



THE OCEANNA

THE OCEANNA IS A DEVELOPMENT OF GRENADINES HOMES
11th Floor, Churchgate Towers II, PC 31 Churchgate Street Victoria Island, Lagos, Nigeria.
Web: www.grenadineshomes.com, Email: info@grenadineshomes.com

Visit: www.theoceanna.com or Call: +234-1-4535098, 09090049290

Grenadines Homes is a member of Palton Morgan Holdings.



THE OCEANNA

HOTEL APARTMENTS

NOW SELLING

Grenadines Homes introduces The Oceanna Hotel. The journey to The Oceanna Hotel begins with buying a Studio, one or two bedroom unit, to earn a lifetime stream of increasing income or to live-in. The Hotel will be operated by a renowned hotel brand that would deliver high yield on your property investment.

Designed by HOK Architects, the designer of Dubai Marina, Emirate Stadium & The Flames of Azerbaijan, The Oceanna Hotel is branded by Brash Brands, the creative branding agency that breathed life into the world's tallest building, Burj Khalifa Dubai and constructed by Cappa and D'Alberto.

- Pre-sale price now **N68.58 Million** (Actual Price - **N78.445 Million**)
- 20% annual ROI
- Flexible payment plan - 10% initial deposit
- Up to 30 months payment tenure
- Mortgage Facility - Stanbic IBTC

**Limited units available at N68.58 Million.*

The Oceanna

Nigeria's most prestigious community, and Lagos most heightened living, business, hospitality and recreation epicenter. The epitome of our new era.

The Oceanna is a Beauty set to redefine the skyline of Lagos State. It consists of 4 towers, namely The Oceanna Caerulean, The Oceanna Indigo - which is the Oceanna Hotel, The Oceanna Azure, and The Oceanna Aqua.

About The Oceanna Hotel Apartments



The Oceanna Hotel is a magnificent 26 floor tower, sitting on a footprint of 1084sqm. The Oceanna Hotel Apartments provide a distinctive lifestyle with state of the art - Swimming Deck, Helipad, Virtual Golf, Art Gallery, Tennis Court, Limo Services, Restaurant & Bar, Luxury Retail Outlets, Business Meeting Rooms, Library, Spa, Gym, Sea Life, Water Cascade & Fountain, International Conference Centre, Outdoor Terraces and Concierge Services.

The Oceanna Hotel is made up of 2 bedrooms, 1 bedroom and studio apartments with fully equipped kitchen spaces. Each hotel room is outfitted with opulent fixtures, fittings & furniture.

Why The Oceanna Hotel Apartments?

COMMUNITY OF DISCERNING INVESTORS - be part of a community of investors who will earn a life-time stream of increasing income.

HOTEL APARTMENT - a seamless transition to upscale living. At The Oceanna Hotel Apartments, there will be no maintenance obligations, repairs, dealing with agents and no yard to maintain.

SHORTENED PAYBACK PERIOD - The Oceanna Hotel Apartments offer 7-8 years post - construction payback period based on an average yield of 14% while investments in typical real estate assets offer between 17-20years payback period based on the yield of 5-6%.

BEST PROFESSIONAL SYNERGY IN THE WORLD - The project prides itself with a tapestry of diverse top professionals in architecture, engineering, interior designing, brand & marketing, hospitality, costing, finance, and construction.

OCEANFRONT - a rewarding investment - excellent re-sale value with high yield. The scarcity of oceanfront properties allows it to retain value over a longer period as compared to properties in the city hub.

ECO – FRIENDLY - The Oceanna is a mix of sculptural and visual art with natural appeal. Rich, inviting and a shift away from the box, to something more organic, more natural.

A BRANDED EDIFICE - The Oceanna boasts of cutting-edge architecture with a strong tourist appeal, thereby making it a choice destination for doing business.



Return on Investment (ROI)

Comparison between Investment in The Oceanna Hotel Apartments and Money Market Instruments



	YEAR 1	YEAR 2	YEAR 3	YEAR 4	AVG. YIELD
ACTUAL HOTEL ROOM RATE	N125,000.00	N128,750.00	N132,612.50	N136,590.88	
YIELD ON OUTRIGHT PURCHASE	17.0%	19.0%	22.0%	24.0%	20.5%
YIELD ON INSTALMENT PURCHASE	14.0%	16.0%	18.0%	20.0%	17.0%
DISCOUNTED HOTEL ROOM RATE	N96,000.00	N98,880.00	N101,846.40	N104,901.79	
YIELD ON OUTRIGHT PURCHASE	13.0%	15.0%	17.0%	18.0%	15.8%
YIELD ON INSTALMENT PURCHASE	11.0%	12.0%	14.0%	15.0%	13.0%

** The table above showing the proposed hotel room rates is based on feasibility report by our hospitality consultant which is in comparison with relative top hotel brands.*

ROI ASSUMPTIONS

- Hotel room rate has been conservatively used at the discounted N96,000/Night for purpose of analysis above with a 3% year on year increase
- Higher yield is earned on the non-discounted (actual) hotel room rate
- Occupancy rate is from minimum of 52% with annual increase of 7% in the 2nd & 3rd year of operation and 2% in the 4th year
- Hotel general management & maintenance cost is at 50% of the revenue generated
- Rental yield in Grade A residential properties in Victoria Island and environs is between 4%-6% per annum which is far below the yield of 14% obtainable at The Oceanna Hotel Apartments in the 1st year of operation
- Return on investment in The Oceanna Hotel Apartments is at an average of 29% per annum which includes average yield of 14% and year on year capital appreciation of 15%
- Investments in money market instruments - treasury bills, government bonds and time deposits give 18.5%, 13.5% and 12% respectively which are lower than the 29% returns obtainable in The Oceanna Hotel
- All costs have been considered in arriving at the average ROI stated above

OTHER INFORMATION

- Pre-sale Prices from: **N68.532 Million** for Studio (*Actual Price - N78.445 Million*)
N133.334 Million for 1 Bedroom (*Actual Price - N181.334 Million*)
N162.163 Million for 2 Bedroom (*Actual Price - N220.541 Million*)
- Furniture & Fittings: \$20,000 as cost of furnishing per Studio
- Legal Fee: 5% cost of Purchase Price
- VAT: 5% cost of Purchase Price
- Insurance: 1% cost of Purchase Price
- Construction: 30 Months from 2nd Quarter, 2018

OUR PARTNERS



CAPPA AND D'ALBERTO



HOK



BRASH BRANDS



MORGAN OMONITAN & ABE



CA CONSULTANTS



TILLYARD



ECAD ARCHITECTS