



**SOLID
CREST**
CONSTRUCTION LTD

D CREST RESIDENCE

**Smart | Luxury | Eco-Friendly
Garden Living**



Caribbean Estate, Irhirhi GRA,
Off Airport Road, Benin City

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Welcome to D Crest Residence



D Crest Residence is a boutique smart luxury development of 10 all-ensuite, fully serviced, and fully furnished 2-bedroom apartments located in the serene, fast-developing Carribbean Estate, Irhirhi GRA, off Airport Road, Benin City – with smooth tarred road access for ease, comfort, and prestige.

This garden-inspired estate blends elegant architecture, modern technology, and eco-conscious living – offering you a lifestyle upgrade and a secure path to long-term real estate wealth.

Vision of D Crest Residence

To redefine urban living in Benin City through smart, sustainable, and profitable real estate investments.

Mission of D Crest Residence

To develop high-quality, fully serviced smart apartments that offer luxury, security, and strong investment returns—while promoting sustainable living in Benin City.

Goal of D Crest Residence

To build a smart, luxury 10-unit apartment in Benin City that delivers high ROI, modern comfort, and eco-friendly living for investors and residents.

Project Highlights



10 Smart 2-Bedroom Apartments



Modern Gym & Wellness Center



All Rooms Ensuite



Elegant Pool Lounge



Fully Furnished with Premium Interiors



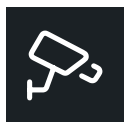
Exclusive Penthouse



24-Hour Electricity with Solar Backup



Eco-Friendly Garden City Design



24-Hour Security with CCTV



Tarred Road Access

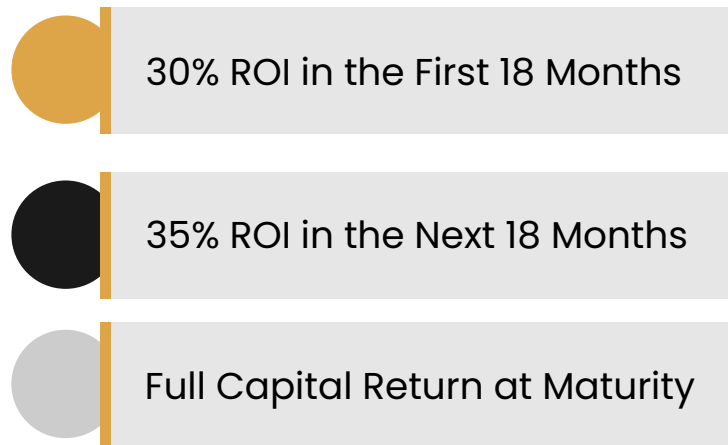


Fully Serviced (Water, Power, Cleaning, Waste)



Gated, Peaceful & Rapidly Growing Neighborhood

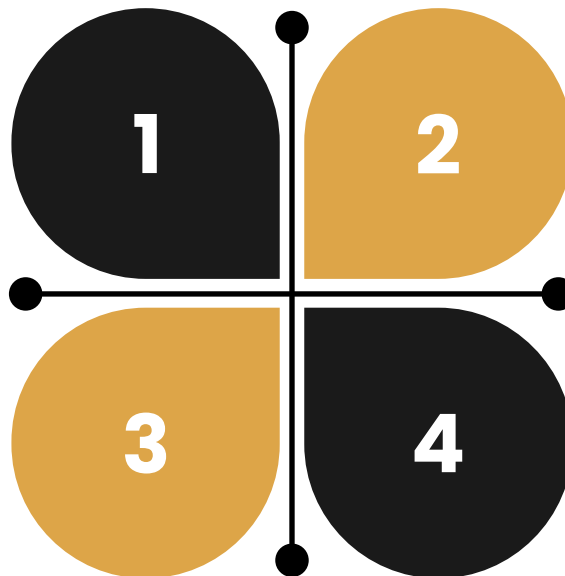
Investment Opportunity: 65% ROI in 3 Years



D Crest Residence isn't just a home – it's a secure, income – generating asset.

Flexible Ownership Options

Buy to Live –
for smart, serene,
secure living



Buy to Resell –
benefit from
strong capital
appreciation

**Buy to Rent or
Shortlet –**
tap into Benin's
fast-growing
furnished rental
market

**Buy to Invest
(Shortlet) –**
earn 12% ROI in
year one with
our managed
solution

Why Choose D Crest Residence?

