

Built for you



ÌRÈTÌ
PHASE 1

PRODUCT BOOK

 roi_safe

 www.roi-safe.com

Brought to you By:



Maximum value for less



More than just a home

WELCOME HOME..

Everyone deserves a place to thrive, unburden and be the best of themselves without an apology, and that is what Home is to Man.

Ireti is meticulously designed to start your journey towards a deserved sense of fulfilled living as you're not just purchasing land; you're creating a future filled with memories. This is a place where your dreams take root, and your family finds a community to thrive in. As the surrounding area blossoms, Ireti invites you to build more than just a house—build the life you've always imagined. Ireti offers:

- A Place to Call Home: Ready for you to build your dream home, where your family's stories will unfold.
- Connected Living: The perfect balance of tranquility and accessibility, with major destinations just around the corner.
- Proximity to Major Economic Hubs: Benefit from a central location that connects to booming neighboring cities.
- Government and Private Projects: Strategic closeness to high-profile developments ensures long-term value appreciation.







MADE FOR YOU

Ireti started as an idea to provide individuals across all spheres of influence an opportunity to own, invest and thrive with affordability as its watchword.

At Ireti, we believe that a home should be accessible to all, no matter your background or status. Whether you're just starting out, building your family's future, or creating a legacy for generations to come, this community is designed to welcome everyone.

From young professionals to retirees, from growing families to individuals, Ireti offers a home that fits your lifestyle and ambitions. Here, everyone can find their place, surrounded by like-minded neighbors from diverse spheres of influence who share a common dream—building a life that feels truly their own.

"Home is the kindest word ever."





A place for every dream, for everyone



A Home in the Heart of Growth

"A comfortable home is a place where we can relax and enjoy what we have."

Imagine waking up in a home that's part of a rapidly growing, thriving community. Ireti is nestled in an area that's both peaceful and full of promise, with major cities and bustling economic hubs just a short drive away. You'll be part of a neighborhood that feels like a retreat, while still enjoying the convenience of city life nearby.

Proximity to notable Landmarks: Sited at proximal distance to the Lagos State Rice Mill Imota-Ikorodu, Ikorodu Ferry Terminal and The iconic Caleb University, fostering access to food amenities, seamless transportation, and top notch academic viability ensuring convenience for healthy needs, comfortable transportation system as well as access to top notch educational system.

Proximity to Town Parks & Garden : Just a few minutes' drive from the fully residential Town Park & Garden, providing easy access to neighboring top-tier urban living while maintaining a peaceful retreat.





(9km Distance)



Lagos State
Rice Mill
(Imota)



(5km Distance)



Caleb University



(500m Distance)



Town Park &
Garden



(20km Distance)



Ikorodu Ferry
Terminal

Prime Location

Located in a region experiencing fast-paced development, making it ideal for those ready to build and settle quickly.

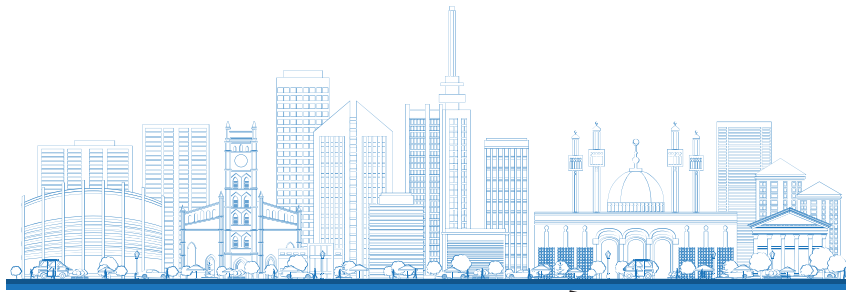
Ireti's location provides its resident a direct access route to the Lagos Mainland through Ikorodu as well as an hassle free route to the Lagos Island through the almost completed Epe-Ikorodu road.



