

A FEEL OF

MARKET INSIGHTS

By Modern Shelter



Affordable Housing

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Nigeria @ 63



October 2023

Affordable Housing

creating foundation for stronger communities

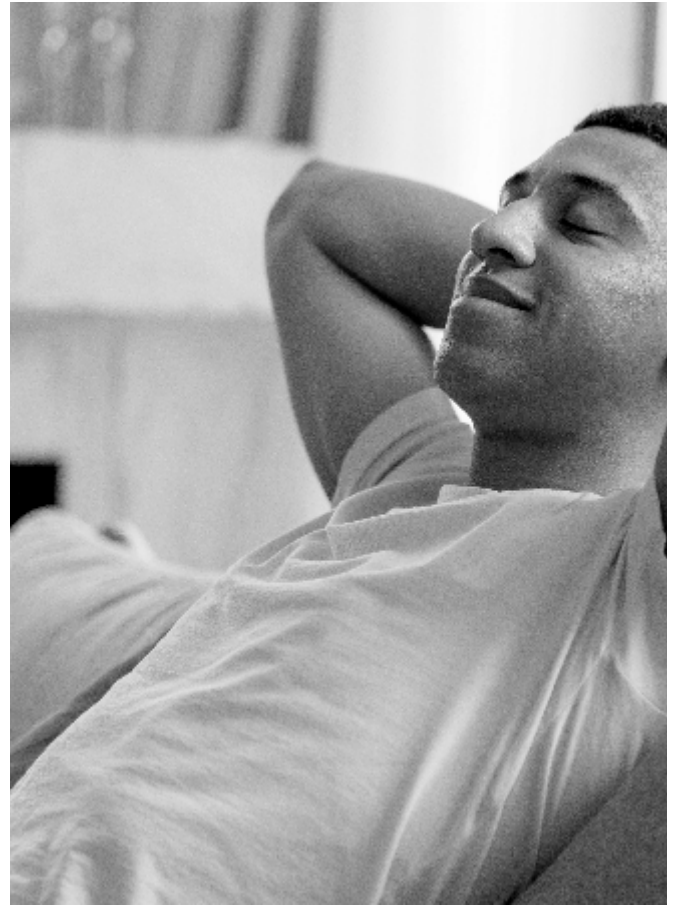
In the pursuit of a fair and equitable society, one of the most pressing challenges we face today is the availability of affordable housing- an issue that touches on the core of our values and drives our commitment to making positive impact. As urbanization continues to escalate and economic disparities widen, the real estate industry finds itself at a pivotal crossroads. The dire need for the provision of affordable housing has never been more pronounced. Hence, becoming a critical issue for individuals and families across the nation. At Modern Shelter we believe that affordable housing is more than just a roof over one's head; it's a cornerstone for stronger communities.

Our dedication to creating affordable housing solutions is rooted in our mission to build vibrant communities that thrive on inclusivity and sustainability. To achieve this, we have embarked on approaches that are, but not limited to:

1. Collaborative Partnerships: We understand that solving the affordable housing crisis requires collaboration across various sectors. We embarked on a partnership with the Nasarawa State Government to develop innovative solutions that can make a real difference. So far, in its first phase of construction, we have been able to deliver not less than 100 affordable housing units at Nasarawa Technology Village.

2. Thoughtful Design and Development: Our team of architects, designers, and planners are committed to creating homes that not only meet the basic needs but also fosters a sense of pride and belonging. To this end, we're focused on sustainable design principles that maximize space, energy efficiency, and accessibility.

3. Financial Accessibility: We recognize that affordability extends beyond construction costs. Through strategic financing and flexible payment options, we are working to ensure that our housing projects are within reach for individuals and families across different income levels.



4. Tenant Support Programs: Our commitment does not end with the construction of housing units. We are establishing tenant support programs that offer resources for education, healthcare, and community engagement, promoting a holistic sense of well-being.

5. Sustainable Practices: Affordable housing should not come at the expense of our environment. We are integrating sustainable practices into our projects to create homes that are not only affordable but also eco-friendly and resilient.

For us at Modern Shelter, we believe that the provision of affordable housing is not just a moral obligation; it's an urgent need that impacts economies, communities, and societies as a whole. We recognize its role in shaping the housing landscape and are taking proactive steps to address the affordable housing crisis. By embracing this responsibility, we are contributing to a more equitable future, that fosters economic growth, and creates communities that are resilient, inclusive, and vibrant.



