



OneTribe

HOMES & PROPERTIES LTD

Tribeville, Alagbole

WWW.ONETRIBEHOMES.COM

Please complete all fields in block letters. Fields marked with asterisks (*) are mandatory. Tick boxes where appropriate.

Section 1:

Subscriber's details

Affix passport photograph

Name (with title- Mr, Mrs, Dr, Engr, etc)			
	<i>Surname</i>	<i>First name</i>	<i>Middle name</i>
Home Address			
Date of Birth	/ /	Gender	Male ☐ Female ☐
		Marital status	
Nationality		Occupation	
Employers Name		Email Address	
Telephone 1		Telephone 2	
ID Type		ID Number	

Section 2:

Next of Kin

Name (with title- Mr, Mrs, Dr, Engr, etc)			
	<i>Surname</i>	<i>First name</i>	<i>Middle name</i>
Contact Address			
Email Address		Telephone	

Section 3:

Subscribers declaration and Account details

I hereby affirm that all information provided as a requirement for slot (s) for the joint ownership of apartments at Tribeville Landlord Alagbole via Ojodu Berger Ogun State is correct. I hereby subscribe to the slots indicated in the sales and agreement section of this form with total investment amount of =N=

I hereby confirm that I understand that my investment in the property guarantees me an annual return of 8% being rental returns to be paid by One Tribe Homes & Properties Ltd based on the value of my investment (if managed by One Tribe Homes & Properties Ltd).

I hereby confirm that the account details supplied by me are to be used for the payment of my rental returns.

Account Name:

Bank		Account Number	
Signature		Date	/ /

Name of Realtor (where applicable)

Sales Agreement & Undertaking

- Whereas the vendor **ONETRIBE HOMES & PROPERTIES LTD** has agreed to sell and the purchaser has agreed to buy (i.e number) slot(s) of ownership stake in **TRIBEVILLE LANDLORD APARTMENT, ALAGBOLE VIA OJODU BERGER, OGUN STATE** with investment amount=N=
- Purchasers who make complete payments shall have joint ownership stake in **TRIBEVILLE LANDLORD APARTMENTS ALAGBOLE VIA OJODU BERGER OGUN STATE** based on the value of slot purchased.
- Instalment Payment Terms:** Subscribers are expected to indicate interest in the number of slots and make payment accordingly. A slot will be deemed to have been purchased when full payment is received (in full or installments).

Investment Type	Investment Amount	Number of Slots	Tick (**)	Apartment Proportion
Tribeville Entry	1,250,000.00	1		Stake/Slots
Tribeville Basic	2,500,000.00	2		Stake/Slots
Tribeville Standard	5,000,000.00	4		Stake/Slots
Tribeville Medal	7,500,000.00	6		Stake/Slots
Tribeville Bronze	10,000,000.00	8		Stake/Slots
Tribeville Silver	12,500,000.00	10		Stake/Slots
Tribeville Gold	15,000,000.00	12		Stake/Slots
Tribeville Platinum	17,500,000.00	14		Studio Apartment (Ensuite)
Tribeville Titanium	20,000,000.00	16		One Bedroom Apartment (Ensuite)

- All purchasers of Tribeville Apartments Alagbole shall make a non-refundable payment of N200,000 for onboarding & processing fees regardless of the number of slots purchased. This is a one-time payment in respect of the stake(s) in Tribeville Apartment Alagbole and further purchase of slots in this project will not attract incremental onboarding/processing fees.
- TRIBEVILLE LANDLORD APARTMENT, ALAGBOLE VIA OJODU BERGER, OGUN STATE** shall be managed by One Tribe Homes & Properties Ltd (Vendor) or it's nominees.
- The apartments in Tribeville Landlord Alagbole cannot be used for any religious or commercial activity. The apartments are strictly residential.
- Annual management fees shall be payable to One Tribe Homes & Properties Ltd or its nominated assignees to cover the cost of security, estate lighting, gardening, and general maintenance of the apartments by residents(occupants).
- Apartments 100% owned by a subscriber can be managed directly by One Tribe Homes Ltd or the subscriber(s) can choose to manage it directly if purchased by an individual or a Cluster. *** A cluster is a group of connected or related individuals who purchase an apartment jointly.
- For all slots/apartments managed by One Tribe Homes & Properties Ltd a minimum of 7.5% annual rent is guaranteed for the first 3 years. There will be an upward review after the initial 3 years.
- For all slots/apartments managed by One Tribe Homes & Properties Ltd an annual fee not exceeding 5% of the rental returns shall apply on the rental proceeds
- Subscribers are at liberty to sell their stake at any time after the completion of the project to either existing stakeholders or to third parties. One Tribe Homes & Properties Ltd will be obligated to disclose this to other existing stakeholders who may be interested in increasing their stake.
- Tribeville Apartments Alagbole shall be fully insured, and the cost of annual insurance borne by all investors in the proportion of their investments.
- Every 5 years there shall be full maintenance upgrade of the apartments which shall amount to 50% of the annual rental proceeds to be borne by all the investors in the ratio of their investments.