Site Location
(Ireti Phase I)

A Foundation for Your Future





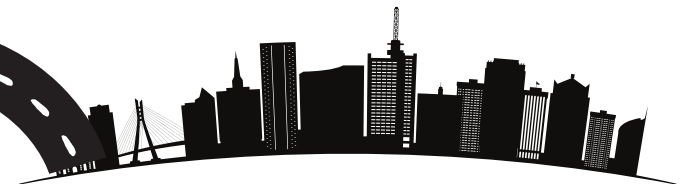
LAGOS MAINLAND
(IKORODU)

16KM



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PHASE 1

26KM



LAGOS ISLAND
(LEKKI)



Site Location
(Ireti Phase I)

A Foundation for Your Future



IKORODU'S VALUE

The real estate value in Ikorodu, Lagos, has seen a significant increase over the past few years. Between 2019 and 2024, the area has experienced annual increase in its residential value as well as its strength.

Ikorodu, situated in the northeastern part of Lagos State, Nigeria, is a significant town that has seen substantial growth and development over the years. Known for its blend of urban and rural characteristics, Ikorodu offers a unique lifestyle with a mix of traditional charm and modern conveniences.

The remarkable growth it has experienced is attributed to several factors, including the development of major infrastructure projects like the Lagos State Rice Mill Imota, the Ikorodu Ferry Terminal, as well as Private owned developments like The Caleb University, Town Park & Gardens Imota and most importantly the seamless accessibility it provides to access the Lagos Mainland & Island, and the fast developing town of Epe Lagos. Overall, the rapid development and strategic importance of Ikorodu has transformed it into a prime residential real estate investment hub in Lagos.

Further more, Ikorodu offers more key value points to its real estate market, some of which are:
Residential Properties: Ikorodu offers a wide range of residential properties, from affordable housing to luxury estates. The area is particularly popular among middle-income earners due to its relatively affordable property prices compared to other parts of Lagos.

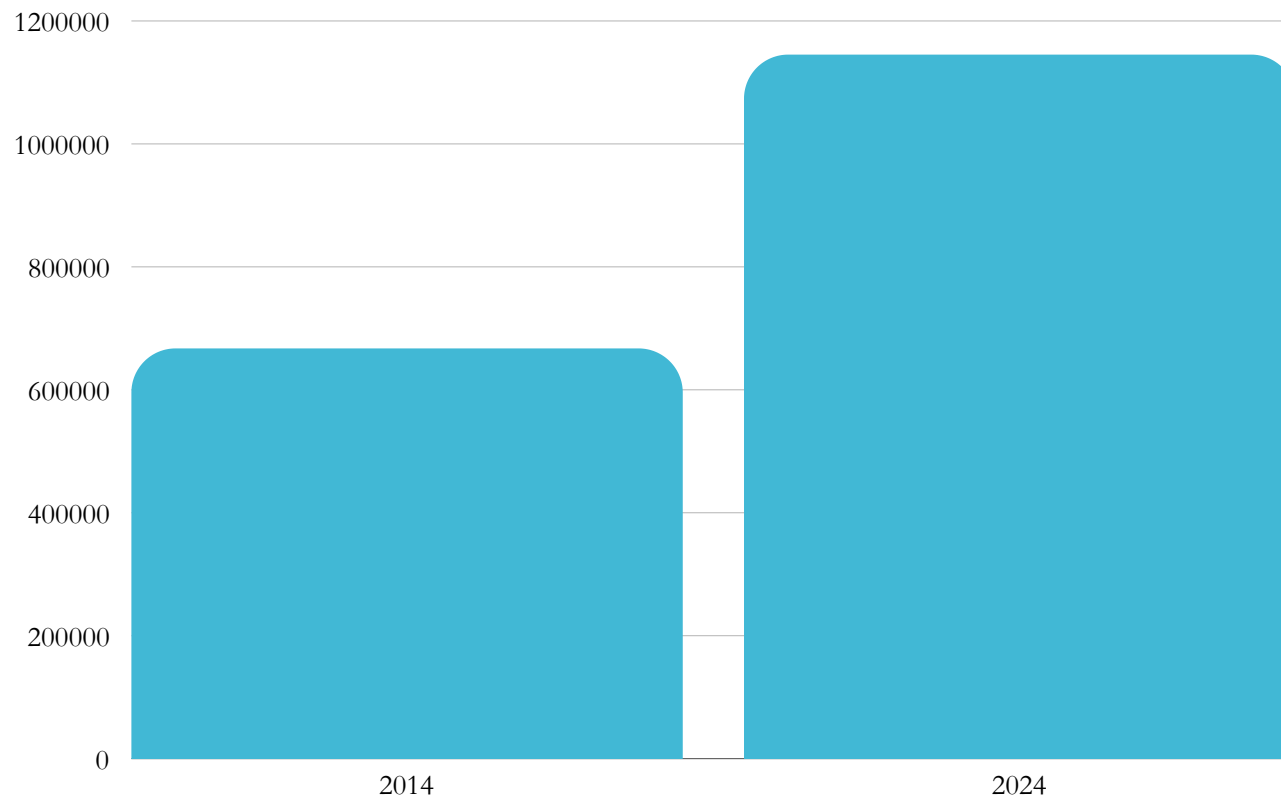
Commercial Properties: The commercial real estate sector in Ikorodu is growing, with increasing demand for office spaces, retail shops, and hospitality establishments. The development of business districts and shopping complexes is creating opportunities for businesses to thrive in this suburban environment.