We believe that a world in which only a few can afford housing is not sustainable. Everyone deserves a safe place to live: it can transform the quality of life of individuals and families. Today, however, most cities around the country are facing major challenges in providing safe and adequate housing for their people, especially cities that are growing rapidly.

Nasarawa Technology Village

Set in harmony with its natural surroundings, the estate is serene, and located at Karu, Nassarawa State.

What makes this project unique is that it will contribute to the creation of community relationships; seeing that we are not only aimed at providing affordable housing for low income groups, this project will improve the quality of living amongst same low income earners.



3

BEDROOM
DETACHED
BUNGALOW



3

BEDROOM
TERRACED
BUNGALOW



2

BEDROOM
TERRACED
BUNGALOW

UpNext

Student Accommodation Re-imagined

The Myriad

Modern Shelter has acquired a 2-hectare plot in the Institutional and Research District for the purpose of building a 756-bed Hostel to accommodate students of the two leading private Universities in the FCT.

The project which will be the first of its kind in terms of specialization and size is within 1-kilometre radius of both Baze and Nile Universities.

792

Bed Spaces



A FEEL OF

HAPPINESS

When it comes to corporate social responsibility, real estate companies might not be the first entities that come to mind. However, as society's expectations evolve, so do the ways in which businesses engage with their communities. In the Second quarter of 2023, we identified an opportunity to make a meaningful impact by sponsoring a charity run to build a sports facility for the children of LEA Primary School, Jabi FCT.

The decision to sponsor a charity half-marathon was driven by our desire to give back to the FCT; a community that has supported our company's growth over the years. It was not just about constructing buildings; it was also about building a brighter future for the children in our local area. Interestingly this school is the 1st Government Secondary school in the FCT.

The charity run took place on a sunny Saturday morning, and the atmosphere was electric. Participants including seasoned marathon runners to first-time joggers, gathered at the starting line. The event not only attracted the organizers of the half-marathon; Abuja's foremost fitness Run Club but also members of the local community, other businesses, and even staff and students from LEA Primary School, Jabi.

The route for the half-marathon showcased the scenic beauty of Abuja Metropolis, winding through picturesque neighbourhoods and local parks. Along the way, volunteers stationed at water stations cheered on the runners, and spectators lined the streets to show their support. It was a true celebration of community spirit.





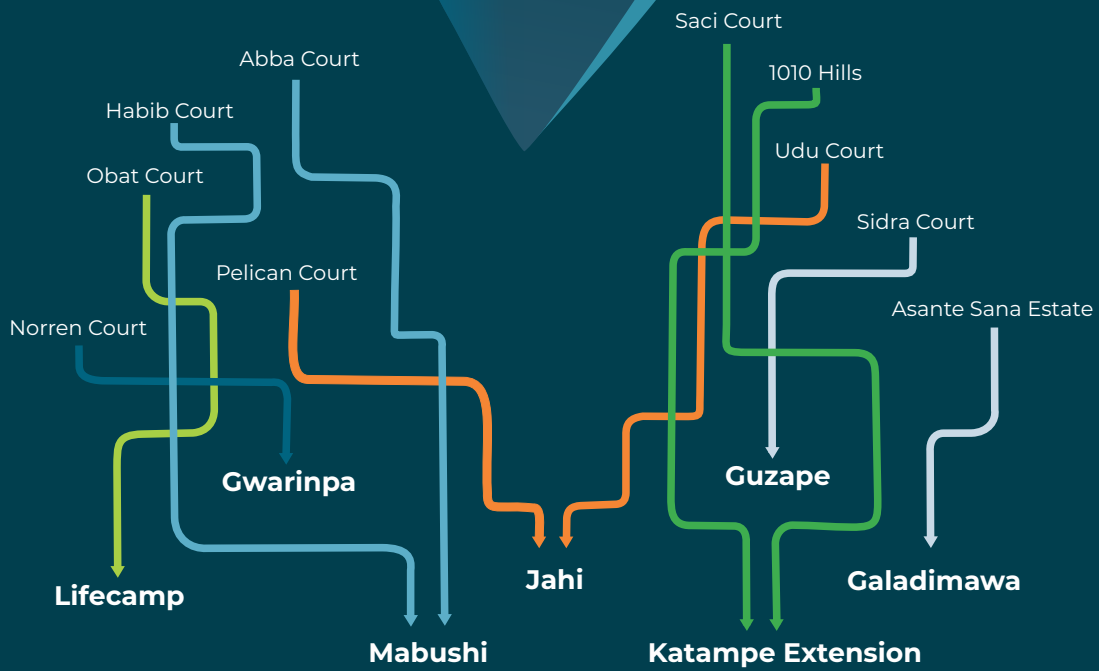
While the focus of the event was on fun and unity, the underlying goal was to raise funds for a noble cause. Every participant, whether they were running or walking, had pledged to contribute to the construction of a sports facility at LEA Primary School, Jabi. The facility would include a new soccer field, a basketball court, and a track for athletic events.

