



BEECHWOOD PARK

The Property

Beechwood Park is a gated community developed by Mixta Africa, a subsidiary of Asset & Resource Management (ARM) Group. Upon completion, Beechwood Park will feature 24/7 power supply, park & green areas, perimeter fencing and gate, roads (internal & external), water management system and access to recreational areas.

The estate is strategically located to benefit from the ongoing upgrade and expansion of the Lekki-Epe Expressway and is accessible through Beechwood Estate, which is in proximity to the exclusive Lakowe Lakes Golf & Country Estate.



24 hours power supply



Park & Green Areas



Road (Internal & External) & Drainage



Access to Recreational Areas



Perimeter Fence & Gate



Paved Concrete Roads



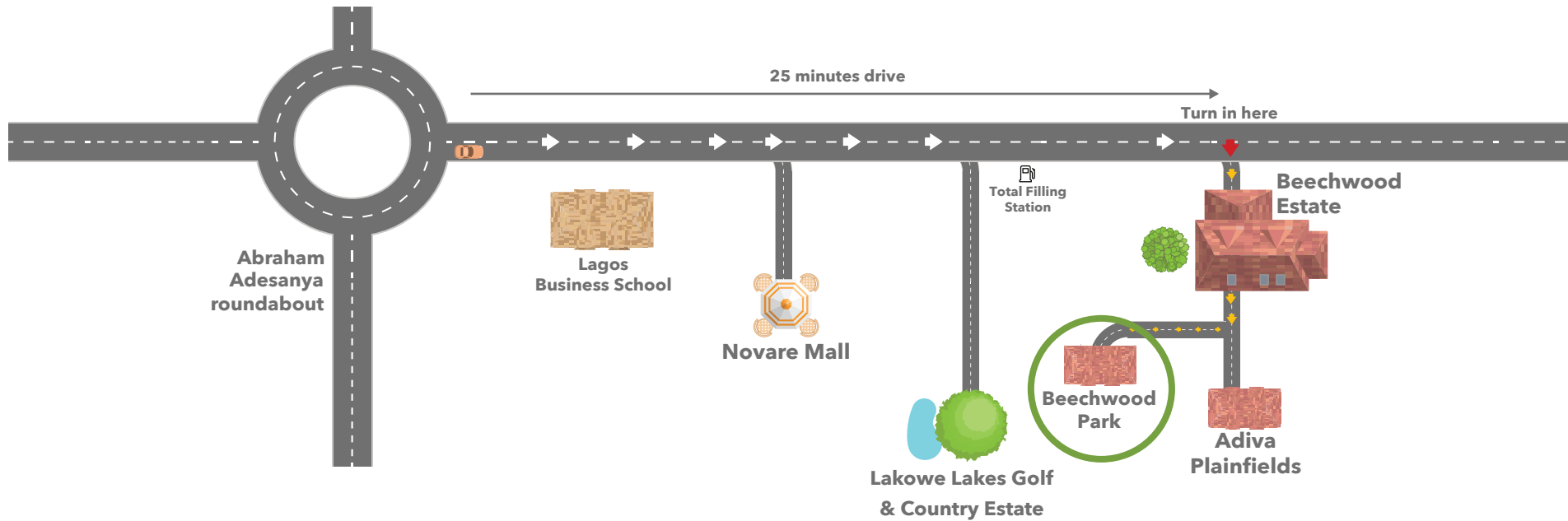
Beautiful Landscape



Water & Sewage Treatment Facilities



The Location

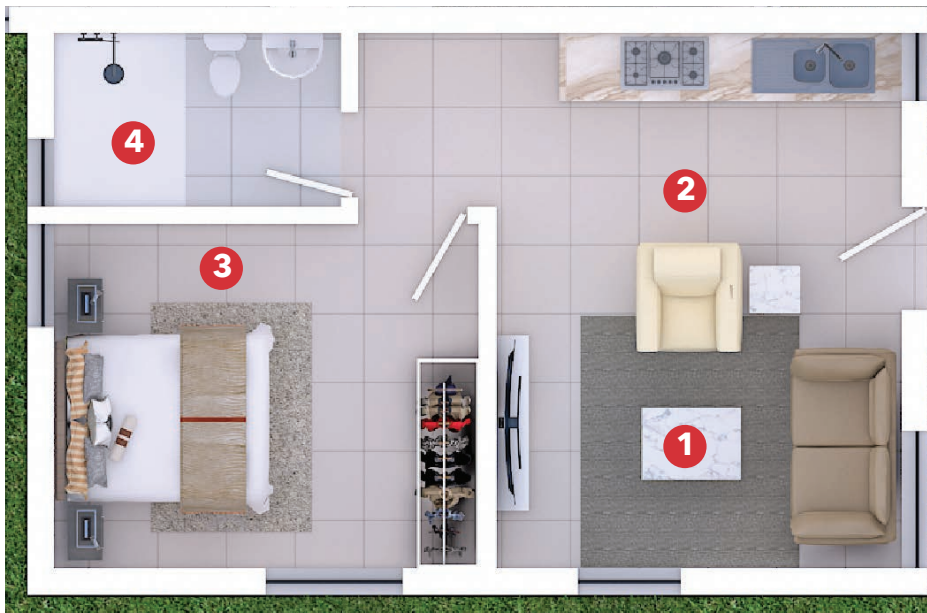


