



CORPORATE PROFILE

TOTAL VALUE INTEGRATED SERVICES LTD.

Real estate development – Development management – Financial advisory services



INTRODUCTION



TOTAL VALUE INTEGRATED SERVICES LTD. was incorporated in 2014 as a boutique developer, delivering top class residential and commercial developments in Lagos, Nigeria..

We are a property development and home building company that strives, solves and evolves to create better spaces and stronger communities. We are developing and renewing Lagos by creating strategic alliances with Land owners and strategic industry players.

Since inception, we have acquired, co-developed, repositioned over NGN3 billion in properties in the Lekki/Oniru axis, Ogudu to mention a few.

TOTAL VALUE INTEGRATED SERVICES LTD. utilizes a core set of guiding principles targeting investments with low volatility and high returns, resulting in strong performance throughout the economic cycle. Our success in the industry has fuelled our growth and strengthened our strategic partnerships.

We oversee the development process from the perspective of an owner and investor and conduct in-depth market analysis of the risks and rewards and deployment of capital, to meet or exceed investment objectives.

Additionally, we are the development manager for each of our projects, providing consultancy, procurement and advisory services, and optimizing our existing network of relationships and resources to maximize the potential return on investment.



PRODUCTS AND SERVICES



Development Management and Construction

Our team of seasoned construction professionals has over 110 years of combined technical expertise and knowledge across a wide range of property types. From inception to completion, our team is involved every step of the way: pre-construction planning, obtaining planning approvals, budget development and execution, scheduling, contract procurement, and close-out. Using unique methods of extracting value while simultaneously providing the highest standards of quality are the hallmarks of our construction team’s process.

Development Feasibility & Financial Analysis TOTAL VALUE INTEGRATED SERVICES LTD.

performs focused real estate, finance and market research on behalf of clients using our extensive database and industry network.

We offer a full range of expert services in the analysis of real estate transactions including market research, demand and supply analysis and financial appraisal to ensure that our clients only embark on projects that will achieve a successful outcome, both in financial fund raising and project execution.



PRODUCTS AND SERVICES



Marketing and Sales

Marketing, sales and leasing for our portfolio is managed directly by our marketing and sales team from inception to completion.

Strategically, relying on a keen awareness of industry analytics and trends is our key to maximizing market share and optimizing absorption. At the pre-development phase, our marketing team works in concert with the architects and designer to craft the property in alignment with current demands.

TVIS's investment and development, construction and marketing and sales teams remain fully-integrated throughout the entire life cycle of a project to ensure efficiency and synchron.



EXECUTED PROJECTS – Magnolia Terraces

Concept – Pre development



Actual – post delivery pictures



DEVELOPMENT SUMMARY

Development Profile:	8 units of 4 Bedroom terraces
Project Status:	Delivered
Number Of Units :	8
Number Of Floors :	3
Size Of Each Apartment :	Typical 4 Bedroom Terrace: 300sqm
Land Size :	2,600sqm
Recreational And Utility Facilities:	Swimming Pool, Play Ground, Water Treatment Plant, Power House, Waste Management, fire alarm systems
Off plan Absorption rates:	100%
Completion Date:	July 2017
Use ratio (Owner occupied/Investment)	40 :60
Average sale price per unit:	Terraces: N95m
Location:	Oniru, V.I.

Developer’s Role

- Developer and main equity financier
- Provided Development Management & Advisory services from conceptualization to construction and delivery.
- Marketing and sales
- Achieved 100% sales off plan



EXECUTED PROJECTS



DEVELOPMENT SUMMARY

Development Profile:	12 Units of 3 Bedroom flat
Project Status:	Finished
Value:	₦180,000,000.00
Location:	Ramat Crescent, Ogudu



ONGOING PROJECTS – Water pine Terraces

Concept – Pre development



DEVELOPMENT SUMMARY

Development Profile:	20 units of 4 Bedroom Terraces
Project Status:	Ongoing
Number Of Units :	20
Number Of Floors :	3
Size Of Each Apartment :	Typical 4 Bedroom Terrace: 280sqm
	Land Size : 6,100sqm
Recreational And Utility Facilities:	Swimming Pool, Play Ground, Water Treatment Plant, Power House, Waste Management, generators, ample parking
Off plan Absorption rates:	75%
Completion Date:	September 2018
Average sale price per unit:	Apartment: N130m
Location:	Admiralty road, Lekki

Developer's Role

- Equity co-investors on the project
- Provided Development Management & Advisory services from conceptualization to construction and delivery.
- Marketing and sales
- Achieved 100% sales off plan