The excitement among the participants was palpable as they crossed the finish line, knowing that their efforts would directly benefit the children of the school. We were overwhelmed by the generosity of our sponsors and the commitment of the runners, who collectively raised a significant amount of money for the sports program.

In conclusion, Run Club Abuja's charity run was a resounding success, not only in terms of raising funds, but also in strengthening our bond with the local community. It was a reminder that corporate social responsibility is not just a trendy phrase, but a commitment to making a positive impact in the community we operate in. As we continue to grow as a business, we remain dedicated to giving back to the community that has been the foundation of our success.



Our Locations



The MYRIAD
Students accommodation re-imagined
📍 Idu

HAMIDU YAGEDE SHOPPING COMPLEX
📍 Gombe

AZARE MARKET
Ultra Modern Market
📍 Bauchi

NASARAWA TECHNOLOGY VILLAGE (NTV)
📍 Karu

Price and Payment options

HOUSE TYPE	PRICE (SEMI - FINISHED)	PRICE (FINISHED)
ASANTE SANA ESTATE GALADIMAWA		
ENKOSI	₦160,000,000	₦210,000,000
WEBALE	₦135,000,000	₦175,000,000
ABORA	₦95,000,000	₦135,000,000
MEDAASE	NIL	₦70,000,000
HABIB COURT MABUSHI		
SOLD OUT		
SIDRA COURT GUZAPE		
YANKARI	₦160,000,000	₦200,000,000
MAMBILLA	₦120,000,000	₦150,000,000
UDU COURT JAHU		
GURARA	₦135,000,000	₦175,000,000
OBAT COURT LIFE CAMP		
KAINJI	₦135,000,000	₦175,000,000
IDANRE	SOLD OUT	SOLD OUT
1010 HILLS KATAMPE EXTENTION		
YANKARI	₦165,000,000	₦210,000,000
WABALE PLUS	SOLD OUT	SOLD OUT
MAMBILLA	₦120,000,000	₦150,000,000
NTV KARU		
3 BEDROOM DETACHED BUNGALOW	₦18,500,000	NIL
3 BEDROOM TERRACED BUNGALOW	₦16,500,000	NIL
2 BEDROOM TERRACED BUNGALOW	₦13,500,000	NIL
THE MYRIAD IDU		
1 BED SPACE	NIL	₦20,000,000
DOUBLE BED SPACE	NIL	₦40,000,000



Yankari

4 Bedroom Terrace Triplex with Servant's quarters

Mambilla

3 Bedroom Apartment with Servant's Quarters

Medaase

3 Bedroom Apartment with Servant's Quarters

Webale

4 Bedroom Detached Villa with Servant's Quarters

Webale Plus

7 Bedroom Detached Villa with 2 Servants' Quarters

Enkosi

5 bedroom Detached Villa with Servant's quarters

Abora

4 Bedroom Terrace Duplex with Servant's Quarters

Kainji

4 Bedroom Terrace Duplex with Servant's Quarters

Gurara

4 Bedroom Terrace Triplex with Servant Quarters

Idanre

2 Bedroom Apartment



Payment Options

Outright

5% Discount

9 Months Plan

30% Down Payment

Mortgage

30% Down Payment

Documents required to process Mortgage

- 6 Months Recent Pay Slip
- 12 Months Account Statement
- Letter of Employment or most recent Promotion Letter
- Letter of Introduction from Employer
- 2 Passport Photograph
- Recent Utility Bill
- Valid ID Card
- Property Offer Letter
- Evidence of Equity Contribution
- Evidence of Payment of Due Diligence Fees

Building a Nation:
our Journey to independence,
where **happiness** knows
no boundaries



Happy
Independence Day
Nigeria

We Deliver Happiness



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