Industrial Properties: Ikorodu's strategic location and access to major transport routes make it suitable for industrial developments. The Ikorodu Industrial Estate houses various manufacturing and processing companies, contributing to the town's economic growth.

Agricultural Land: Ikorodu's semi-rural landscape provides ample opportunities for agricultural investments. The availability of fertile land and proximity to markets make it an ideal location for farming and agro-allied businesses. (Blog.naijaspidr.com)

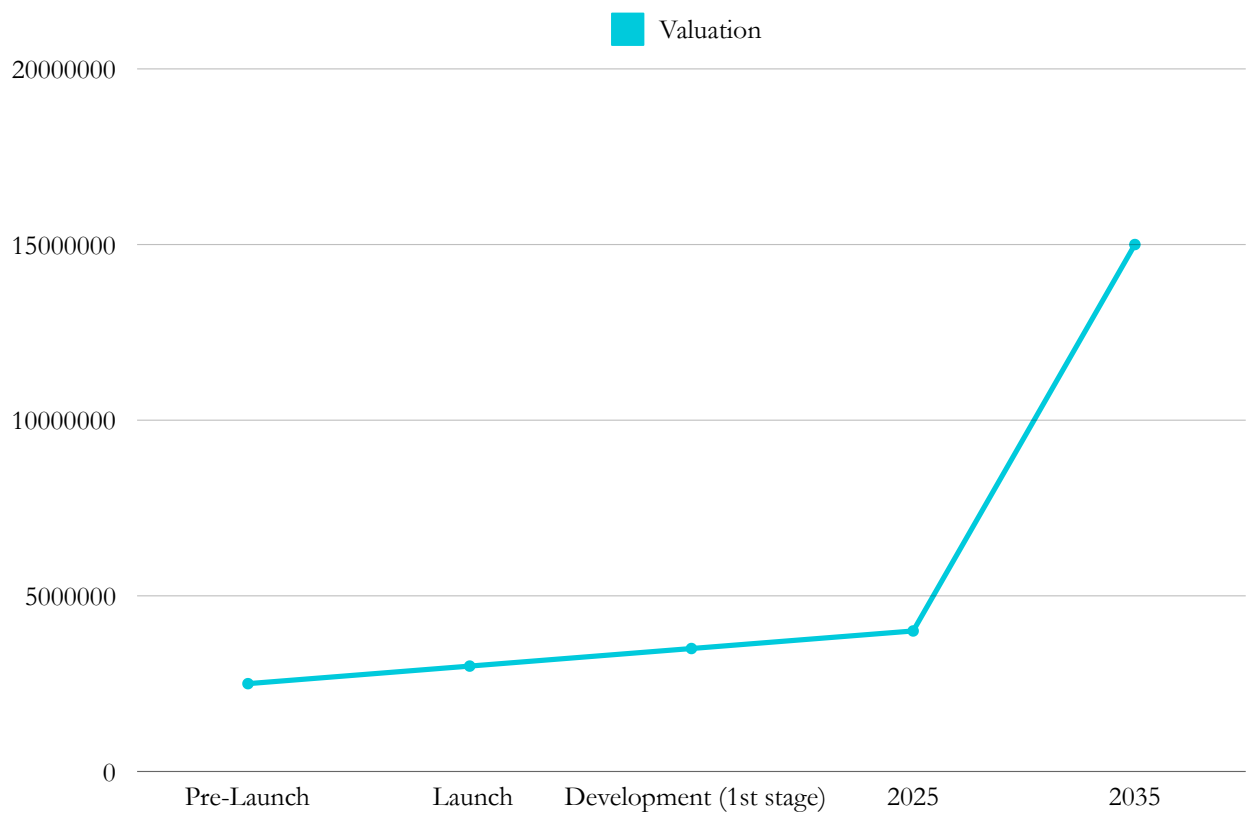


The population of Ikorodu, Lagos, has experienced significant growth between 2014 and 2024. In 2014, Ikorodu had approximately 667,264 residents. By 2024, this figure is projected to reach around 1,145,224, representing an increase of nearly 478,000 people. This growth reflects an average annual increase of about 5-6%, driven by factors such as urban expansion, infrastructure development, and increased economic opportunities in the area (World Population Review) (City Population).



VALUE CHART,IRETI (2019 - 2024)

The chart below shows the current valuation of Ireti at Pre-launch price, through to its Launch, valuation after the first phase of development (within the first 3 months after launch), projected valuation as at 2025 (Which pivots as the year of completion of the Ikorodu-Ketu Epe expressway, linking the almost completed Lekki-Epe expressway), up until its projected valuation by the year 2030.
(Time frame between Pre-launch to 1st phase of development: 6 months)





FREQUENTLY ASKED QUESTION

Question: Where Is Ireti Phase 1 Located?

Answer: Ikorodu-Imota

Question: Who is the developer of Ireti Phase I?

Answer: Hay Property Development Limited (a ROI SAFE LIMITED Brokerage Partner)

Question: What is the title of Ireti Phase I?

Answer: Freehold

Question: What is the available plots size?

Answer: 300 Sq.m, 500 Sq.m, 900 Sq.m, Acres

