



Flexible Housing Investment

Earn rental income through managed **monthly rentals** in Lagos.



Housing that works for tenants and investors.

The Housing Problem in Nigeria

Most landlords require one or two years of rent upfront, while the majority of working Nigerians earn income monthly. This creates a gap in the housing market.

Many people who can afford rent month by month cannot access housing because they cannot pay large lump sums in advance. Spaces by Ara addresses this gap by offering shared apartments where tenants rent private rooms and pay monthly.

Key Realities

28M

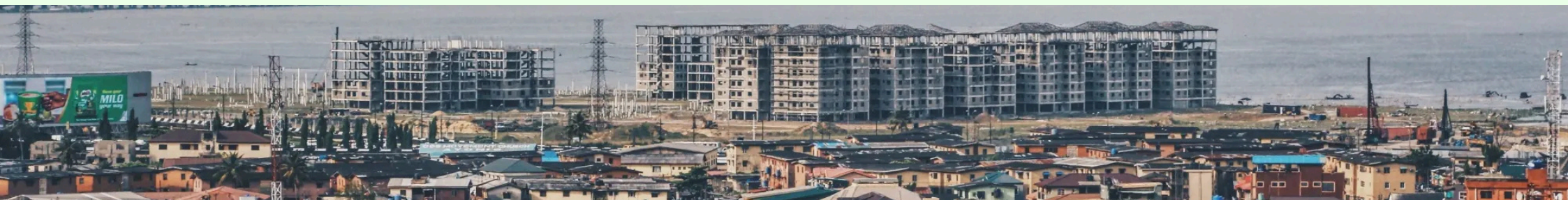
Housing Deficit in Nigeria

3M

Housing Deficit in Lagos

>70%

Lagos residing tenants



The Opportunity



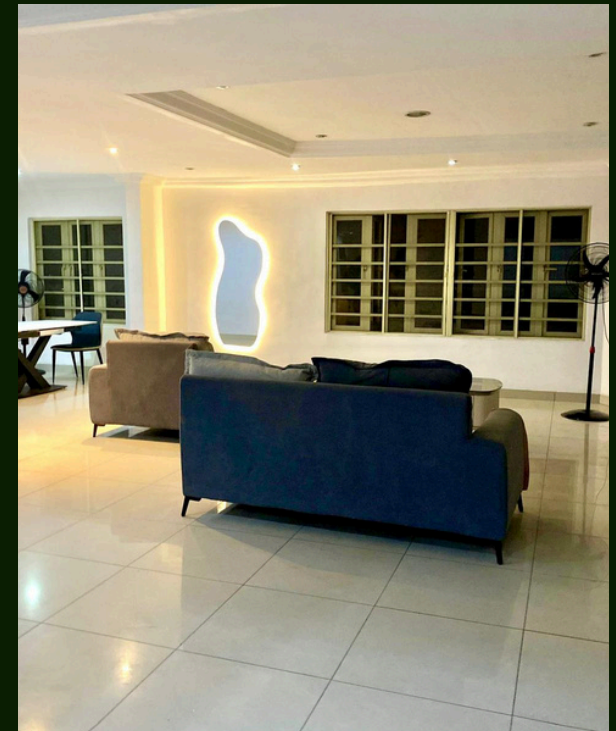
Urban migration continues to increase the demand for housing in Lagos. Young professionals, remote workers, and students move into the city every year. Many prefer housing that allows flexible monthly payments instead of long lease commitments.



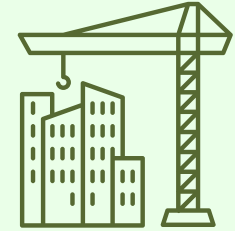
converts standard apartments into structured

homes where tenants rent private rooms while sharing kitchens and living areas. This model allows one apartment to serve several tenants while maintaining affordable monthly pricing.

For investors, this structure creates **multiple rental streams** from a single property.



How Spaces By Ara Operates



Spaces by Ara manages monthly rentals designed for working professionals. The process operates in four steps;

1

Apartments are secured in high demand areas such as Lekki and Chevron.

2

Each apartment is renovated with all necessary repairs and maintenance done.

3

Tenants apply for rooms and sign rental agreements.

4

We manage tenant placement, rent collection, maintenance, and property oversight.

Because several tenants occupy one apartment, rental income is generated from multiple occupants rather than a single household. This structure helps stabilize rental income throughout the year.

Investment Structure



Capital Investment

Provide money to fund setup and operation of shared apartments.

- ✓ Investment capital is used for leasing apartments, furnishing and interior setup, property preparation, and operational reserves.
- ✓ You may choose to invest in furnished apartments (fully ready for tenants) or unfurnished apartments (basic setup, lower upfront cost).
- ✓ Rental income is distributed proportionally to your investment.