- Smart, All-Ensuite Apartments
- Fully Furnished & Move-In Ready
- Tarred Road Access for Easy Commute
- 24/7 Power with Solar Panel Support
- Secure Gated Estate with CCTV
- Pool Lounge, Penthouse & Gym Amenities
- Eco-Friendly Design & Garden Landscaping
- Premium Location in Irhirhi GRA, Benin City
- Developed by a Trusted Team with Clean Title

Location Advantage

- Carribbean Estate, Irhirhi GRA, Off Airport Road, Benin City
- Located in a peaceful, high-growth corridor
- Smooth tarred access to and within the estate
- Ideal for residential living, resale, or shortlet investment



Partnership Investment Benefits

- 3-Year Board Membership
- Participate in Strategic Development Decisions
- Influence Execution of Future Projects

Investment Payment Structure

Groundbreaking Capital:
N100M – N250M

Initial Capital Investment:
N500,000,000

Units Priced at N75M Each

ROI (First 18 Months):
N150,000,000

Total Sales Value:
N675,000,000

Revenue After 18 Months:
N525,000,000 (used to launch next project)

Earnings Example (for N500M Capital Investment)

- First 18 Months ROI: N150,000,000
- Next 18 Months ROI: N175,000,000
- Total ROI: N325,000,000
- Total Capital + Profit Returned:
N825,000,000 (in 3 Years)



**That's a 65% ROI,
with capital security.**

Capital Appreciation for Resell Investors

D Crest Residence projects a compound annual appreciation of 20%, enabling investors to profit from resale or leverage capital growth.

Projected Unit Value Growth (5-Year Forecast)

Formula: Future Value = N75M × (1.20)⁵ = N186,624,000

Year	0	1	2	3	4	5
Estimated Unit Value	N75M	N90M	N108M	N129.6M	N155.52M	N186,62M

Your investment more than doubles in 5 years.

Shortlet Income Example (1st Year)

Quarter	Rate/Night	Net/Night	Monthly Profit	Quarterly Total
Q1	N90,000	N50,000	N800,000	N3,600,000
Q2	N130,000	N65,000	N1,040,000	N4,160,000
Q3	N150,000	N75,000	N1,200,000	N4,800,000

Total 1st Year Net Profit: N12,560,000

ROI (Year 1): 16.75% on N75M investment

5-Year Net Profit Projection (Compounded at 30%)

Year	1	2	3	4	5
Net Profit (N)	N12,560,000	N16,328,000	N21,226,400	N27,594,320	N35,872,616

Total Net Profit Over 5 Years: N113,581,336

A compelling 5-year return -excluding capital appreciation and resale value.

Rental Revenue Projection (5 Years)