Fastest Growing Real Estate Corridor in Lagos

The estate is located in Lakowe Town, Lekki, Lagos about 15 minutes' drive from Ajah. It is in close proximity to the exclusive Lakowe Lakes Golf and Country Estate.

HOUSE TYPE

One Bedroom Bungalow (Row Housing)



Spaces	Area (sq.m)
1 Lounge	11.6
2 Kitchen	5.3
3 Bedroom	11.1
4 Bathroom	3.8
GFA	41.5*

*GFA includes area of the walls, the porch and the lobby

HOUSE TYPE

Two Bedroom Bungalow (Row Housing)



Spaces		Area (sq.m)
1	Lounge	18.1
2	Kitchen	5.8
3	Bedroom 1 & 2	10.8
4	Bathroom 1	3.3
5	Bathroom 2	3.2
GFA		66.6*

*GFA includes area of the walls, the porch and the lobby

HOUSE TYPE

Three Bedroom Bungalow (Row Housing)



Spaces

Area (sq.m)

1	Lounge	16.2
2	Kitchen	6.2
3	Master Bedroom	12.4
4	Master Bathroom	4.0
5	Bedroom 1	11.2
6	Bedroom 2	11.1
7	Bathroom	3.4
8	Dining	6.5
GFA		97.7*

*GFA includes area of the walls, the porch and the lobby

HOUSE TYPE

Three Bedroom Bungalow (Semi-detached)