Subscriber Name One Tribe Homes

Signature Signature

Date Date

Frequently Asked Questions (FAQs)

Q1. Tell me more about the company/ promoter?

- A.** Tribeville Landlord is a real estate investment initiative introduced by OneTribe Homes and Properties Ltd. Tribeville Landlord is designed to make real estate ownership accessible through shared investment opportunities, a commitment to financial growth via value appreciation and rental returns. One Tribe Homes & Properties (Tribeville Landlord) is a platform conceived by Ehiaghe Okoror & Barr. Olubunmi Okoror to make property ownership open to all and sundry regardless of earning power and demystify the toga around the title "landlord".

Ehiaghe Okoror is a real estate professional with vast experience in estate management and property acquisition. Aside from being the Chairman of OneTribe Homes & Properties Ltd, he is also the Chairman of Lush City Homes & Properties Ltd (a real estate property development company specializing in sale of lands to subscribers across Lagos and Ogun State with over fourteen estates and development of apartments/houses fully funded by the company and sold to interested clients. He is a chartered accountant by training and a certified fraud examiner with extensive experience in the real estate, financial services industry, and manufacturing sectors of the economy.

Barr Olubunmi Okoror is the Managing Director of Lush City Homes & Properties with diverse experience in the field of estate development and management. She is also the Principal Partner of Olubunmi Okoror & Associate a real estate and law property firm. She has over 17 years of experience in the management of properties, realtorship and law related affairs.

Q2. Where is Tribeville Landlord located and what is the project size or scope? What is the minimum or maximum I can invest?

- A.** TRIBEVILLE LANDLORD Alagbole is a proposed luxurious apartment building of 24 apartments comprising of the following;
*12 One-bedroom apartments & 12 Studio (Single) Room Apartments (all apartments ensuite)

Project Proportion	No. of Apartments	Agg. Value per Apartment Type	Amount/ Apartment	Minimum Investment	Max. No of Co-landlords
1 Bedroom Apartment (Ensuite)	12	240,000,000.00	20,000,000.00	1,250,000.00	16
1 Studio Apartment (Ensuite)	12	210,000,000.00	17,500,000.00	1,250,000.00	14
Project Value		450,000,000.00			

It is located at Alagbole via Ojodu Berger Alagbole Ogun State. It has ensuite rooms. ample Parking Space. Gym and Exercise Space. Solar Powered Electricity etc. ALAGBOLE is a huge community with high demand for 1 bedroom and Studio room apartments.

The project value is N450m, and prospective investors stand a chance of earning guaranteed annual returns of 8% based on income from rents plus a projected minimum of 12% appreciation year on year on their investment property (based on historical records). The building is on 600 sqms of land and space utilization is optimized.

Tribeville Landlord offers investment tranches with varying minimum and maximum amounts. The minimum investment is =N=1,250,000 and the maximum is =N=20,000,000 based on apartment range. You can select the investments that align with your budget and investment goals.

Q3. What if I cannot raise the minimum investment? Can I still invest and pay in installments?

- A.** Yes. Installment payments are allowed if a prospective investor cannot meet the minimum investment amount. If a subscriber makes a deposit less than the minimum investment of N1,250,000 the company will acknowledge the payment and issue a receipt. However, a slot will not be assigned until the minimum investment is met. Investors who meet the minimum investment will be given priority over those whose deposit who do not meet the minimum amount. However, it is recommended that prospective investor(s) meet the minimum investment to secure a slot.

Q4. Can I get a refund if the deposit I made is not up to the minimum slot amount of =N=1,250,000.00

- A.** Yes. However, such an investor will only get the refund after the project completion or when slots have been fully subscribed or whichever is earlier. The company will refund the deposit amount less 10% administrative fees on the amount. Alternatively, the investor may choose to invest in another project and complete the minimum investment amount for the new project.