CONTACTS

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**CORPORATE HEAD OFFICE: NO. 13 ALI STREET,
OFF TINUBU SQUARE, LAGOS ISLAND, LAGOS
NIGERIA**



POSITIONS	NAMES & QUALIFICATIONS
1. Chairman/Managing Director -	CHRIS ONTEKACHI SIMON, BSc (ADMIN)
2. Project Manager -	FELIX IKECHUKWU SIMON, MSC (MECH. ENGR)
3. Company Secretary/Legal Adviser -	VITALIS EKOWU CHRISTIAN LOVEDAY
4. Director Engineering -	MUOMAIFE JOHN, HND (BUILDING TECH)
5. Director Operation -	MUOMAIFE JOHN, HND (BUILDING TECH)
6. Director Procurement - Admin&Accounts	OKORO ELIZABETH, HND (Accounting)
7. Surveyor-	ALOY UKAEJE, HND (surveying)
8. Architect	SAHEED AYODEJI BSC
9. Civil Structural Engineer	ABASS O. ADENEKAN BSC.CIVIL
10. Mechanical Engineer-	FELIX IFECHUKWU SIMON, Bsc (Mech. Engr)
11. Workshop Manager-	IKENNA OKEKE, MSC (Accounting)
12. Electrical Engineer -	EZE CELESTINE ONYEBUCHI HND.



13. Contract Manager -	IKENNA EMODI, Bsc (Law)
14. General Admin Manager -	EMODI OBINNA, LLB (Law)
15. Chief Accountant -	REMY CHIKANMADU, HND (Accounting)
16. Construction Manager -	EMEKA OBI, Bsc, Msc (Administration)
17. Site Supervisor	DANIEL CHUKWUKA, Bsc (Economics)
18. Public Relations Officer -	NGOZI NORM, MA (English)
19. Computer Analysis	AJAKAYE OLUWAGEMI HND Computer Science



S/NO	NAMES OF CLIENTS	PROJECTS AND THEIR LOCATIONS
1.	Nigeria Navy	An Administrative block built by the Company for the Nigeria Navy at Naval base, Benin Edo State.
2.	Ramat Crescent Ogudu	12 units of 3 Bedrooms Apartment
3.	Oniru Lekki, Lagos	8 units of 4 Bedroom terraces
4.	Kaduna State Government	A Road under constructed by the Company at Markafi Local Government Kaduna State.
5.	Okigwe Local Government	Road Construction being carried out by the Company at Okigwe Local Government, Imo State.
6.	Mushin Local Government	Road Construction being carried out by the Company at Okigwe Local Government, Imo State.
7.	Mushin Local Government Council, Mushin, Logos State.	Reconstruction of Ladipo Main International Spare part Market, Matori, Papa-Ajao, Lagos.



SOME PAST & ON GOING PROJECTS MANAGED

S/NO	NAMES OF CLIENTS	PROJECTS AND THEIR LOCATIONS
1.	Ikwuano Local Government Area of Abia State	Road expansion & Rehabilitation at Ntalakwu Oboro, Ikwuano Local Government Area, Abia State
2.	Bende Local Government Area	A Culvert built by the company at Bende Town, Bende Local Government Area, Abia State
3.	Mr. Chibueze Rufus Ogbonna	A4 Bedroom Duplex constructed by the Company at Victoria Island, Lagos State.
4.	Mr. Emeka Ukandu	A 6 Bed room Duplex built by the Company at Ikeja, Lagos State.
5.	Mr. Obiako	A 2 Wing 5 Bedroom Duplex constructed by the company at V.G.C, Lagos State.
6.	Mr. Tayo Adewinmi	A Two Storey Building constructed by the Company at Victoria Island, Lagos State.
7.	TAAC LABORATORIES LTD	7 Units of 2 Bedroom Bungalow built by the Company at Ikeja Lagos State.
8.	Mr. Tayo Adewinmi	3 Bedroom Bungalow built by the Company at Ikeja, Lagos State.
9.	Nigeria Navy	Clinic constructed by the Company at Naval Base, Benin, Edo State.
10.	Nigeria Navy	A Storey Building (Officer's Mess) constructed by the Company for Nigeria Navy at Naval base, Benin Edo State.
11.	Nigeria Navy	Office Complex constructed by the company at Naval Base, Benin Edo State.
12.	Nigeria Navy	Library constructed by the Company for the Nigeria Navy at Naval Base, Benin, Edo State.

