

REAL INVESTMENT ESTATE



You gain equity and returns from one investment...UNBELIEVABLE!!!!

INVESTMENT PACKAGES

CORPORATE BUSINESS PLAN

INVESTMENT CAPITAL	N5, 000,000.00
TENURE OPTIONS	1yr, 2yrs and 3yrs
PAYMENT PLANS	Weekly, monthly, yearly and fixed

REPAYMENT PLAN	1YR TENURE (48wks)	2YRS TENURE (96wks)	3YRS TENURE (144wks)
Weekly payments	N120, 000.00	N105, 000.00	N100, 000.00
Monthly payments	N480, 000.00	N420, 000.00	N400, 000.00
Yearly returns	N5, 760,000.00	N10, 080,500.00``	N14, 400,000.00

Scenario A

Corporate Business Plan (3yrs ROi and equity)

If you invest in Corporate Business Plan of N5, 000,000.00 and opt in for 3yrs ROi which is N14, 400,000.00. It will be calculated as $N14, 400,000.00 / 3yrs = N4, 800,000.00/year$.

We will pay you for 2yrs which is;

N14, 400,000.00 –

N4, 800,000.00 =

N9, 600,000.00 = 2yrs ROi

We will withhold 1yr ROi of N4, 800,000.00 as your equity.

(2yrs ROi and equity)

ROi	BREAKDOWN	TOTAL
CASHOUT	N105, 000.00 x 72weeeks	= N7, 560, 000.00
EQUITY	N105, 000.00 x 24weeks	= N2, 520,000.00

ENTERPRISE BUSINESS PLAN

INVESTMENT CAPITAL	N3, 000,000.00
TENURE OPTIONS	1yr, 2yrs and 3yrs
PAYMENT PLANS	Weekly, monthly, yearly and fixed

REPAYMENT PLAN	1YR TENURE (48wks)	2YRS TENURE (96wks)	3YRS TENURE (144wks)
Weekly payments	N79, 000.00	N67, 000.00	N65, 000.00
Monthly payments	N316, 000.00	N268, 000.00	N260, 000.00
Yearly returns	N3, 792,000.00	N6, 432,000.00	N9, 360,000.00

Scenario B

Enterprise Business Plan (3yrs ROi and equity)

- If you invest in Enterprise Business Plan of N3, 000,000.00 and opt in for 3yrs ROi which is N9, 360,000.00. It will be calculated as $N9, 360,000.00 / 3yrs = N3, 120,000.00/year$
We will pay you for 2yrs which is;

$$\begin{array}{rcl} N9, 360,000.00 & - & \\ N3, 120,000.00 & = & \end{array}$$

$$\text{-----}$$

$$N6, 240,000.00 = 2yrs ROi$$

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We will withhold 1yr ROi of N3, 120,000.00 as your equity.

(2yrs ROi and equity)

ROi	BREAKDOWN	TOTAL
CASHOUT	N67, 000.00 x 72weeeks	= N4, 824, 000.00
EQUITY	N67, 000.00 x 24weeks	= N1, 608,000.00

SMALL BUSINESS PLAN

INVESTMENT CAPITAL	N1, 000,000.00
TENURE OPTIONS	1yr, 2yrs and 3yrs
PAYMENT PLANS	Weekly, monthly, yearly and fixed

REPAYMENT PLAN	1YR TENURE (48wks)	2YRS TENURE (96wks)	3YRS TENURE (144wks)
Weekly payments	N37, 500.00	N26, 050.00	N24, 300.00
Monthly payments	N150, 000.00	N104, 200.00	N97, 200.00
Yearly returns	N1, 800,000.00	N2, 500,800.00	N3, 499,200.00

Scenario C

Small Business Plan

(3yrs ROi and equity)

- If you invest in Small Business Plan of N1, 000,000.00 and opt in for 3yrs ROi which is N3, 499,200.00. It will be $N3, 499,200.00 / 3yrs =$

N1, 166,400.00/year

We will pay you for 2yrs which is;

N3, 499,200.00 –

N1, 166,400.0 =

N2, 332,800.00 = 2yrs ROi

We will withhold 1yr ROi of N1, 166,400.00 as your equity.

