

## **VAROSI PROPERTIES**

### **(HOME)**

Header:

Welcome to Ownership: Redefining Success through Youthful Real Estate Investments.

### **What we do/who we are:**

We are not just a company; we are architects of dreams, creators of futures, and pioneers of prosperity. Specializing in Land Banking, Property Development, and the art of connecting hearts with homes, we've set out to redefine the essence of real estate... Read more (clicking on this will redirect visitors to the about us page)

We are not just a company; we are architects of dreams, creators of futures, and pioneers of prosperity. Specializing in Land Banking, Property Development, and the art of connecting hearts with homes, we've set out to redefine the essence of real estate.

With a dynamic blend of expertise, we excel not only in the buying and selling of properties but also in crafting visionary building projects that resonate with your aspirations. Our commitment extends beyond bricks and mortar to encompass Estate Management applications and unparalleled real estate consultation.

At the heart of our mission lies a bold promise: to transform the lives of 2,500 individuals by 2025, empowering them to become proud homeowners and landlords. From ambitious newlyweds with dreams of financial independence to tech trailblazers, our vision encompasses all those who dare to dream big.

For us, homes are more than structures, they're the very foundation of your aspirations.

Welcome to a world where real estate is not just about properties—it's about shaping futures.

### **(ABOUT US)**

**Városi**

Városi is an Hungarian adjective meaning urban or metropolitan. It is anything characterized by the city life.

### **Our Vision**

To engineer the world transition to sustainable housing.

### **Our Mission**

To create simple pathways to land acquisition for individuals and organizations through innovation and personalized options.

Create pathways to sustainable housing through innovation.

### **Our story**

The vision of being the foremost source of transition to sustainable housing in Nigeria, Africa and the world at large came to life when a smart and hard working couple with extensive background in various businesses including Branding and Advertising, Marketing, FMCG manufacturing and technology, and yes – real estate, went all-in on a dream that had been building for quite a while.

Varosi Properties was founded out of a love for creating outstanding and unique structural projects and discipline, a unique interest in real estate, and a desire to help others create passive income that would support and bless their families. Regis Ohia the CEO began working with accredited investors to help them improve their investment returns via the exceptional opportunities that the real estate market offers.

Our plan is to create and connect people with properties and developments that generates consistent cash flow. By the end of 2025, we would have made 2,500 people wealthy through real estate.

Invest in a property with Varosi Properties Now and watch your money grow consistently.

### **Our Team**

#### **Managing Director**

Regis Ohia is an astute business man with over 10 years running various businesses. Coming from a humble background, he personally managed his family Pharmacy before moving ahead to Manage a Printing press and founding a Marketing and Advertising Agency, Regis Prints. The company had the privilege of working with the likes of Konga, Smile, Fekomi Herbals, Spar and other reputable brands.

In 2021, he was mentored in the Real Estate Sector by Dr. David Asogba of Reftop Homes. Serving diligently and garnering the necessary experience and expertise, he was able to start up Varosi Properties.

A graduate of Federal Polytechnic, Nekede, Regis Ohia is a master business strategist and Advertising consultant with relevant certification from O2 Academy, London Business School, and the Nigerian Chamber of Commerce.

### **Executive Director**

Jennifer Regis-Ohia is a graduate of Houdegbe North American University Benin with a degree in Computer Engineering Technology.

Jennifer has over 7 years of working experience in Business, Entrepreneurship and Technology including 5 years of working Experience in Online Publishing and Content marketing in diverse fields including Real Estate which she has built competence in for almost 2 years.

Jennifer has once worked as a Managing Editor in His Rule Publication. She has also worked as a Mobile App Developer and coach in JBUIT Academy.

Jennifer currently works as the Executive Director in Varosi Properties.

At Varosi Properties, she is responsible for developing the organizational strategy; vision and financial outlook, and ensuring that the Brand's Communication is top notch.

### **General Manager**

Olawale James Oladipupo is a seasoned real Estate Consultant with over 3years of experience in the administrative and professional delivery of real estate services. He has a proven track record of administrative capacity in the real estate space haven functioned in two different real estate companies as a development manager, head of operations, and Human Resources Manager. However, he is currently the general manager at Verosi Properties. His capacity to multitask and effectively deliver in different roles is unrivaled.

Asides his professional skills, Olawale is also a B.Sc. degree holder in Political Science from the prestigious Obafemi Awolowo University, Ile-Ife. He is also a human resource by training & has worked in various volunteering capacities both as a student & as a non-student. In addition, he has also functioned as manager of a hotel establishment developing the low output performance figure of the organization to a high standard. In all, he has over 7 years of working experience.