Years 1-2: $N5,000,000 \times 2 = N10,000,000$

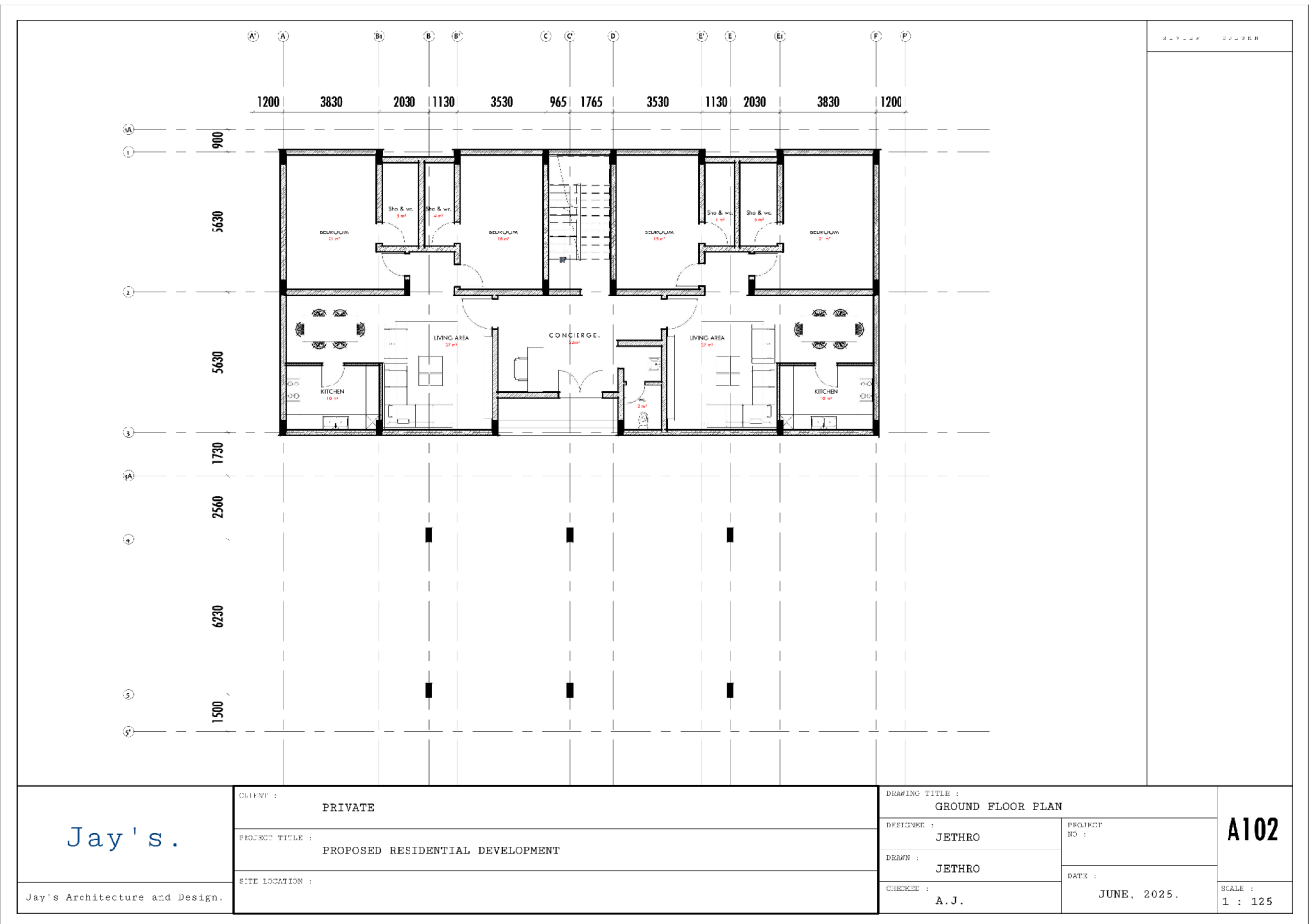
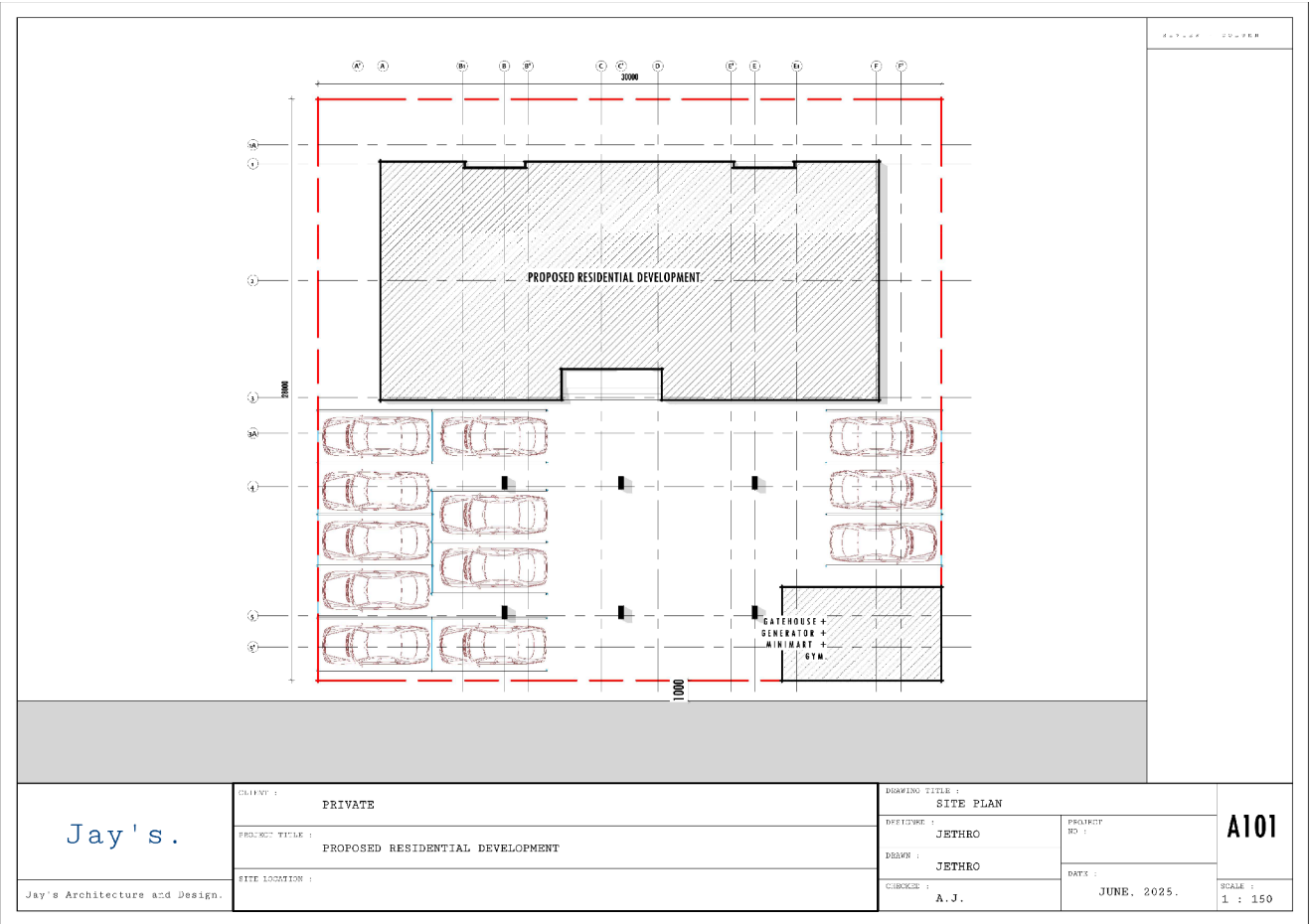
Years 3-4 (30% increase): $N6,500,000 \times 2 = N13,000,000$