Question: How accessible is Ireti Phase I?

Answer: Easily Accessible and Motorable

Question: Is there developmental levy payment?

Answer: Yes, developmental fee covers (perimeter fencing, gate house, electricity, drainage systems and other basic communal living amenities) Developmental fee will be subject to future cost of development.

Question: Would there be any survey fee?

Answer: No, documentation is free

Question: What is the cost of deed of assignment?

Answer: Deed of assignment (I.E Legal/Agreement) is free

Question: Would there be extra cost for commercial plot and Corner piece plots

Answer: Yes, commercial plots attract 30% charges while corner piece plots attract an additional 20% charge

Question: When will my plots be allocated to me?

Answer: Physical allocation will be done within the first 3 months after full payment.

Question: What do I get after initial deposit for the land?

Answer: Starters pack containing the receipt of payment, invoice and contract of sales.

Question: Is there a principle on how I use my land after allocation?

Answer: Yes. You are allowed to develop only 60% of the land and the remaining 40% for greeneries (trees, gardens etc.), this is in accordance to the sustenance of healthy-living in the Estate. Strict adherence is compulsory.

Question: Can I pay cash to the consultant?

Answer: We strongly advise that all payment should be made to ROISAFE LIMITED



(We shall not accept any responsibility for any liability that may arise as a result of deviation from the above instructions).

Question: Is the property a buy and build immediately project?

Answer: Yes. The Estate is a buy and build project.

Question: If I paid outright payment or installment payment for my plot(s) and I'm no longer interested, can I get a refund?

Answer: Yes, less than 35% Administration Fee. A 3 Month Period would be allowed to process the payment

Question: Can I resell my plot(s) or Property?