Conclusively, Olawale is success driven & passionate about, not just self-development but contributing to the growth of everyone and projects around him. To know a man isn't easy but he is fondly regarded as an open book who just always wants what's best & pushes everyone around him to always demand more of themselves.

### **Brand Manager**

Toochi Amakor is a graduate of Marketing from the University of Calabar, Crossriver state.

She is a well-focused and resilient professional whose experience spans key areas such as marketing strategy, customer relationship management, brand strategy, and brand management.

Toochi currently serves as the Brand Manager at Varosi Properties Limited, where she plays a pivotal role in defining and implementing brand strategies that elevate the company's market presence.

### **Customer Administration Officer**

Mary is a Real Estate consultant with experience in sales and administrative profession, she has a proven track record of administrative capacity both in sales and real estate space haven functioned in a real estate company as a sales administrator, however, she is currently the customer administration officer at Varosi properties , her capacity to multitask, communication and deliver in different roles is unmatched.

Aside her professional skills Mary is also a bachelor degree holder in Adult Education (Marketing) from Nnamdi Azikiwe University Awka Anambra state, she's a sales person by training and has worked with different organisation in addition she has worked as a model and also a teacher.

Mary is someone who renders administrative support to both clients and organisation, she intend to become part of a world class and innovation organisation highly focused on delivering values.

### **Media Associate (Graphics Design)**

Kehinde Salu is a creative and skilled Graphics Designer, Motion Graphics Designer, and Video Editor with significant experience in video production aspects. He pays remarkable attention to detail when it comes to audio and video, and they excel in color blending, creative typography, and computerized video editing. Kehinde has a demonstrated ability to efficiently handle multiple projects simultaneously with a high degree of professionalism.

In their design endeavors, Kehinde Salu places a strong emphasis on various aspects, including user experience, visual design, interface design, social media design, copywriting, and motion design. His primary objective is to craft designs that not only showcase aesthetic appeal but also deliver a seamless and user-friendly experience.

Kehinde's portfolio includes a wide range of projects encompassing product design, brand identity creation, branding initiatives, and motion design. They have successfully designed interfaces for startup companies and individual businesses operating across diverse industries such as Fin-tech, Religious Groups, Transport Tech, Automobile, and utility sectors.

Beyond his design work, Kehinde Salu has a keen interest in music, enjoys playing PlayStation games, and values one-on-one interactions with teenagers

## **FAQs**

### **FREQUENTLY ASKED QUESTIONS (FAQs)**

#### **about Varosi Properties**

#### **WHY SHOULD I INVEST IN REAL ESTATE?**

- Housing and real estate has a variety of benefits for investors, including predictable returns, single-asset ownership, and significant tax savings
- Real estate is very stable compared to the equities market– Workforce housing is undersupplied around the country, very little new stock in the development pipeline, and demand is increasing.

#### **WHY BUY FROM VAROSI PROPERTIES?**

- Varosi Properties is committed to sourcing high-quality deals in growth markets
- We provide a clean and transparent view of all properties
- With us dispute over properties hardly ever happens. You have every right to go and verify every of our property with the state government and other relevant authorities.
- There are no hidden fees. NEVER.
- When you buy from Varosi Properties, you don't have to go through the stress of getting receipt and government documentation yourself. We will do the documentation in your favor.
- The property is well planned. This is why we will show you the estate or property layout plans, key infrastructures, the type of buildings that is allowed within the estate or the property. So every property you buy for investment or for living has been pre-planned for you.
- Your property can never be stolen. With Varosi Properties, you are rest assured that your property is yours forever, it cannot be stolen by land grabbers.
- There's a robust instalment payment plan for every of our property.

#### **DOES THE FOUNDERS INVEST THEIR OWN MONEY?**

At Varosi Properties, each one of our founders invests in the deal right along with you. We don't want to lose our money either!

We take your money and your trust in us very seriously. We would not choose an asset if we thought there was significant chance of losing everything. Ultimately, we believe there is little chance of losing our money and instead a very high probability of creating more income. We want to be completely transparent and always encourage you to do your own research before making a decision.

## HOW RISKY IS MY INVESTMENT?

Any investment will have some risks involved. There is no guarantee to any kind of investment, whether that investment is in stocks, bonds, or crypto. However, Real estate has proven to be one of the safest and most stable investment choices available. Risks are carefully outlined in the Private Placement Memorandum for each property. Varosi Properties works hard to mitigate any risk by having a careful process of uncovering devalued assets and turning them into profitable ones.