Frequently Asked Questions (FAQs)

- Q5.** Can I get a refund if I have invested up to a minimum slot and above for the project?
- A.** Investors with minimum investment up to N1,250,000 and above can only sell their stake after the project completion (within 12 months of investment date).
- Q6.** Can I get my returns in foreign currency i.e dollar, pounds or euro?
- A.** No. Payment of returns shall be made Only in Naira though investment can be received in dollars, pounds or euros. It will be made directly to the designated account number stated on the subscription form.
- Q7.** What documents do I get after making payment?
- A.** After making your investment, you would receive a contract of sale document, indicating your stake in Tribeville Landlord Alagbole. This document serves as proof of your investment with One Tribe Homes & Properties Ltd in the Tribeville Landlord scheme.
- Q8.** How do I check my portfolio and the total amount of money I have invested?
- A.** Tribe Ville Landlord provides a user-friendly online portal where you can access your portfolio and view your total investment. You will also have access to regular updates on the project.
- Q9.** What is the exit plan if I decide to sell or pull out?
- A.** Should you decide to exit your investment, Tribe Ville Landlord offers a flexible exit plan. You can also source for a buyer and introduce them to us. We also announce the opportunity to other Tribe Ville Landlords and prospects who are interested who may be interested. Simply send an email to us onetribehomes@gmail.com
- Q10.** What is the duration of the construction?
- A.** Tribe Ville Landlord Alagbole is expected to be completed within the 9-month timeline excluding the initial 3 month period for subscription.
- Q11.** Is my investment in Tribeville Landlord secure with OneTribe Homes & Properties Ltd?
- A.** Yes, your investment is safeguarded by our commitment to transparency and financial integrity.
- Q12.** Are there any hidden costs or fees associated with the investment?
- A.** No. There are no hidden costs or fees associated with the project or investment. All fees and charges are transparently disclosed upfront to ensure you have a clear understanding of any potential expenses.
- Q13.** Can I visit the project site during construction to monitor progress?
- A.** Yes. Site inspection can be arranged provided it is booked in advance.
- Q14.** How does the due diligence process work in selecting project locations?
- A.** We have a dedicated team with expertise in selecting locations that will provide attractive returns while also meeting all statutory and regulatory requirements.
- Q15.** Is there an option to reinvest the returns or profits back into other projects by OneTribe Homes & Properties Ltd?
- A.** We have several projects lined up to take off in due time. Investors can choose to reinvest their proceeds into any other ongoing projects.
- Q16.** Can I sell my ownership stake to someone else at any time, or are there specific exit periods?
- A.** You can only sell your stake to someone else after the project is completed. After project completion there are no specific exit periods as you can sell your stake at any time.
- Q17.** How is the value of the stake arrived at for the purpose of sale or disposal?
- A.** On a yearly basis independent valuers are tasked with providing the current valuation of each slot in the property considering initial project value, current market value and the inflationary trend and cost of putting up similar property based on current market prices.

Frequently Asked Questions (FAQs)

Q18. What happens if there are unforeseen delays in project completion?

A. If there are unforeseen delays in the project, we will promptly communicate any updates and revised timelines to you, Our team will work diligently to minimize the impact of these delays and ensure the project's successful completion. Rest assured, we are committed to transparency and keeping you informed throughout the entire project duration.

Q19. Are there any tax implications for the returns received through this investment?

A. The rent accruable to investors is subject to the Withholding Taxes applicable. The tax will be in consideration when setting the applicable rent so final burden is transferred to the occupants.

Q20. Can I pay cash to your agent?

A. No. We strongly advice that all payments be made to our Bank Account - **OneTribe Homes & Properties Ltd 0099141472 Sterling Bank**

Q21. How much do I pay for perfection on title i.e Certificate of Occupancy?

A. The cost of perfection of Title such as Certificate of Occupancy on the whole property shall be borne by all subscribers in the ratio of their investments. This will be duly communicated once obtained by OneTribe Homes & Properties Ltd.

Q22. Are there any documentation fees?

A. All purchasers of Tribe ville Apartments Alagbole shall make a non-refundable payment of ₦=200,000 for documentation & processing regardless of the number of slots purchased. This is a one-time payment in respect of the stake in Tribeville Apartment, Alagbole and further purchase of slots will not attract incremental documentation fees.

I hereby confirm that I have read and understand the terms of the ownership stake in Tribe Ville Landlord Alagbole with One Tribe Homes & Properties Ltd.

THEREFORE, THE INFORMATION PROVIDED, TERMS & CONDITIONS HERewith IS ACCEPTABLE AND CONSENTED BY ME.

Subscriber Name

Signature

Date