Spaces

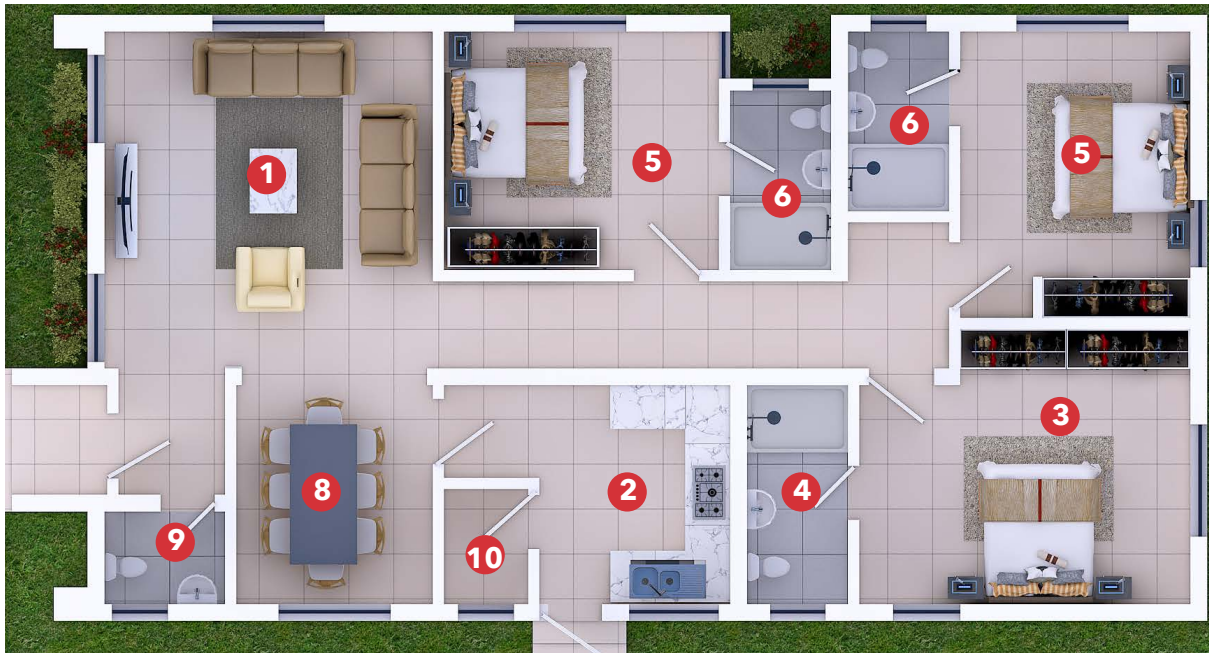
Area (sq.m)

1	Lounge	16.2
2	Kitchen	6.2
3	Master Bedroom	12.4
4	Master Bathroom	4.0
5	Bedroom 1	11.2
6	Bedroom 2	11.1
7	Bathroom	3.4
8	Dining	6.5
GFA		97.7*

*GFA includes area of the walls, the porch and the lobby

HOUSE TYPE

Three Bedroom Bungalow (Detached)



Spaces		Area (sq.m)
1	Lounge	19.7
2	Kitchen	9.0
3	Master Bedroom	12.4
4	Master Bathroom	4.0
5	Bedroom 1 & 2	11.7
6	Bathroom	3.2
7	Bathroom	3.4
8	Dining	7.6
9	Guest Toilet	2.0
10	Store	1.8
GFA		122*

*GFA includes area of the walls, the porch and the lobby

HOUSE TYPE

Four Bedroom Terrace



■ Ground Floor



■ First Floor

Spaces		Area (sq.m)
1	Lounge & Dining	24.2
2	Kitchen	10.8
3	Masters bedroom	12.6
4	Masters bathroom	3.7
5	Bedroom 1 & 2	10.9
6	Family Lounge	11.3
7	Bathroom	4.1
8	Maid's room	10.3
9	Guest toilet	2.2
GFA		150*

*GFA includes area of the walls, the porch and the lobby

Pricing: Standard Pricing (18months)

House Type	1 bedroom bungalow <i>(Row housing)</i>	2 bedroom bungalow <i>(Row housing)</i>	3 bedroom bungalow <i>(Row housing)</i>	3 bedroom bungalow <i>(Semi-detached)</i>	3 bedroom bungalow <i>(Detached)</i>	4 bedroom Terrace
	Move-In Ready	Move-In Ready	Move-In Ready	Move-In Ready	Move-In Ready	Shell
Price	10,892,250	15,862,500	19,299,375	22,207,500	26,437,500	26,437,500

