



Brochure

2024

VIVA HOME 



VIVA HOMES

Vision


To become a benchmark for developing an exceptional recreational life style experiences inspiring memorable in moments in our hospitality properties.

Mission

Our mission is to build a sustainable partnership that provides a unique life style hospitality experience, blending comfort of a home and the luxury of a hotel

Goal

Our Goal is to build and manage 5000 unit life style short time rental properties in 10 years.



The first of its kind 4 star Premium resort hotel and apartment on the main land Lagos located in Imota Ikorodu. Situated on a 13 acres plot of land. A paradise of fun, entertainment, happiness, leisure and relaxation. A sure haven for friends, groups and family get away. The ADUNI RESORT & THEME PARK gives willing and well meaningful investors the opportunity to own apartment units and studio suite which would be leased out as hotel. This ADUNI Resort and Theme Park is a collection of lifestyle studio suites, 1 bed room apartments and 2 bed room terrace duplex, away from the hustle and bustle of Lagos. Aduni Resort and Theme Park will be run and operated as a hospitality enterprise. You generate rental income as we manage the hotel: you simply sit back and watch your investment earn a good return. Comprising of 60 hotel suites, studio, 1 & 2 bedroom apartments. The ADUNI RESORT & THEME PARK spacious units are designed to make all our guests feel at home, encouraging them to stay for a prolonged period.



