





***Welcome to the first quarter edition of the Marula Park
Newsletter for the year 2024!***

*We trust this message finds you in good health and safety. Thank you for your
cooperation in allocating units for the first block of Duo.*

Allocation for the second block will commence between Q4 2024-Q1 2025.



Weathering Economic Hardship: Real Estate Investment in Nigeria

Dear subscriber,

As Nigeria navigates through challenging economic times, marked by fluctuating currency values, inflation, and uncertainty, real estate investment emerges as a beacon of stability and opportunity. Despite the prevailing hardships, investing in real estate has proven to be a resilient and rewarding endeavour for many Nigerians over the past year.

We are delighted that you have chosen to take the bold step towards becoming a homeowner soon by seizing the opportunity presented by our unique and stable rent-to-own scheme.



Real Estate is the **Best Investment**

Here are some rewarding points to reaffirm that your investment decision was indeed made at the right time:

- Increase in pricing due to the fluctuating currency and the rapid increase in building materials.
- **Hedge Against Inflation:** The Nigerian economy has faced persistent inflationary pressures, eroding value of the Naira and diminishing purchasing power. Your real estate investment serves as a natural hedge against inflation, as property values and rental income tend to rise in tandem with increasing prices and demand for housing.
- **Long-Term Appreciation:** Despite short-term fluctuations, real estate has historically exhibited long-term appreciation trends, outperforming many traditional investment options. Property values tend to increase over time, driven by factors such as population growth, urbanization, and limited land availability, making real estate a lucrative investment vehicle for wealth accumulation.
- **Passive Income from Real Estate:** Real estate provides various ways to earn passive income, like renting out residential or commercial properties. Even during tough economic times, steady rental earnings give investors a reliable cash flow to support their income and ease financial strain.



The salient point remains that, while Nigeria grapples with economic challenges, investing in real estate remains a viable strategy for preserving wealth, generating passive income, and securing financial stability in the long run.

Investors like yourself who see the benefits of real estate and seize new opportunities can steer through tough economic times and set themselves up for long-term growth and success.



LEASE HACKS

Did you know that with quarterly payment top ups you reduce the burden of the option sum payment at the end of the lease period?



Marula Park Showhome Kitchen

CONSTRUCTION UPDATE

The rise in construction prices due to the current economic situation, has caused a slowdown in construction, thus the similar visual update with Q4 2023 newsletter.

However, Duo remains dedicated to completing the first block by Q3 2024.



**ONGOING
CONSTRUCTION OF
DUO UNITS**



Well, tell us what are you waiting for?
For more information, please visit our
website.

<https://duo.mixtafrica.com/>

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