation for delivering affordable real estate projects that meet modern standards.

Our areas of expertise include:

- :: Estate conceptualization and development
- :: Property acquisition and brokerage
- :: Structured offtake investment models
- :: Affordable housing construction and partnerships with public institutions



**Gross Assets
& Properties Limited**

...property investment simplified

GAPL has executed projects such as:

**Miteplan
Estate**
Phases 1-3

**SB Crib
Projects**
(Ibeju, Ofada,
Epe)

**Farm
space**
Agro
Real Estate

Sandton
Ofada

The company continues to pursue scalable solutions to Nigeria's housing needs through ethical investing, transparent execution, and impact-driven development.



Dr. Babashola Oluwaseun

Founder & Chief Executive Officer

Dr. Babashola is a seasoned real estate developer and investment strategist with over 15 years of experience in land acquisition, property development, and investor relations. Under his leadership, GAPL has helped hundreds of individuals and institutions access profitable real estate opportunities across Southwest Nigeria.

He is also the lead facilitator of the Real Estate Development Mentorship Program (REDMP) and serves on the board of several real estate and construction firms. Known for his strong ethical stance and practical delivery, Dr. Babashola is passionate about bridging the housing gap through innovative real estate models such as RENOV8.

Introduction to Renov8

RENOV8 is a value-driven property flipping model under GAPL, created to transform underperforming residential properties into modern, high-demand housing units. The model focuses on scouting, acquiring, renovating, and reselling properties, with measurable returns delivered over short investment cycles.

This proposal introduces an SPV (Special Purpose Vehicle) structure, tailored to attract investor capital from 50 million and above, with scalable deployment and transparent exit models.

Based on the RENOV8 structure and average budget entry points, we have observed that a ₦50 million investment aligns strongly with projects situated within Region 2 of the Lagos Mainland corridor — areas such as Berger, Isheri Olofin, Ikorodu (Ibese) and similar zones. These locations offer a healthy balance of affordability, market demand, and resale potential under our flipping model.





The RENOV8 SPV Model

SPV Type: Property Flipping Real Estate Investment

Minimum Capital Commitment: ₦50 million

Tenor: 6 months per cycle (renewable or extendable)

Return Profile: 20–30% ROI per project cycle (net of expenses)



How It Works:

- 1. Scouting & Acquisition:** Our team identifies and secures distressed or undervalued properties in target markets, typically priced between ₦30M and ₦40M.
- 2. Renovation:** Professional renovations are carried out under budget control, typically ranging between ₦5M and ₦10M per unit, depending on finishing
- 3. Resale Strategy:** Each property is marketed post-renovation with a resale target margin of ₦10M minimum above combined cost.
- 4. Payout:** Returns are disbursed upon each resale milestone, or consolidated at cycle completion, as structured in the SPV agreement.





Investment Highlights

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Attractive ROI:

Up to 30%
return per cycle

Structured Oversight:

Managed under a
dedicated team,
registered SPV with
independent bank
account, and
reporting



Exit Flexibility:

Investors may exit
after each cycle
or roll over capital
into next project.

End-to-End Execution:

RENOV8 handles
search, renovation,
valuation, resale,
and closing
processes



Earnings Breakdown

(Sample Project)



PROJECT COST BREAKDOWN



Acquisition
₱40M
minimum



Renovation
₱10M



Total Cost
₱50M



Sale Price
₱65M



Net Profit
₱15M



Cycle Duration
6 months

Revenue Distribution

(Per Project)

Investor ROI:

Up to 30% of project cycle return.

Broker Commission:

10% per transaction.

RENOV8 Management Fee:

1m net, subsidized project management fee per project.

GAPL Oversight:

Financial tracking, legal, and resale documentation.



Why Partner with Renov8

- :: Proven track record across multiple real estate projects in Lagos and Ogun
- :: Access to the off-market distressed property pipeline
- :: Dedicated brokerage and renovation team
- :: Clear legal structure and SPV-based investor security
- :: Transparent disbursement and progress tracking system



Next Steps

We welcome the opportunity to present this model in detail and share our current project pipeline. Upon expression of interest, we will provide:

- :: SPV formation documents (JV)
- :: Detailed financial projections and project calendar
- :: Proposed fund flow structure
- :: Investor onboarding forms

Please get in touch with us at **operations@grossassetsltd.com** or call **+234 201 330 9405** to discuss next steps or schedule a strategy session.



Note on SPV Structure

This investment is structured using a non-registered SPV model governed by a Joint Venture Agreement between Gross Assets and Properties Ltd (GAPL) and the Investor. Funds are committed and executed through designated project accounts, and all roles, returns, timelines, and liabilities are contractually defined without the need for registering a separate legal entity.

This ensures:

- :: Simplicity and speed of execution
- :: Clear roles and responsibilities
- :: Legal and financial clarity via binding documentation
- :: Lower administrative overhead while retaining investor protection





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Property Flipping
Real Estate Investment
Model





RENOV8 Investor Onboarding Form

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SECTION 1: INVESTOR INFORMATION

Full Name:

Company Name (if applicable):

Residential/Business Address:

Phone Number:

Email Address:

Nationality:

Identification Type & Number



RENOV8 Investor Onboarding Form

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SECTION 2: INVESTMENT PROFILE

Investment Amount (¥50 million minimum):

Preferred Investment Duration (default is 6 months):

Source of Funds:

Are you interested in rolling over investments after each cycle?

Yes

No

Would you prefer joint or sole SPV participation?

SECTION 3: BANKING DETAILS (FOR RETURNS/REPAYMENT)

Bank Name:

Account Name:

Account Number:



RENOV8 Investor Onboarding Form

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SECTION 4: COMMUNICATION & DOCUMENTATION

Preferred Communication Channel (Email/Phone/WhatsApp):

Would you like periodic updates (Monthly/Quarterly)?

Legal Representative/Next of Kin (Name, Relationship, Contact):

SECTION 5: DECLARATION

I hereby declare that the information provided above is true and correct to the best of my knowledge.

I understand the terms of engagement under the RENOV8 SPV structure and consent to participate as an investor under the terms communicated by Gross Assets and Properties Ltd.

Signature

Date



Property Flipping Real Estate
Investment Model



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