STUDIO SUITE

**1 BEDROOM
APARTMENT**



**2 BEDROOM
TERRACE DUPLEX**

PAID

FACILITIES

WITHIN

THE PARK



LAWN TENNIS COURT



INFLATABLE BOUNCING CASTLE



INFLATABLE POOL



INDOOR TRAMPOLINE CENTER



VIRTUAL GAME CENTER



WATER SLIDE



SNOOKER GAMES



BOARD GAMES



ADULT POOL VOLLEY BALL



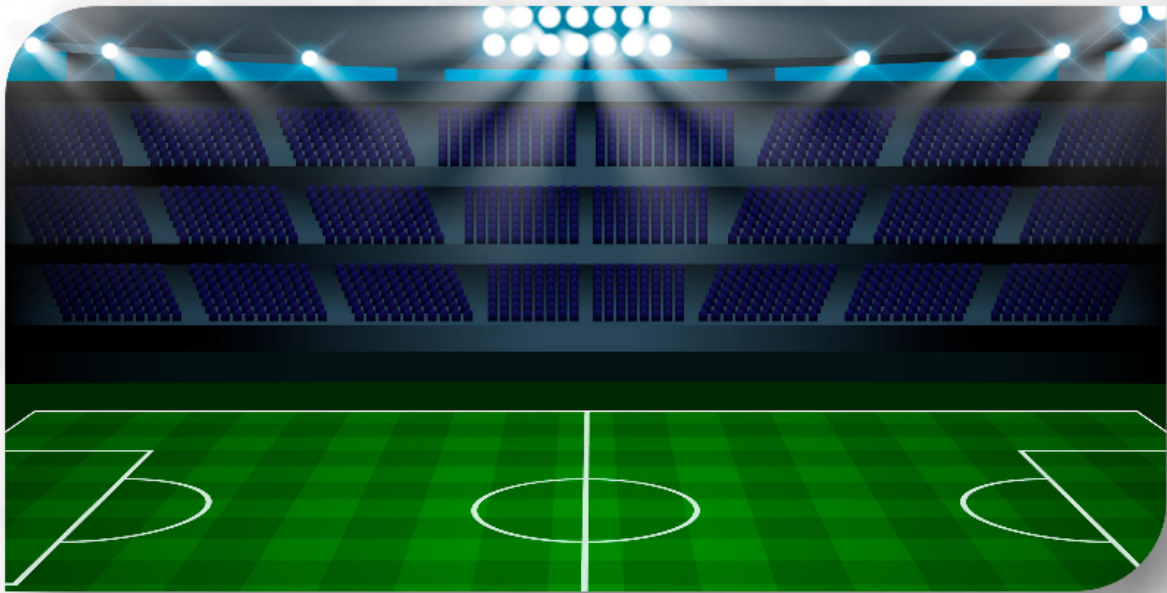
PAINT BALL



ARCHER



PAINT AND SIP



FOOTBALL PITCH



CINEMA

FREE
FACILITIES
FOR GUESTS
WITHIN THE
RESORT



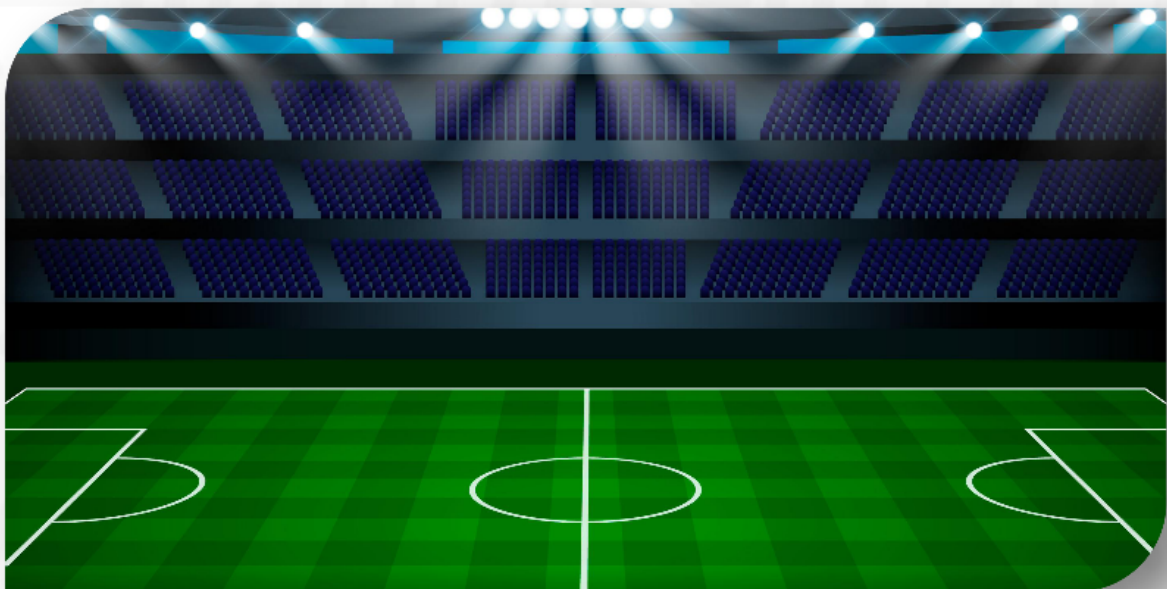
SWIMMING POOL



LOUNGE



GYM



FOOTBALL PITCH



LAWN TENNIS COURT



BASKETBALL COURT





FAQs

How do i invest in ADUNI RESORT AND THEME PARK ?

You can invest in ADUNI RESORT AND THEME PARK by purchasing either the Hotel Suites, Apartment ? 1 Bedroom Apartment, 2 Bedroom Apartment, You are free to buy multiple units.

What do i gain form this investment?

An attractive annual income upon operations and capital appreciation of the asset. A 15 to 20% minimum ROI is guaranteed on any unit invested in.

How is my ownership gauranteed?

Subscribers to ADUNI RESORT AND THEME PARK will get a Registered Deed of Sublease. However, the purchase will be tied to a clause exempting the owner from personal usage. Unit allocation will be upon full payment of the property.

When do i start earning returns?

Upon Operations, ROI will be paid on a monthly basis. Subsequently returns will be paid either monthly, quarterly as advised.

What is my annual yield?

The Annual yield as projected by the Hospitality Management Authority is a minimum of 50% occupancy per annum, translating to double digit percentage earnings on units purchased.



Can i use my apartment for personal purposes?