Answer: Yes, But the company has to be duly informed for proper documentation

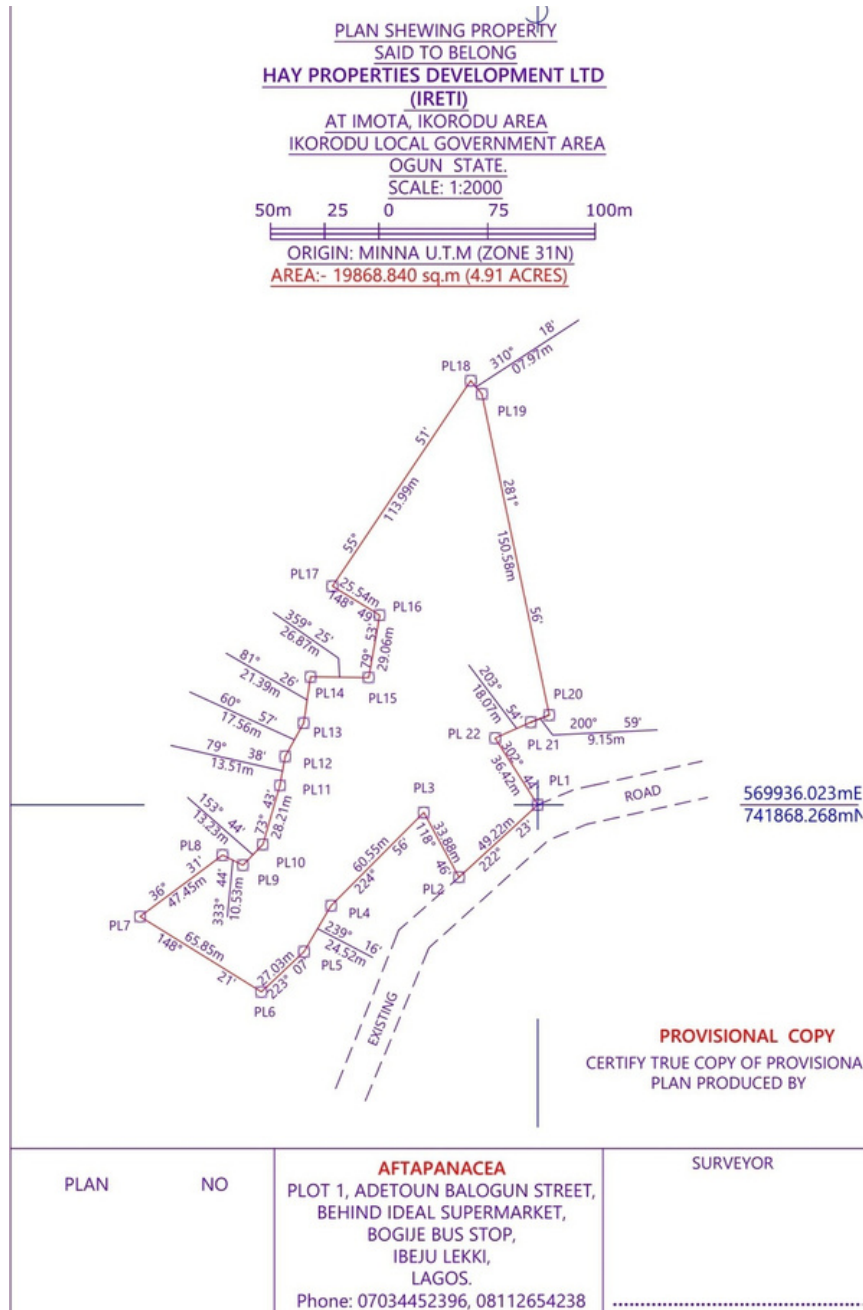
Question: Is there any time limit to commence work on my Land after Allocation

Answer: No. there is no time limit to commence work, but after the building plan approval has been sought and received from the appropriate authorities.



PROPERTY DOCUMENTATION

PERIMETER PLAN



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PRE-LAUNCH SALE

MINIMUM INITIAL DEPOSIT:

N300,000

300 SQM

PRE-LAUNCH PRICE

N1,470,000

500 SQM

PRE-LAUNCH PRICE

N2,450,000

900 SQM

PRE-LAUNCH PRICE

N4,410,000

📍 Imota-Ikorodu

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PRODUCT INFORMATION: ABOUT OUR OTHER PRODUCTS



NORTHERN PARK

NORTHERN PARK PHASE 1

Overview: Established about half a decade ago, Northern Park is situated in the rapidly developing town of Ketu-Epe, Lagos. Epe has become a major hotspot for strategic investors, housing some of Lagos State's largest investment schemes such as the Lagos State Agricultural Food and Logistic Hub, The Film City, and Isimi Lagos, all in close proximity to Northern Park.