(2yrs ROi and equity)

ROi	BREAKDOWN	TOTAL
CASHOUT	N26, 050.00 x 72weeeks	= N1, 875, 000.00
EQUITY	N26, 050.00 x 24weeks	= N625, 200.00

TERMS AND CONDITIONS

1. CASHING OUT

You can only cash out maximum 2yrs returns on investment (ROi) of an investment.

Example if you invest in 3yrs repayment duration, we will pay you 2yrs weekly, monthly or yearly according to the package you invest in. There will be no payment for the 3rd year instead we use it as credit for your property purchase equity.

2. EQUITY

Every investor **MUST** have an equity. TheMap equity enables investors to own a home or co-own a property after cashing out both capital and interest from their investment. TheMap equity enables investors to trade properties or invest in lucrative construction projects which can fetch them cash.

Equity can be sold for cash to another investor or to TheMap;

- With this equity credited to you on TheMap you can use it to purchase a house, a land or a car. You can use this equity to co-own properties such as plazas, malls, corner shops, shopping complexes, office complexes, showrooms, schools,, hotels, warehouses, garages, apartments, flats, terraces, estates, amusement parks, etc.
- To cash out your equity you must wait for 3yrs after the completion of your 3yrs investment duration. Within the 3yrs waiting period you can invest your equity into projects so that it can mature to cash. If you don't use your equity to invest in projects, it will remain your equity until you use it.
- Your equity can be used to purchase a property for you in any part of Nigeria or any location of your choice.
- Your ROI builds your equity, we don't take equity from your capital, we take equity from your accumulated interest.
- 1yr investment plans does not have equity, equity is awarded from 2yrs business plan and above.

3WAYS TO EARN IN THIS BUSINESS

cashout

- Fixed amount paid to the investor every week, month, year(s) as part or full payment of the total ROI.

Recycle

- The investor can decide to reinvest or roll over both capital and profit in exchange for equity/physical property instead of money.

Equity

- This is the bond between TheMap and the investor. Shared properties or projects. So equities can be turned into money depending on the type of equity.

3. PAYMENT CALENDAR/CYCLES

1 week 6 days
 1 month 4 weeks
 1 year 48 weeks
 2 years 96weeks
 3 years 144 weeks

You can decide the way you want to be paid;

PAYMENT STRUCTURE	DESCRIPTION	PAYOUT CREDIT
Weekly	Every Monday	
Monthly	Every 30 th	
3 months	Quarterly	
6 months		
12 months	1 year	ROi only
24 months	2 years	ROi + equity
36 months	3 years	EQUITY

INTRODUCTION/HOW IT WORKS:

There are multiple value chains in the real estate business. What we have done with our real estate business opportunity is to make it easy for an individual or group to engage in real estate business profitably with zero risks. Investor's money is used to trade (buy/sell/lease) properties in various capacities stated below. Beyond investors getting their returns, their investment is also used to build equity which gives them guaranty of becoming landlords.

We use investor's money to engage in;

OUTRIGHT PURCHASE

Pay and own transaction for properties ranging from estates, land, plaza, complexes, offices spaces, corner shops, hostels, apartments, etc.

Off taking

There are projects like construction of estates, terraces, plazas, etc. We buy it off from the onset before the project is completed. Right before completion the property will appreciate for rental, lease or sale in a matter of 3-6months interval.

Distress

Some prime properties are for sale at a good price but not everyone knows. We find such properties and purchase them then resell at the current going price in that location. Some properties are distressed because the head of the family is dead and there is need to sell off and share the money amongst the family members stipulated in the will. Sometimes the reason for distress is medical purpose or the need to sell to develop a new property, no matter the reason for distress sale, we make sure we purchase and own it legitimately.