The ADUNI RESORT AND THEME PARK is a Non-Residential Apartment (NRA) strictly for investment purposes. However, as an owner, you enjoy one week stay, per year, free of charge.

What is the lifespan of the investment?

The investment is a lifetime investment.

Who is responsible for getting the property occupied?

Our Hospitality Management Brand will handle and manage all hospitality requests.

How am i assured that my interest prioritized?

The Hospitality Management Brand in charge of the operations of ADUNI RESORT AND THEME PARK is committed to the interest of all investors. Moreover, they will work in conjunction with the appointed External Auditors to prepare and give audited Annual Financial Report to the Investors.

Who is the external auditor?

The investors will at the first general meeting agree on the External Auditor to be appointed.

Can i sell my unit in Aduni resort and theme park?

Yes, you can but the developer retains the right of first refusal.

Can i have early equity release option?

Yes, you can. An early equity release option is available.

What other fees do i pay?

Legal fees = 5% of the unit cost.

Development fees = 10%

Power plant fees = 5%

What is my commitment fee to owning a unit?

A 10% initial deposit with the balance spread for up to 24 months.

Is there a limited number of unit for purchase?

Yes, purchases are limited to a maximum of 5 units.

Is co-ownership available?

Yes, the co-ownership option / Bulk Hotel suits Resales is available, subject to Terms and Conditions.

What is the penalty for default of refund request before completion of unit payment?

A refund would be made subject to 30% administrative fee deduction, after a resale of the unit.

How do i proceed as an interested investor?

As an interested investor, kindly Request and fill out your details on the Subscription Form.



WHY INVEST IN



- High return potential which can be resold at a premium compared to traditional real estate investments
- Experienced hotel management, high quality standards, good customer service and world-class facilities to generate sales and result in high occupancy with strong returns.
- Dynamic pricing allows constant adjustment of room rates, encouraging higher occupancy in every market condition.
- Fully managed Theme park and resort development Ideal location with proximity to the popular ikorodu , Ikeja prime business districts.
- Hands-off investment.
- Fully finished to the highest standards

Owner Privileges

- 7 days of complimentary stay.
- Gold Card issuance to investors for preferential extended stay rates.
- VIP Customer-Service experience.

Payment Plan How It Works

- Be the First Reserve Today
- Decide on your preferred unit
- Make an initial deposit of 10%
- Sit Back and Relax.
- Spread the balance over a 24 months period Watch your
- Hands-off investment grow upon operation.
- Projected Returns on Investment

Assured; based on projections by the Hospitality Management Brand of The ADUNI RESORT AND THEME PARK.

Complete payment, minimum occupancy of 50%pa (183 days) and double-digit percentage Investment per annum.



SILVER PACKAGE (2.5 million Naira)

- Buy our silver package Studio Suite hotel room package in ADUNI Resort for 2,500,000 Benefits
- Get a 100 days package at N25,000 per day to sell at 50,000 to 70,000 per day during operation (depending on the pricing) valid for 5 year from the day of operation.
 - Get a 10% ROI annually worth of Theme park vendors ticket valid for 5 years, which could be sold immediately to gain back investment ROI funds even in the first year. (Ticket at vendors price worth N1,250,000 to be resold @ to earn N2,500,000 in a year)
 - Make over 350% ROI between 1 to 5 years



GOLD PACKAGE (5 million Naira)

Buy our Gold package studio suite hotel room package in ADUNI Resort for N5,000,000

- Get a 200 days package at 25,000 to sell at 50,000 to 70,000 (depending on the pricing) valid for 5 year from the day of operation.
- Get a 15% ROI annually worth of Theme park vendor's ticket valid for 5 years, which could be sold immediately to gain back investment ROI funds even in the first year. (Ticket at vendors price worth N3,500,000 to be resold @ to earn N 7,000,000 in a year)
- Make over 500% ROI between 1 to 5 years



In conclusion, this is an amazing real estate investment deal and opportunity that not only guarantee you profit and Huge ROI but makes a shareholder in progress of the entire resort and park. Bringing to you the investment and we the developers the joy and enthusiasm of driving it collectively to achieve maximum success. It's a win / win investment.

