



TM

# HENRY MONTEGO HOMES PROFILE

H O M E S



- The bigger vision

**Henry Montego family is not just one individual, it is a combination of passionate individuals who bring together expertise and skills along with their dedication and clear passion of the industry. Since I created the company, it's always been my desire to maintain a structure on the human size, one that is reactive, focus, progressive, passionate, committed and creative.**

- Chimezie Ebuluofor, President







Montego



# Table of Contents

- PART 1: About Us, Our Philosophy,
- PART 2: HM Snapshot
- PART 3: Our Ethos
- PART 4: Investments Highlights
- PART 5: 2021 Key Coms Strategy

- PART 6: Case Study
- PART 7: Our Projects
- PART 8: Why choose us
- PART 9: Challenges & Mitigation
- PART 10: The Team



WHY?

**We want to make a real  
difference in the  
community and in our  
customers' lives**





OUR COMPANY'S MAIN  
VISION REMAINS THE SAME:

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**To be the real estate company  
of choice for buyers, sellers,  
realtors, and highly talented  
professionals who value  
relationships over transactions,  
superior work, and community  
impacts.**



Who we

are

We aim to connect more with existing and future clients.



**Growth  
through  
innovation &  
empowerment**

- Henry Montego Homes and Industries is one of the Nigeria's fastest growing Real Estate Developer and Facility Management Services companies, with a world class standard service delivery, based in Lagos State Nigeria. Specializing in luxury but affordable residential development, we look forward to expanding into environmental projects, and work with our clients to create homes for the future.







- As a very young and growing company, Henry Montego Homes and Industries, offers to its clients all the benefits of a global organization with the personal touch of a small firm.
- We are currently one of the leading estate developers in Lagos State, striving to maintain our position at the forefront of development of luxury, affordable and flexible payment plan for residential projects and on the medium to long term, to expand through networking with partners across the African continent and the world at large.
- The core of our expertise is the Residential Real Estate market in Lagos State and especially in the boroughs of Lekki and the best areas of Lagos Island.
- The company has since its creation caused a revolution in affordable homes and flexible payment plans in Lagos. Today, we pride ourselves as pioneering structured payment plans ranging from one to 8 years towards home ownership as against outright purchases. The constant growth of our company since its creation attests to this innovation as well as our expertise, market skills, and hard work keeping our clients satisfied. We keep getting referrals from them and the confidence in us to manage their properties. It is no wonder they continue to patronize us.



## • What we do

# Making smart homes affordable to the middle class

- Land acquisitions in choice areas of Lagos
- Smart, unique designs & construction of luxury affordable homes
- Sales on off plan basis
- Flexible Payment Plans
- Structured & Accommodating Payment Plans
- Facility Management services including provision of constant power supply
- Advisory Services







# HM

# SNAPSHOT



Clients

Annual Revenue

Occupany

95%

INCREASE

N5b

NAIRA

93.5%

CURRENT





Our  
Ethos



**Representing a higher standard since 2014, the core of our expertise is the residential Real Estate market all throughout Lagos State and especially in the boroughs of Lekki and the best areas of Lagos Island.**



# INVESTMENT HIGHLIGHTS

Generating Consistent Growth  
Through Solid Execution Of  
Strategy



1. Leveraging 10+ years of management experience and deep local expertise
2. Stability and scale; national operating platform comprising geographic and tenant diversification
3. Industry-leading relationships with owners and investment partners
4. Committed to growth and difference in market sector within the region
7. **Committed to enhancing portfolio and increasing NAV**