PROJECTS/CONSTRUCTIONS

There are real estate projects that never go wrong as it works with foresight and insight about the business. Investors have the opportunity to partner and earn from construction and building projects such as;

- Terraces
- Estates (low cost housing, middle class housing and luxury homes)
- Schools/amusement parks
- Malls, plaza, complexes
- Office spaces (open planning, etc)

JOINT VENTURES (JV)/CONTRACTS

We can purchase the land and find developers to construct the structure and we share income from the property or we can partner with land owners to construct on their land for shared income from the property for an agreed tenure/term. Other joint ventures can be;

Renovations

Some properties need renovations/facelift to make it worth its current market value either for sale or lease. We can finance a renovation with investor's money and pay them gradually with our fixed repayment plan. We can renovate and sell or renovate and rent out or renovate and lease.

Barter

With barter we share responsibilities and we share values. We can build 8 blocks of flats on the land of a joint venture partner and we share it 4 flats for TheMap and 4 flats for the land owner. Or a developer can decide to partner with us to develop on our land for shared profits and for an agreed tenure.

Lease

We can go for long lease and utilize the property of the Joint venture partner to maximum profitable use and share income amongst all parties involved. We can even lease out power generators to estates, factories, etc or even air-conditioning systems with payment plans.

VALUE CHAINS AVAILABLE IN THIS BUSINESS

As an investor

You select a business plan and pay the amount stipulated for the selected plan, sign your MOU/contract and start getting the stated ROI from projects funded with your money.

As an affiliate

You can market our real estate business opportunity to friends, loved ones, well wishers, neighbours, group members and people within and around your social space for commission. As an affiliate you share the good news and the unbeatable business opportunity and the benefits to prospective investors. You can also market individuals for joint venture on their existing properties. You can also find properties worth buying or leasing and we will pay you in the transaction process.

As a partner:

You may have land or existing building in a good location where we can come in to partner with you in joint venture; construction, renovation or building from ground up. An investor can be a partner too.

As a facilitator:

This category is for agents, surveyors, evaluators, engineers, architects, contractors, construction companies, 3D modeling, prototype designers, realtors, developers, etc.

As admin

This category is TheMap team members/location ambassadors, people in charge of supervising projects, monitor locations under their jurisdiction.

BENEFITS

Steady income

We pay handsome returns on investment to investors minum 1yr – 10yrs. Returns are paid directly into the investors designated bank account as stipulated in our contract, weekly, monthly, yearly, 2yrs, 3yrs, 5yrs and in 10yrs.

Security

Investors money is safe, our major financier is Zenith Bank and UBA when it comes to our real estate business. Investors money are safe as they can decide to cash out anytime or cashout following our payment calendar/payment plan.

Zero risk

Finding the right tenants/buyers, facility management, brokerage, swapping, payment collection, site supervision, inspections, documentation, human resource management, materials purchase, storage, everything regarding this business is borne by TheMap without having to stress.

Zero worries/hassles

As an investor, you are not directly involved with the whole process of running operations, your money works for you while you simply get your returns.

Management

As the platform we manage the entire process and the entire people involved in the business value chain. We already know what to do and how to do it in the safest means possible because we know the risk and the loss is our responsibility.

Get involved

Start making money from real estate like a pro. Get involved in other value chains, example as an investor, as a partner and also as a facilitator, this means you earn from various value process and triple your income from the same business.

Equity

Accumulate credits after ROi in form of equity from 2yrs investment and above. Use your equity to trade (buy/sell/lease) properties within TheMap and convert your equity to cash from trading. You gain equity and returns from one investment...UNBELIEVABLE!!!!

COMMISSION FOR AFILATE PARTNERS ON BUSINESS PLANS

BUSINESS PLAN	AMOUNT	2.5% COMMISSION
Small Business Plan	N1, 000,000.00	N25, 000.00
Enterprise Business Plan	N3, 000, 000.00	N75, 000.00
Corporate Business Plan	N5, 000, 000.00	N125, 000.00
Ultimate Business Plan	-----	-----
Mega Business Plan	-----	-----

COMMUNICATION CHANNELS

We will be announcing opportunities through our channels so that you can invest and take advantage of some promotions on going or upcoming;

- Newsletter
- Groups
- Blog
- Social media (Instagram, Facebook, Whatsapp, Twitter, YouTube, etc)
- Catalogues/brochures
- Office front desk (our offices nationwide and worldwide)
- Call centers
- Emails
- Direct phone call/ tele marketing
- LIVE chat on website