ADUNI THEME PARK TICKET RESALE VENDORS PROGRAM

The Official access fees is;

N10,000 (TEN THOUSAND NAIRA) at retail.

Our Strategy

At Viva homes limited, our goal is to sell 150,000,000 tickets in 2 years of the ADUNI THEME PARK. This is our way of asking you to be a part of our Theme Park Resale Plan as a Vendor. This means we (VIVA HOMES limited the Developer of ADUNI RESORT AND THEME PARK) are selling this ticket at a highly discounted price to the our vendors before the commencement of the park for a resales either before the opening or after the commencement, this means driving instant profits for vendors and partner before commencement. Here is the break down;

N5,000 per ticket to vendors , minimum purchase of 20 tickets to be sold for 100,000 for vendors. 50 tickets for N250,000 100 tickets for N500,000

We will ensure all our vendors are accredited and deal directly with us the developer, as we will not be selling at this price to those who are not vendors. The essence of this is to aid us control and proper monitoring systems of our vendors, to help us achieve maximum success.

This budget for building this park is Estimated at 750,000,000 Naira. For this project to be success all partners, vendors, apartments owners, hotel suites owner and developers, investors (all stake holders) must ensure all hands on deck to see to the success of this project. And we must be able to drive internal funding which comes through trust and confidence in the developers and management of the resort. We are also open to your support in building a legacy driving project bringing about community development by sponsoring tickets for families and friends, as this act of kind gesture will be an appreciated too.

Sponsorship

- Sponsor 200 ticket get an engraved copy name at N10,000 per ticket
- Sponsor 500 ticket get name and a room for 3 night in the resort at N10,000
- Sponsor with 1000 ticket at N10,000 get a 2 bedroom terrace for 3 night and 50 % discount on our service for the next 2 years of operation
- Sponsor with 10,000 dollars above, get your name on any of our facilities (like Tennis court, Gym, halls, club house, football court, paint ball arena) named after you and get a 7 night stay and a 50 % discount on any purchase within the resort for 2 years.
- with 50,000 usd to 100,000 usd sponsorship become a become Diamond sponsor we name the park after you. With a 3 to 5 days free stay yearly for 5 years.

In conclusion be a part of this historic and legacy driven project. As we will be engraving our investors names on a tablet of stone not just engraved in the heart of the developer but inside the club house and the Theme park of ADUNI Resort and Theme Park and promise upon operation, all our investors will be giving a 50 % discount for the next 5 years of operation on our training hall facilities as a sign of appreciation.

Thank you for being a part of this legacy driven project.
Let's make it work.

5 YEARS DEVELOPMENT PLAN FOR ADUNI RESORTS & THEME PARK FROM 2024

2024 - Commencement of Project

- Clearing & employment of site managers.
- Fencing & setting of block production.
- Planting trees & Green areas
- Construction of the Theme park.
- Architectural drawings
- Building Approval
- Documentation
- Resume off plan sales of Apartments.
- Beautification of Entrance gate.
- Building of temporary office structure at the site.

2025 CONSTRUCTION COMMENCES

- Full construction of the Theme park (Dey & wet area).
- Drive for funding Via
- Pre-sale Tickets
- Pre-sale (studio suite)
- Off plan (Apartments).
- Importation of Theme park equipments.
- Building of indoor Game Center
- Building of Food counts
- Construction of Apartments
- Construction of Hotels
- Construction of Drainage
- Construction of paved Road.

