



Duo is offering a beneficial scheme, an easy path to homeownership as well as a fast-yielding return on investment. Duo is Mixta Africa's simple and flexible route to realizing an individual's dream of home ownership. It is a Rent-To-Own scheme for customers who are unable to pay outright or have delays in accessing a timely mortgage.

# How does it work?



The client enters a Rent-To-Own agreement with Duo by paying a minimum of 5% (N1.89M) non-refundable equity contribution as interest in the scheme



Duo delivers homes after 18 months; at which point, the client makes 1st annual rental payment upfront



The client receives keys to the property; however, the property title documents remain with Duo through the rental period



The client may choose to exercise the option to convert to ownership earlier than the maximum 3-year rental period



At the end of the maximum rental period of 3 years, a client can either exercise the right to purchase the property, forfeit the equity contribution and rental payments and walk away



The client may choose to pay the outstanding property price through outright full payment, use of a mortgage scheme; or use of RSA that gives access to mortgage



Once full payment is made, Duo hands over the property title document.

Year 0

**N1.89M**  
EQUITY DEPOSIT

- Minimum of 5% of entry value

Year 1-3

**N1.59M**  
PER ANNUM

- Rent

2028

**N47M**  
OPTION SUM

- Exercise option right



# Duo benefits



- Buy and sell in 3 years at market price
- Rental income: Key into Duo now at the locked price of N1.67M and for the next 3 years, you can sublet.

Estimated total return at N13M based on capital appreciation



- Keying into Duo now gives residents 3 years to raise the actual cost of the home without having to worry about losing out on the current price.
- By keying into Duo, you can be guaranteed of paying the same rent for the next 3 years.

Annual rent goes towards home ownership instead of an outright expense to a landlord.

Case scenario: Mr A keys into the RTO scheme, currently valued at N47M, with an equity payment of N1.89M. He continues to pay a fixed annual rent of N1.59M for 3 years. By the 3rd year, the value of the Marula 2 bed home is now N60M (assumption is based on current appreciation rate within the area). Instead of paying off the subsidized cost of the house from Mixta at N47m (pre-determined 15% increase), he finds a buyer who pays at market price. He pays off Mixta at N47m and makes a whopping N13m at no extra cost. His only investment was N1.89m

Year	Description	Opening Amount	Payout	Interest @ 15%	Closing amount
2023	Entry value	37,800,000			37,800,000
2023	Equity payment	37,800,000	-1,890,000	0	35,910,000
2025	First year rent	35,910,000	-1,595,000	4,702,868	39,017,868
2026	Second year rent	39,017,868	-1,595,000	5,628,550	43,051,418
2027	Third year rent	43,051,418	-1,595,000	6,235,212	47,691,630
2028	Capital appreciation	60,299,187		47,691,630	12,607,557

Outstanding property price: Property price less equity contribution, rental payments, and any lump sum payment made during the rental period Option sum: Annual compounding interest of 15% on the entry value less the outstanding property at the end of the rental period.