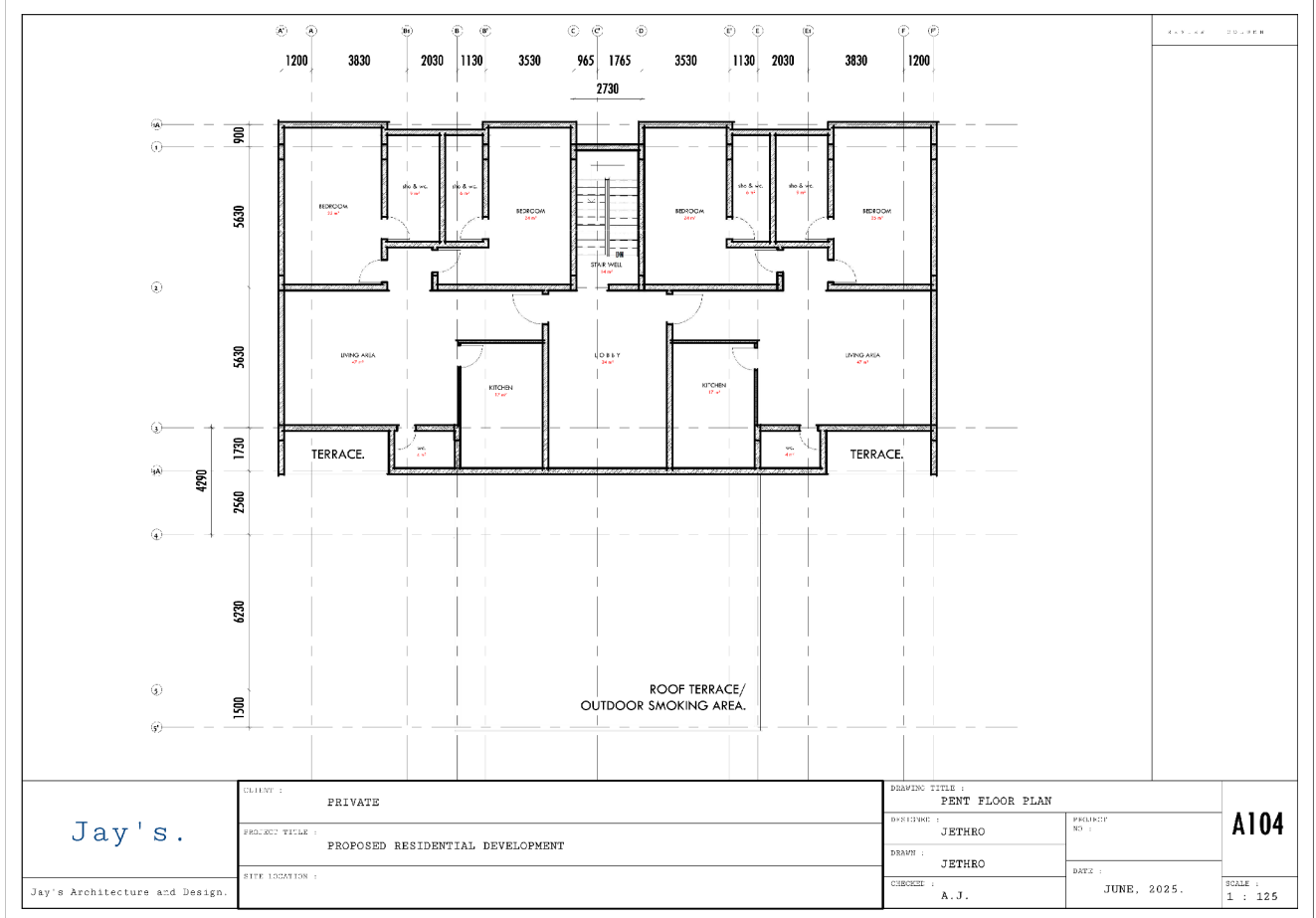
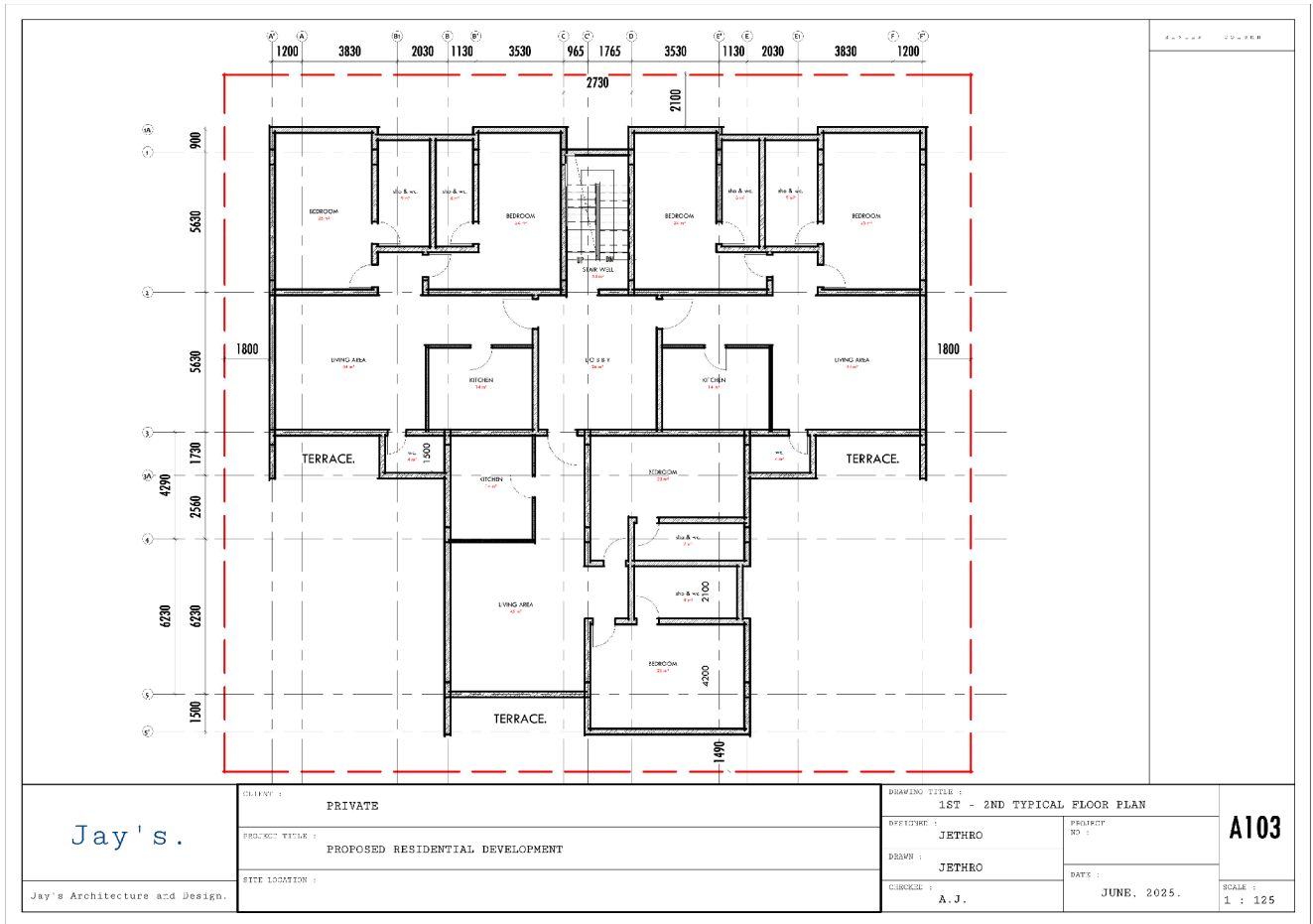
Year 5 (30% increase): $N8,450,000 \times 1 = N8,450,000$

Total Rental Revenue in 5 Years: N31,450,000

Solid passive income stream, with resale or capital growth options still intact.







Get in Touch Today



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