5 YEARS DEVELOPMENT PLAN FOR ADUNI RESORTS & THEME PARK FROM 2024

2026

- Still on construction of the park(finishing stage)
- Still on the construction of the indoor Game Center (concluding stage on the facility).
- Purchase of Generator for the park.
- Driving the pre sale Tickets of the Theme park.
- Driving the pre sale studio suite investment package
- Setting up of equipment for the park
- Interlocking the car pack of the Theme resort.
- Setting up of the paint ball game arena
- Still on the construction of the Apartments & Hotels
- Still on the construction of the Roads & Drainage into the resort.
- Organizing multiple events to display the progress of work done.
- Commencing of the club center by starting with the 2 tennis court & 1/2 basketball court
- Completion of the 5 Aside football court
- Construction of the lounge & outdoor lounge & pool area.

2027

- Still on the construction of Apartments & Hotel units
- Electrification of the entire Resort & Theme Park
- Testing of the Theme park before lounging.
- Still on the construction of the Club House where we have the club house, lounge, out door lounge , & bush bar, Gym & Spa & Restaurant.
- Still on the construction on Road network

5 YEARS DEVELOPMENT PLAN FOR ADUNI RESORTS & THEME PARK FROM 2024

2028

- The completion of the The Theme park
- The launching of the Theme park
- The completion of the paint ball area.
- Construction of the Cinema
- The finishing stage of the 1 Block of the 1Bedroom & studio Apartment
- The finishing stage of the studio hotel apartment
- The finishing on the interlock of the major Road leading to the Theme park
- The commencement of the Theme park
- Allocation of studio suite & 1bedroom Apartment for furnishing
- The completion of the indoor Game Center
- Still on the construction on the club house (The swimming pool, tennis court, gym, Spa , lounge indoor & outdoor).
- Construction of industrial water tanks for residence
- Finishing of the 5 aside football pitch.

2029

- The finishing of club house
- The finishing of 2nd 1 Bedroom Apartment
- The finishing of the 2nd hotel suite
- The finishing of Electrification
- The finishing of 2 Bedroom Terrace Duplex(atlist 1 unit)
- The construction and Acquisition of power plant for the Resort
- The setting of the entire Resort water system

5 YEARS DEVELOPMENT PLAN FOR ADUNI RESORTS & THEME PARK FROM 2024

- The furnishing of Apartment & Hotel suites
- Stop the selling of pre sales studio suite investment plan
- Stop the selling of the pre sales Theme park tickets
- Testing of the piping system and doing the final finishing touch
- Welcoming guests who comes into the Theme park and sharing the resort plans with them.

2030

- The opening of the Resort to guests & general public.
- The full operation of the resort along side the Theme park which must have been running since

2029

Customers start getting the Return on Investments it on the Theme park and Resort.

ADUNI RESORT AND THEME PARK FINANCIAL PROJECTION

- We project that the Theme park will attract an average of 1000 - 5000 people every week which is a great opportunity for the Resort Hotels & Apartment to sell on regular Basis.
- We project if 10% of the population alone choose to lodge as a guest , we will not have enough room to house them .
- Ikorodu has over a population of 11 million people with the rise of young families & working millennium & Gzen's who are seeking & craving for entertainment , leisure & hospitality.
- This place makes it a hub for them.
- Also with the games in place , we anticipate an avalanche of visiting and guest from Ikorodu and its environs and also from Lagos at large.
- We project that Investors of Apartments units & Hotel units will make there money in about 5 - 7 years.

- This means Generating about 20% of ROI on an annual basis which is very outstanding compared to the regular 5% - 6% on residential Housing
- We also project that the average rate for such Resort in 2024 for studio suite is about 50 - 85k per suite per day. Imagine if have 50% occupancy rate N50,000 multiply by 125 days which is about 21% Returns.
- For the 1 Bedroom is about 75k - 100k per night. With an occupancy Rate of 50% multiply by 75,000 you will get above 21% ROI a year.
- For the 2 Bedroom Terrace is 100,000 - 120,000 per night with 50% occupancy Rate you will get over 25% Return on Investment.

This is a clear indication that ADUNI RESORT AND THEME PARK is a great short time rentals Real Estate investment with an amazing returns.