## WHAT MARKETS DOES VAROSI PROPERTIES INVEST IN AND WHY?

We have strategically chosen to invest in multi family properties in various locations for numerous different reasons. Below are few of the key factors that have driven our purchase and market decisions.

- Solid growth projections in the chosen area.
- These areas typically have lower regulations for businesses
- The cost of living in this area is generally on the lower side.
- Evidence of high population growth in the area, which translates to more supply for multi-family housing.
- The management has grown a huge familiarity with the marketplace, and knows unique factors that might go unnoticed by someone who does not have access to the information we have

## **(PROPERTIES)**

### **Ivory Hill Estate**

Ivory Hill, Epe is the perfect destination. Proposed to be a residential community where residents can clear their minds from the noise and trouble of the typical Lagos.

This destination with its iconic plans and features provides a pleasant and tranquil family-friendly environment that's best for residence. It is a visionary concept that is set to be one of the best residential developments for the wealthy.

Features

Perimeter Fencing

Access Road

Good Drainage System

Ample Parking Space

High Speed Internet

Swimming Pool

Estate Gatehouse

### **About the Location**

Epe is one of the most sought after & affordable areas in Lagos state to own a home or piece of property. Epe is your best option if you are middle class and searching for a more livable and reposeful area to invest in Lagos state. Compared to other regions of the state, labor costs are comparatively affordable as well.

### **Landmarks**

Dangote Refinery

St Augustine University

Lekki free Trade Zone

Epe Resort & Spa

Epe Fish Market

Yaba College of Technology

### **Why Ivory Hill Estate**

Smart Features

For investors seeking an iconic community with crystal clear scenery and a variety of amenities, Ivory hill is the place. Ivory Hill invites its residents to feel at home and be part of a diverse and multi-cultural community.

Friendly Living

Family-friendly outdoor activities, leisure, dining and pleasure therapy are a slice of everyday life. In more ways than one, Ivory Hill is creating a new paradigm for community living in Epe, Lagos.

## Perfect Location for Investment

It is a visionary concept that is set to be one of the best residential developments for the wealthy. A pearl in the heart of Epe; it is a huge investment opportunity for savvy investors to gain from.

**2.**

### **Cedar Boulevard**

The Cedar Boulevard, Epe is the perfect destination. Proposed to be a residential community where residents can clear their minds from the noise and trouble of the typical Lagos.

Cedar Boulevard invites its residents to feel at home and be part of a diverse and multicultural community. Family-friendly outdoor activities, leisure, dining and pleasure therapy are a slice of everyday life. In more ways than one, cedar boulevard is creating a new paradigm for community living in Epe Lagos.

This development is a 100% dry land with serviced plots available in 150sqm, 300sqm and 600sqm. This estate development's land title is Gazette and with the housing development plan within, there will be a massive increase in value and sequentially the massive return on investment for early investors alike.

#### Features

House Automation

24 hours Power Supply

Ample Parking Space

Access Card

High Speed Internet

Gym

Surveillance

Swimming Pool

Why Epe?



Epe is a town and a local government area (LGA) in Lagos State, Nigeria located on the north side of the Lekki Lagoon. It holds within itself the future of Lagos in terms of investment and this is why it has been dubbed the new smart city. Epe is also been projected to be the DUBAI OF AFRICA. Hence the Behive of commercial activities and the frenzied expansion of estates along the length and breadth of the area called the new Lagos.

#### REASONS WHY BUYING A PROPERTY IN EPE IS A FANTASTIC IDEA:

##### 1. Road Networks:

Epe have one of the best Road Network in Nigeria.

##### 2. Safety:

Epe is also one of the Safest place to live and do business in Lagos.

##### 3. The New Lagos:

Epe is a part of the location called the New Lagos .It is less than 30 minutes to Ibeju Lekki where the Lagos Free Trade Zone is Located and neighbor to The new sea port ,the new airport, the smart Alaro city , several multinational companies and a lot more.

4. Great Business Opportunities Epe offers a number of opportunities to find talent, make connections, expand business, and even try new ventures, often without leaving the confines of your neighborhood.

5. A Plethora of Options The vibrancy offered by Epe is unique. It's building a reputation for no-nonsense, fast-talking, straight-to-the-point, business-friendly environment and this is what sets it apart and makes it a major international destination. It is also building a wealth of financing options, incubators, a multicultural workforce, and a world-class technical infrastructure that will rival other major cities around the world.