## OUR KEY COMPANY STRATEGIES FOR THE YEAR

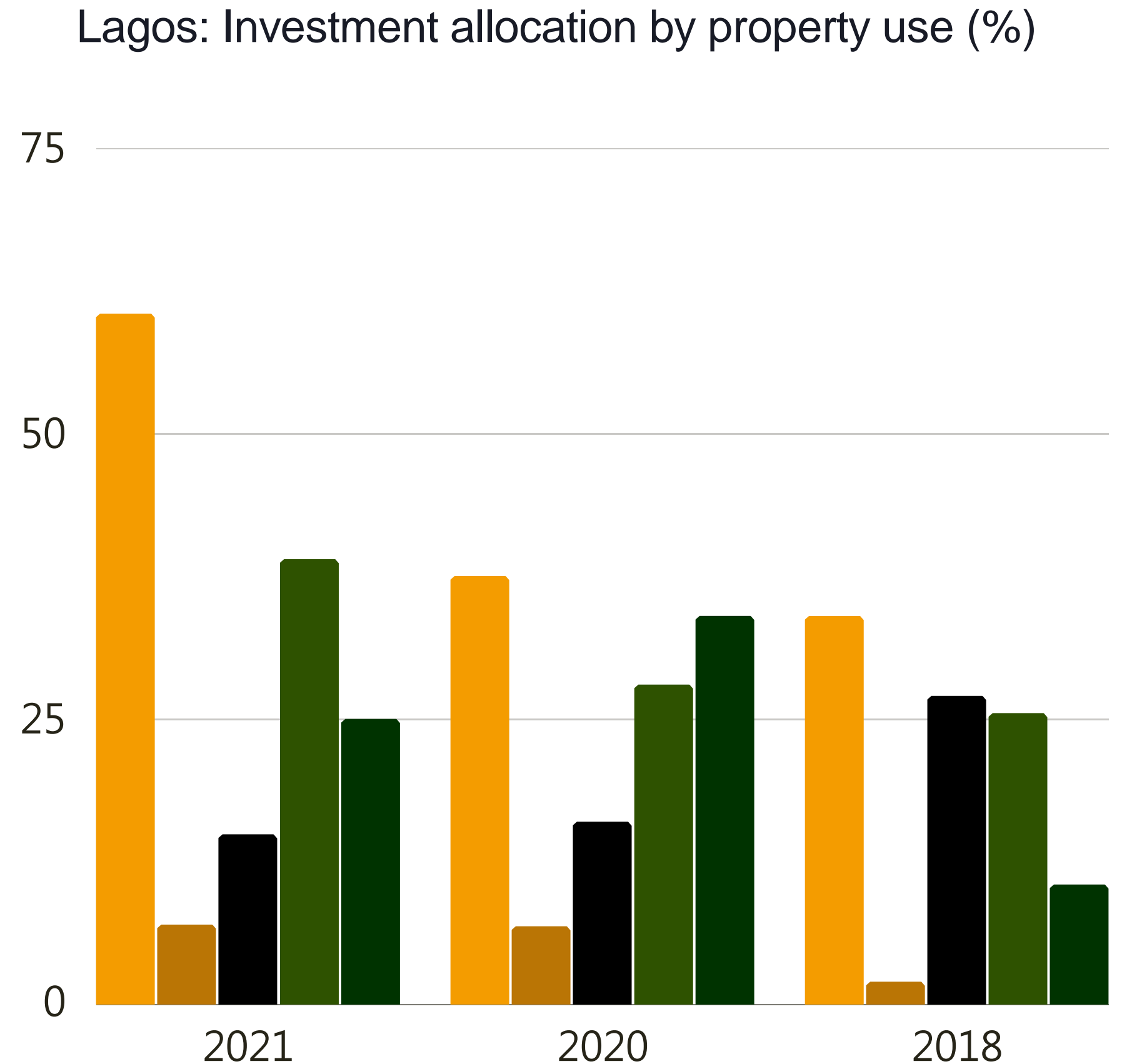
- Increase home affordability and Payment plan
- Boost current referral scheme and policies
- Develop and nurture community partnerships





# THE CASE FOR HOUSING INDUSTRY IN NIGERIA: **TODAY'S MARKET**

The Nigerian real estate market in the last few years has rapidly expanded and is recording exponential growth; steadily increasing foreign direct investment, fast urbanization, and strong corporate demand. According to a January 2021 report by CBO Capital, the sector was valued at 6.4trn naira (\$39bn) and growing at 10% a year.