ADUNI RESORT AND THEME PARK

PAYMENT PLAN AND
RESALE INVESTMENT

HOTEL/APARTMENT PAYMENT PLAN

DESCRIPTION	OUTRIGHT PAYMENT	INITIAL DEPOSIT (20%)	6 MONTHS	12 MONTHS	18 MONTHS	24 MONTHS
1 STUDIO SUITES	₦25,000,000	₦5,000,000	₦3,467,000	₦1,800,000	₦1,244,444	₦966,666
1 BEDROOM APARTMENT	₦40,000,000	₦8,000,000	₦5,467,000	₦2,800,000	₦1,911,111	₦1,467,000
2 BEDROOM TERRACE DUPLEX	₦60,000,000	₦12,000,000	₦8,133,000	₦4,133,000	₦2,800,000	₦2,133,000

GOLD PLAN ROOM BENEFIT VALID FOR 5 YEARS

DESCRIP TION	6 MON THS PAYMENT PLAN	OUT RIGHT PRICE	ROI WORTH OF TICKET	VALUE OF TICKET	NO. OF TICKETS	NO. OF YEARS	WHOLE SALE	TOTAL NO.OF TICKET IN 5 YEAR
1 STUDIO SUITE HOTEL ROOM RESALE PLAN	₦500,000	₦5,000,000	15%	₦750,000	150	5 YEARS	₦3,750,000	750,000

GOLD TICKET BENEFIT

INVESTMENT AMOUNT	PURCHASE PRICE PER NIGHT	TOTAL DAYS	RESALE UPON OPERATION	TENURE	PROFIT TO BE MADE 1YR – 5YRS
₦5,000,000	₦25,000	200 DAYS	₦50,000 - ₦60,000 PER NIGHT	5 YEARS	₦5,000,000

SILVER PLAN ROOM BENEFIT VALID FOR 5 YEARS

DESCRIPTION	6 MONTHS PAYMENT PLAN	OUT RIGHT PRICE	ROI WORTH OF TICKET	VALUE OF TICKET	NO. OF TICKETS	NO. OF YEARS	WHOLE SALE	TOTAL NO.OF TICKET IN 5 YEAR
1 STUDIO SUITE HOTEL ROOM RESALE PLAN	₦500,000	₦2,500,000	10%	₦250,000	50/250	5 YEARS	₦1,250,000	250,000

SILVER TICKET BENEFIT

INVESTMENT AMOUNT	PURCHASE PRICE PER NIGHT	TOTAL DAYS	RESALE UPON OPERATION	TENURE	PROFIT TO BE MADE 1YR – 5YRS
₦2,500,000	₦25,000	100 DAYS	₦50,000 - ₦60,000 PER NIGHT	5 YEARS	₦2,500,000

TICKETS FOR THE THEME PARK

NO. OF TICKETS	AMOUNT PER UNIT	TOTAL AMOUNT FOR WHOLE SALE	RETAIL PRICE #8,000	PRICE DURING LUNCH #10,000
20	₦5,000	₦100,000	₦160,000	₦200,000
50	₦5,000	₦250,000	₦400,000	₦500,000
100	₦5,000	₦500,000	₦800,000	₦1,000,000

SPONSORSHIP BENEFITS (1)

SPONSOR	BENEFITS	
200 TICKETS	₦2,000,000	Engravement
500 TICKETS	₦5,000,000	Engravement and 3 nights
1,000 TICKETS	₦10,000,000	Engravement, 2-bedroom terrace and 3 nights

SPONSORSHIP BENEFITS (2)

SPONSOR	BENEFITS
\$10,000	Engravement, Name a facility after you, 7-night stay and discount of any purchase within the Resort in 2 years, with 100 free tickets.
\$50,000 and above	We name the Park after you, 3 days free stay yearly for 5 years. 200 free tickets.



**Discover the difference with
ADUNI RESORT AND THEME PARK.
Contact us today to learn more!"**