18-month payment plan			1 bedroom bungalow <i>(Row housing)</i>	2 bedroom bungalow <i>(Row housing)</i>	3 bedroom bungalow <i>(Row housing)</i>	3 bedroom bungalow <i>(Semi-detached)</i>	3 bedroom bungalow <i>(Detached)</i>	4 bedroom Terrace
1st Payment	20%	Upon Sale	2,178,450	3,172,500	3,859,875	4,441,500	5,287,500	5,287,500
2nd Payment	20%	Month 3	2,178,450	3,172,500	3,859,875	4,441,500	5,287,500	5,287,500
3rd Payment	15%	Month 6	1,633,838	2,379,375	2,894,906	3,331,125	3,965,625	3,965,625
4th Payment	15%	Month 9	1,633,838	2,379,375	2,894,906	3,331,125	3,965,625	3,965,625
5th Payment	10%	Month 12	1,089,225	1,586,250	1,929,938	2,220,750	2,643,750	2,643,750
6th Payment	10%	Month 15	1,089,225	1,089,225	1,929,938	2,220,750	2,643,750	2,643,750
7th Payment	10%	Upon Completion	1,089,225	1,089,225	1,929,938	2,220,750	2,643,750	2,643,750

Pricing: Mixta Flex

Property Type	Payment Duration	Property Price	Mortgage Payment	Minimum deposit	Monthly repayment
1 bedroom bungalow <i>(Row housing)</i> Move-In Ready	12 months	11,691,086	10,000,000	500,000	99,257
	24 months	11,926,098	10,000,000	500,000	59,421
	36 months	12,031,104	10,000,000	500,000	42,531
2 bedroom bungalow <i>(Row housing)</i> Move-In Ready	12 months	17,263,43	15,000,000	500,000	102,172
	24 months	17,581,730	15,000,000	500,000	64,011
	36 months	17,740,878	15,000,000	500,000	46,983
3 bedroom bungalow <i>(Row housing)</i> Move-In Ready	12 months	20,814,252	15,000,000	750,000	369,724
	24 months	21,219,469	15,000,000	750,000	201,317
	36 months	21,422,078	15,000,000	750,000	139,696
3 bedroom bungalow <i>(Semi-detached)</i> Move-In Ready	12 months	23,834,577	15,000,000	750,000	615,024
	24 months	24,295,583	15,000,000	750,000	326,233
	36 months	24,513,260	15,000,000	750,000	223,381
3 bedroom bungalow <i>(Detached)</i> Move-In Ready	12 months	28,206,789	15,000,000	750,000	970,120
	24 months	28,762,935	15,000,000	750,000	507,644
	36 months	29,028,182	15,000,000	750,000	345,610
4 bedroom Terrace Shell	12 months	28,206,789	15,000,000	750,000	970,120
	24 months	28,762,935	15,000,000	750,000	507,644
	36 months	29,028,182	15,000,000	750,000	345,610

Mixta Flex: How It Works



Step 1

Select the preferred home type which suits your budget.



Step 2

Secure your home with an initial deposit.



Step 3

Pay 10% of the total price over an agreed period.



Step 4

Pay 90% balance through mortgage payment options.



Step 5

Move into your home.

DID YOU KNOW?

Mixta Africa is the developer of Adiva Plainfields Estate. The Estate is well known for its quality infrastructure and amenities

Who is Eligible?

Individuals:

- in current employment not limited to civil servants, doctors, bankers, engineers etc.
- who have been approved for mortgage financing by the requisite credit check.

Why should I key into the Mixta Flex Scheme?

- Value appreciation due to strategic location of the property
- Convenience and flexibility of payments
- Expertise of the developer - 11,000 plus housing units successfully completed
- Buy-To-Rent: Competitive rental income guaranteed.

Frequently Asked Questions

What is BEECHWOOD PARK?

This project has been conceived as a 40 hectare estate with close proximity to Beechwood Central and Adiva Plainfields Estate.

What is the relationship between ARM & Mixta?

Mixta Nigeria is a part of the ARM Group.

Where is the Estate Located?

The Estate is a 5 minute drive from the Lakowe Lakes Golf Estate (off Km 35, along the Lekki Epe Expressway).

What home types are on offer?