Land and Investment Details: With a total land expanse of 6 acres, Northern Park offers investors parcels ranging from 300 sqm to 2 acres, with up to 6 months installment payment plans.

Current Status: Currently sold out, Northern Park has attracted a diverse client base, including Gen-Zs, Millennials, and Golden-aged individuals from the Tech, Business, Financial, and Entrepreneurial sectors. This community of high-value individuals fosters a balanced social ecosystem that encourages value sharing and communal living.





GREEN-FIELD ESTATE

Bordering the town of Epe, Omu-Ogun State shares the same value that Epe holds. Situated on this boundary, Green-Field Estate is designed to provide the benefits of neighboring Epe to investors at an affordable price.

Living Experience: Green-Field offers a serene living environment with access to farm-to-table healthy experiences, creating the perfect homely living atmosphere.

Land and Investment Details: With a total land expanse of 10 acres, Green-Field Estate offers investors parcels ranging from 300 sqm to 2 acres, with up to 6 months installment payment plans.





Location and Investment Details: Located on the scenic Moniya-Iseyin Expressway in Ibadan, Pride Rock sits on a 100-acre expanse of land. It presents investors with the opportunity to capitalize on the promising growth prospects of the surrounding area, offering long-term returns on investment.

Unique Opportunities: Whether you're a young adult looking to take the first step towards land ownership or an investor seeking to secure your financial future, Pride Rock offers a unique opportunity to turn dreams into reality. Committed to accessibility, transparency, and affordability, Pride Rock is set to redefine land ownership and create a brighter future for generations to come.

PRIDE ROCK ESTATE IBADAN

Overview: Pride Rock Estate was created to counter the notion that property ownership is solely for adults or financially buoyant individuals. This groundbreaking project aims to empower the thriving and daring generation of young adults, helping them understand the possibility of property ownership at a young age, amassing value and quantity over the years.

Mission: Pride Rock seeks to demystify the process of acquiring property and empower young adults to navigate the real estate landscape with confidence. By offering accessible and affordable land ownership opportunities, this initiative aims to level the playing field and pave the way for young adults to build wealth and secure their financial futures.





NORTHERN PARK PHASE 2

Overview: Northern Park Phase 2 is situated in the rapidly developing town of Araga-Epe, Lagos. Epe being a major hotspot for strategic investors, housing some of Lagos State's largest investment schemes such as the Lagos State Agricultural Food and Logistic Hub, The Film City, and Isimi Lagos, all in close proximity to Northern Park.

Land and Investment Details: With a total land expanse of 4 acres, Northern Park Phase 2 offers exclusive investors parcels ranging from 300 sqm to 2 acres, with up to 6 months installment payment plans.

Current Status: Currently hot in sales, Northern Park Phase 2 has attracted a strictly exclusive community client base, including Gen-Zs, Millennials, and Golden-aged individuals from the Tech, Business, Financial, and Entrepreneurial sectors. This community of high-value individuals fosters a balanced social ecosystem that focus on delivery of exclusivity & Luxury.





Clients Testimonials

"Our creed;
solely client
satisfaction".

ROI SAFE offers an amazing customer experience and relationship. They always provide innovative solutions to meet your real estate needs. Excellent and timely service so far.

Mr. Sagie
Benin, Nigeria

Thank you for being transparent and professional in your service. I am truly impressed and confident that my property is safe with ROI SAFE. I will definitely return for more real estate deals.

Mr. Tunde-Awe
Lagos, Nigeria

ROI SAFE did a great job highlighting the benefits of the property. Even though it's a long-term investment, it was definitely worth my investment.

Mr. Azeez
Lagos, Nigeria





LET'S BUILD YOUR FUTURE TOGETHER

Home is where memories are made, where you find comfort at the end of the day. Ireti is more than just a piece of land—it's where you'll build your future, your family, and your story. Come home to Ireti, where your journey begins.

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