Source: IMF, World Bank, Housing & Infrastructure



# SOME OF OUR PROJECTS

PROJECT	TYPE OF FACILITIES	STATUS
BAY 1, HEAD OFFICE 1, EMEKA OKOYE, SVE	8 UNITS OF TERRACE TOWNHOUSES	SOLD OUT/DELIVERED
BAY 2, SUNRISE TUNDE OLAITAN DRIVE, OFF FREEDOM WAY, LEKKI PHASE 1	8 UNITS OF 3 BEDROOM FLATS 8 UNITS OF 4 BEDROOM TOWN HOUSES 6 UNITS OF SINGLE FLOOR TERRACE	SOLD OUT/ONGOING 85% Complete
BAY 3 PHASE 1, OFF MEADOW HALL WAY, IKATE	8 SEMI DETACHED TOWNHOUSES 17 UNITS OF 4 BEDROOM TERRACE	SOLD OUT/ONGOING 60% Complete
BAY 3 PHASE 2	8 UNITS OF SEMI-DETACHED 38 UNITS OF 4 BEDROOM TOWNHOUSE TERRACE 10 UNITS OF 4 BEDROOM APARTMENT 24 UNITS OF 3 BEDROOM APARTMENT 16 UNITS OF 3 BEDROOM MAISONETTE	SOON TO START
BAY 3 EXTENSION OFF MEADOW HALL WAY, IKATE	8 UNITS OF SEMI DETACHED TOWNHOUSES 12 UNITS OF 4 BEDROOM TERRACE	SOLD OUT/ONGOING 40% Complete

GARDEN 1, LEKKI PALM CITY ESTATE, AJAH	8 UNITS OF SINGLE FLOOR TERRACES	SOLD OUT/DELIVERED
GARDEN 2, LEKKI PALM CITY ESTATE, AJAH	10 UNITS OF SINGLE FLOOR TERRACES	SOLD OUT/DELIVERED
GARDEN 3 PHASE 1, LEKKI PALM CITY ESTATE, AJAH	24 UNITS OF 4 BEDROOM TERRACE	SOLD OUT/ONGOING 60% Complete
PHASE 2	36 UNITS OF MIXED DEVELOPMENTS	SOON TO TAKE OFF
PHASE 3	LAND ALREADY ACQUIRED	SOON TO TAKE OFF
12 FLATS, LEKKI PALM CITY ESTATE, AJAH	BLOCK OF 12 APARTMENTS OF 3 BEDROOMS	SOLD OUT/COMMISSIONING STAGE & SOON TO BE HANDED OVER
GARDEN 4, OGOMBO ROAD, AJAH	500 UNITS TO OF TOWNHOUSES	40 UNITS SOLD/ONGOING
MONTEGO HILLS, PARK VIEW IKOYI	TEN (5) BEDROOM MESONET	SOON TO TAKE OFF



# ● WHY CHOOSE HENRY MONTEGO'S PROPOSITION?

HMH's offer will make client tap into the opportunities in the building industry and the seamlessness of turn key projects:

- 1. Speed of delivery
- 2. Maintainability – through our facility management services
- 3. Client is relieved of managing several contractors
- 4. Client is relieved of dicey land acquisition, registration, perfection and possession issues
- 5. Modern world class designs and perfecting finishings in beautiful neighborhoods.
- 6. Tested and trusted over time
- 7. We have a large data base of potential offtakers

# ● MEET THE TEAM

Henry is the recipient of the Royal African Medal and Inductee of the Royal Court of the Ooni of Ife. He is a born-philanthropist, natural entrepreneur, real estate mogul and industrialist. He has established over ten different business enterprises which are proving their worth in their various Sectors. He is passionate about individual and nation building and he is achieving that with over a hundred completed real estate apartments with hundreds of staff and contractor in the value chain. He is God fearing and married with children

**Mr. Henry Chimezie  
Ebuluofor – MD**

Geraldine is a passionate Sales Enthusiast. She has facilitated several sales transactions within the Organization. She mentors many young graduates on business and real estate models. She is a lover of sports and modeling.

**Mrs. Chidera Geraldine  
Ebuluofor – DMD**



# ● MEET THE TEAM

A chartered accountant with years of professional experience in the Banking and Real Estate Industries. He is quite conversant with the law guiding his profession. He is championing the digital transformation of the accounting department of HMH

## **Omotayo Adeniji – Head of Finance**

Rasheed has a degree in Civil & Environmental Engineering from the University of Lagos, Akoka. He has garnered experience and knowledge of operations entailing engineering theories, principles, design, specifications, standards, planning, management, cost control and procurement for construction projects from various organizations of repute. He has strong analytical and 3D skills with the ability to design and analyze both concrete and steel structures from concept through completion.

## **Rasheed Olubanwo Salvador**





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