Property Investment

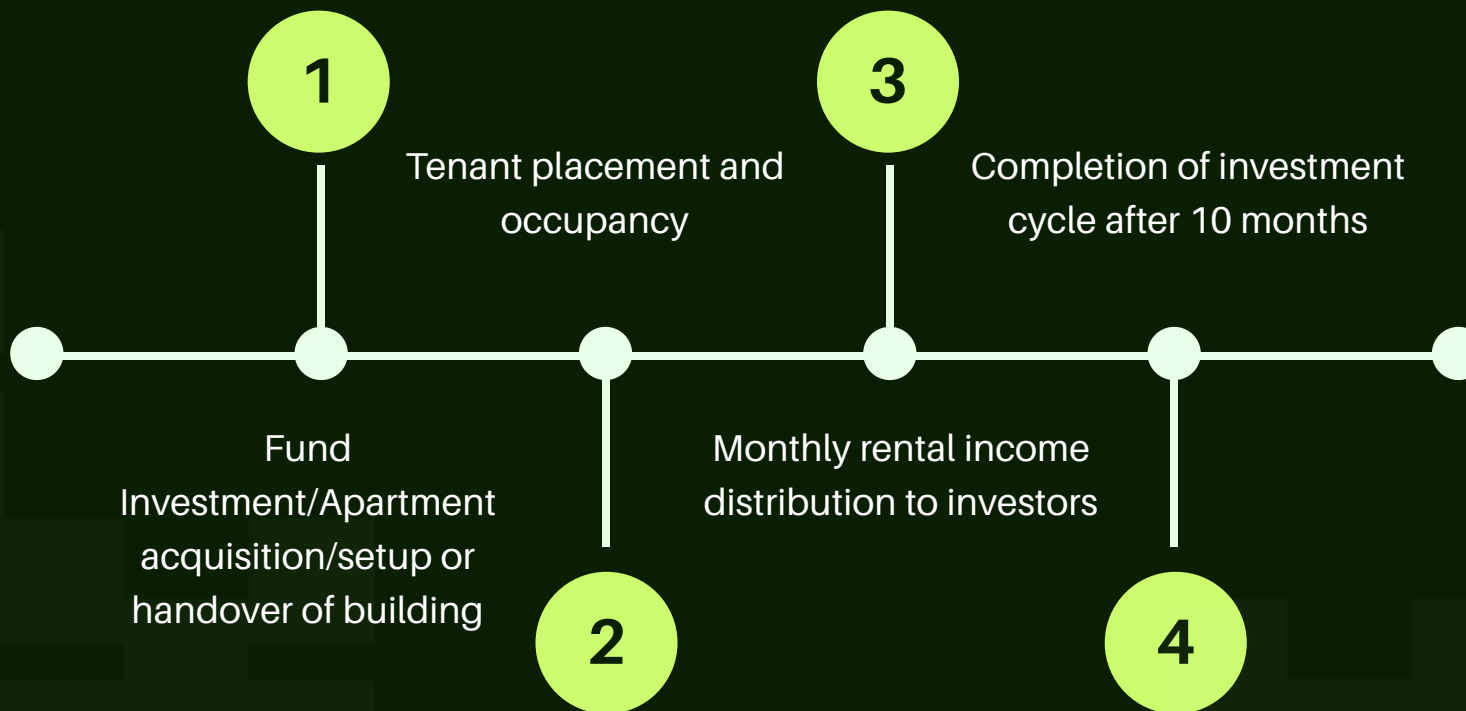
Provide an existing building to Spaces by Ara for management.

- ✓ We manage your building, handle tenant placement, maintenance, and operations.
- ✓ Investors earn returns from rental income without managing the property.
- ✓ Your building becomes part of our managed network, generating rental income passively.

Minimum investment: #6,000,000

Investment Timeline

Each investment operates within a structured cycle:

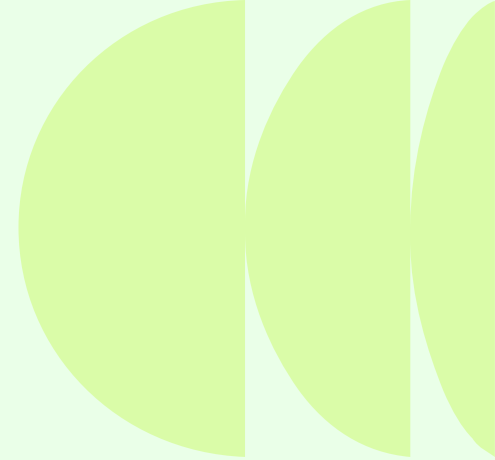


At the end of the cycle, investors may withdraw capital or reinvest in the next cycle.

Operational Risk Management

Real estate investments involve operational risks. **Spaces by Ara** manages these risks through structured processes:

1. Tenant screening and rental agreements
2. Multiple tenants per apartment (shared apartment model) to reduce vacancy exposure
3. Active property oversight and maintenance
4. Regular monitoring of rental payments
5. Clear investor agreements defining income distribution



Growth Plan

Spaces by Ara is expanding its network of monthly rentals across high-demand areas in Lagos.



Initial focus locations:

- Lekki
- Chevron
- Lekki Phase 2

The long-term objective is to build a network of managed shared apartments with rent paid monthly, across major Nigerian cities.



Investor Summary

¥6,000,000

Minimum
investment participation

¥2,052,000

Estimated investor
profit over 10 months

37%

Estimated
annual return

Asset category: Residential rental housing

Investment structure: Managed monthly rental model

Spaces by Ara connects strong urban housing demand with structured property investment participation.

Contact

For partnership discussions or investment inquiries, contact the Spaces by Ara team.



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