We have 1 , 2 and 3 bedroom bungalows as well as 4 bedroom terraces available under the Mixta Flex scheme. All homes will be delivered as either Move-in ready or shell finish (please refer to the finish specification).

What is the National Housing Fund (NHF) Fund?

National Housing Fund (NHF) is a Federal Government scheme, which entitles all Nigerians above the age of 18 years in paid employment to a low interest, government funded loan. Members of the scheme contribute 2.5% of their monthly salary to the fund, for a period not less than six (6) months. The maximum amount obtainable under the NHF is N15 million. The borrowed capital is repayable at the rate of 6% interest, over a maximum of 30 years (depending on factors such as your age, earnings etc.).

How do I apply for the NHF Loan?

You can only apply for your loan as an individual, through a duly licensed and accredited Primary Mortgage Institution (PMI). Mixta have partnered with a selected PMI's to help facilitate the loan application for NHF and will make a reasonable effort to obtain financing for the purchase your unit. The provision of this assistance shall be without any form of responsibility on the part of Mixta. Please be advised that Mixta in no way holds out itself as financier, fund arranger or agent.

How many times can I apply for NHF?

A contributor can only obtain the NHF loan facility once in a lifetime.

Is there a payment plan?

Mixta Flex is a payment option geared towards home ownership. It offers a convenient payment process which allows you put down a minimal deposit, pay monthly instalments, and then subsequently utilise NHF loans as full payment for the allocated unit. Standard payment plans of 12 and 24 months are available via Mixta Flex. You can subscribe to the scheme by making the initial deposit, once you have completed your

equity contribution the NHF loan kicks in.

Can I modify my unit?

You may make modifications to the interior of your own bungalow, and modifications which do not affect the structure of the unit (this will be determined by the developer).

Who is responsible for fixing the exterior of the unit when wear and tear occurs?

The unit exteriors will be maintained and fixed by the homeowner.

What sort of security is offered residents?

This is a gated estate and will offer a secure perimeter, access control and 24 hour estate security services.

Is the perimeter fence up?

The perimeter fence will be completed when the homes are handed over.

Would there be Service Charge? If so, what is the figure?

Yes, there will be a service charge to pay for the security, maintenance of public infrastructure and recreational facilities. A service charge deposit is payable with your last instalment payment. The final service charge amount will be communicated to homeowners prior to handover of the Estate.

How long will it take to deliver this estate?

Your home will be delivered within 6 months of the disbursement of your NHF loan.

At what point do I get an allocation?

Allocations are offered upon payment of your initial deposit. However if you fail to keep up with your installment payments, you risk losing your preferred allocation.

What title will I get when I complete payment?

You will get a Deed of Assignment, however this may be withheld by your Primary Mortgage Bank (PMI) until you complete payment of your NHF loan.

Is the land government land?

The estate is on privately owned land.

Is there a penalty if I decide to withdraw from the project?

Subscribers can only withdraw from the project, if another buyer is taking up their subscription and will be charged an administrative fee of 10% of the property price on exiting the scheme. Please refer to the application form and contract of sale for full terms and conditions.

Can I move in or rent out my unit while still making payments?

Subscribers can only move into their units or rent them out upon handover of the property.

About The Developer - Mixta Africa

We have been active in the development of housing communities across Africa for over two decades. With offices and projects in Morocco, Senegal, Tunisia, Côte d'Ivoire and Nigeria, we take pride in the fact that we remain one of the few real estate developers that successfully delivered over 11,000 housing units across Africa.

In 2015, Mixta Africa was acquired by Asset & Resource Management Company (ARM), the largest non-bank financial institution in Nigeria with over US\$3.5 billion under management. ARM since integrated Mixta Africa with its other subsidiaries such as ARM Pensions, ARM Life amongst other companies. All other Nigerian projects such as Fara Park Estate, Beechwood, and Lakowe Lakes and others which were noted for their high-quality infrastructure were combined and have since been executed by Mixta Africa. We have more than 109 experienced professionals across our subsidiaries that ensure delivery of our communities.

