2025/2026 INVESTMENT OFFERS

GT-GLOBAL ALLIANCE GROUP LTD

Connecting Vision, Value, and Impact.

INVESTMENT OFFER FOR GT-INN

Airbnb Shortlet Apartments | Ikorodu, Lagos, Nigeria

1. Executive Summary

Business Name: GT-INN (A subsidiary of GT-Homes&Properties)

wBusiness Type: Shortlet Apartments / Airbnb

Location: Ikorodu, Lagos State

Startup Focus: Purchase of old or uncompleted buildings, renovate or complete them, and convert to serviced apartments for short-term rentals.

Funding Required: N150 Million NGN

Expected Monthly Revenue (Post-Launch): N2.5M – N4.5M

Break-even Point: Month 24

2. Business Opportunity

With over **22 million residents**, Lagos State is Nigeria's commercial capital and a top destination for **business travelers, tourists, remote workers, and returning diaspora**.

However, Ikorodu is an **untapped market** in the shortlet ecosystem, with lower property acquisition costs and high future growth potential.

3. The Growth&Demand Drive Behind GT-INN

Ikorodu is rapidly emerging as one of Lagos' most promising real estate and hospitality frontiers. Its unique blend of accessibility, affordability, and natural environment makes it the **next preferred location** for diverse groups seeking quality living and stay experiences:

- **Returnees & Family Visitors** – Increasingly, Nigerians abroad are choosing Ikorodu when visiting loved ones, drawn by its peace, security, and community culture.

- **Young Professionals Relocating** – Rising costs and congestion on the mainland are driving skilled workers and creatives to Ikorodu's more serene, yet well-connected environment.

- **Spiritual Retreats & Creative Hideouts** – Ikorodu's calm waterfronts and natural surroundings make it an ideal hub for faith-based retreats, wellness tourism, and creative inspiration.

- **Overflow Market from Lekki/Ajah** – With properties in Lekki and Ajah often overbooked, Ikorodu provides a cost-effective, accessible alternative just across the waterways.

- **Upcoming Infrastructure Projects** – The planned **4th Mainland Bridge** and other government-backed developments position Ikorodu for a real estate boom, making early investments highly strategic.

At **GT-INN**, we are positioning to ride this wave — creating a high-value Airbnb-style hospitality experience that serves today's needs while anticipating tomorrow's growth.

4. Business Model

Asset Strategy:
Acquire 2–3 old or uncompleted buildings
Renovate and furnish into 10–15 serviced apartment units
Target mix of 1-bedroom, studio, and 2-bedroom setups

Target Market

Segment	**Description**	**Why They'll Book GT-INN**
Diaspora returnees	Coming home for events/holidays	Affordable, clean, accessible to family
Business travelers	Visiting Lagos Mainland	Less traffic stress, work-from-home setup
Local tourists	Exploring hidden Lagos	Instagram-worthy, private & secure
Youth groups/churches	Retreats, programs	Exclusive bookings, open-air patios

5. Competitive Advantage

Affordable Property Purchase:
Lower cost of buildings in Ikorodu compared to Lekki or Surulere

Branded Experience:
GT-INN will offer concierge-style service, themed interiors, fast Wi-Fi, 24/7 solar backup

Community Feel:
Culturally curated spaces with Afrocentric art and heritage aesthetics

Spiritual-Nature Add-ons: Prayer rooms, meditation corners (unique edge for faith-based clients)

6. Financial Overview

Capital Breakdown (N150 Million)

Category
Property Acquisition
Renovation & Interior Design
Furnishing & Amenities
Branding & Marketing
Staff Recruitment & Training

Contingency / Reserve
Government Approval and Certifications

TOTAL **N200,000,000**

7. Investor and Partnership Offer

Investment Sought: N200,000,000
Use: Acquisition, Renovation, and launch
Investment Type:
Equity Partnership from 20% and above (T&C) applies
Crowd investor of not less than N5Million fixed for 2yrs with ROI @ (20% annual returns)

8. Growth & Expansion Plans

Create **"GT-INN Signature Retreats"** — weekend themed experiences
Develop **booking website & mobile app** for direct reservations
Franchise option for diaspora investors

Let's Build GT-INN Together

Join the Future of Affordable Luxury in Mainland Lagos
Secure Your Stake in Nigeria's Rising Shortlet Market
Contact: info@gtglobalalliance.com | +234 -7036393791
Website: www.gtglobalalliance.com