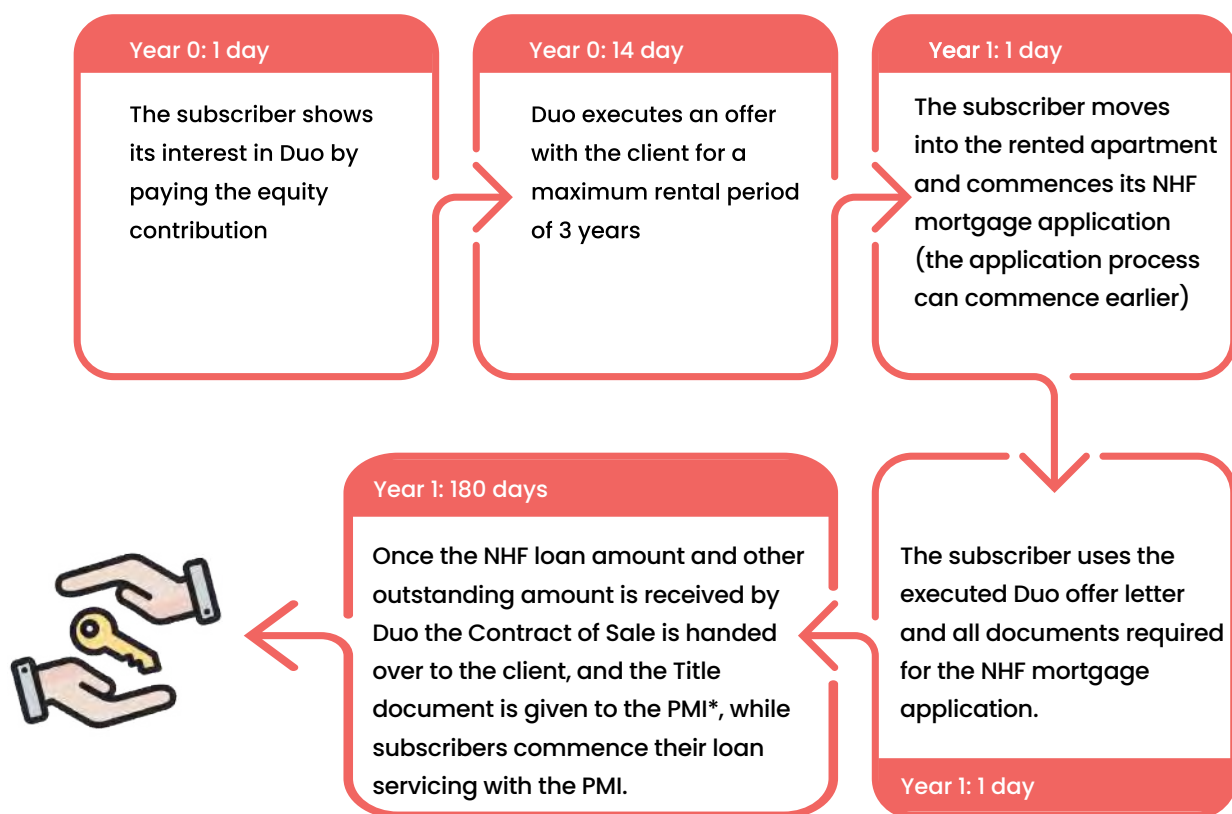
\*Market value of property by 2028 \*\* Projected amount based on 15% cost of fund.







## USE OF NHF MORTGAGE: The Process Flow



### Benefits to contributors/buyers

- Housing loan of up to 90% of the cost of the house
- Interest on mortgages fixed at 6% p.a. to buyers (though issued to the PMBs at 4% p.a.)
- Repayment period of up to 30 years.
- Up to N50 million can be borrowed. Your monthly contributions determine your eligibility.

### Eligibility criteria for the NHF

- Deducted monthly contributions must be remitted to FMBN promptly (At least 6 months contributions should be made)
- Passbook to be updated by the employer and is transferable from one employment to the other.
- Yearly statement of cumulative contributions plus accrued interest
- Application through any accredited Primary Mortgage Bank(PMB)
- Provision of satisfactory evidence of regular income.
- Self-employed or Diaspora individuals can also access the NHF fund.

BAND	CLASSIFICATION	MAXIMUM LOAN AMOUNT PROPOSED (N)
BELOW N2,000		
N2,001 – N10,000	BASIC	15M
N10,001 – N25,000	CLASSIC	25M
N25,001 AND ABOVE	PREMIUM	50M



*FMBN is a provider of cheap housing finance, through NHF, for Nigerian.*

*\*If the NHF loan application is not approved by the mortgage bank, the client is given the option to spread the payment of the outstanding balance through the rest of his rental period or to request a refund, bearing in mind the cancellation policy in the offer letter.*

*\*PMI/: Primary Mortgage Institution*

# Home Type

The Duo Rent-To-Own scheme is currently applicable to our fully finished 2 bedroom apartments in Marula Park. The current cost of the unit is 47,00,000



Marula Park is located in Lagos New Town, off Lekki-Epe Expressway. Surrounding developments are Beechwood Park Estate and the prestigious Lakowe Lakes Golf and Country Estate.



## Floor Plan



Total GFA: 72 sqm

1	Sitting area/dining	16.4 sqm
2	Kitchen	7.1 sqm
3	Master bedroom	16.5 sqm
4	Master bathroom	3.0 sqm
5	Guest Toilet	1.1 sqm
6	Bedroom	13.0 sqm
7	Bathroom	3.0 sqm
8	Other external areas	11.9 sqm





Mixta Africa is a leading infrastructure developer and real estate company focused on creating affordable housing and innovative real estate solutions across Africa. Founded in April 2005 and with project experience in 8 countries across Africa, we are one of the most prominent developers in the African real estate sector. Mixta Africa is a subsidiary of Asset & Resource Management Company (ARM), one of Nigeria's largest independent non-bank financial institutions, and has its headquarters situated in Lagos, Nigeria.



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# Take the **Red Pill**



Say goodbye to high down payments to own a property.

TRY DUO RENT-TO-OWN SCHEME TODAY