

NEWSLETTER



CO-FRACTIONAL OWNERSHIP:

WHERE SMART OWNERSHIP BEGINS



FROM THE DESK OF THE CEO

Dear De Velli Community,

For many Nigerians, real estate has always felt like a distant dream something reserved for a few, something that requires huge capital, and something that comes with stress and risk. For too long, we have been taught that the only “real” way to invest in property is to own one luxury property alone.

At De Velli Group, we believe it’s time to change that mindset.

Fractional ownership is one of the smartest, most stress-free investment strategies available today, and it is perfectly suited for every Nigerian. Instead of putting all your money into a single property, why not co-own multiple properties, spread your risk, and build a stronger, more secure real estate portfolio?

Imagine this: rather than investing ₦50 million into one property in one location, you can diversify that same amount across four or more properties in different locations earning appreciation, dividends, and long-term security. That is the power of fractional ownership.

This is why we created a solution at De Velli Group that allows everyday Nigerians to co-own properties either with other investors or directly with us. Our goal is simple: to make real estate accessible, profitable, and stress-free for everyone.

You don’t need to be a real estate expert. You don’t need to manage properties. You don’t need to carry the burden alone. Through our pooled fractional ownership model, you can partner with De Velli Group, invest confidently, and earn your annual returns while we handle the process.

Real estate has proven, repeatedly, to be one of the safest investments known to man tested by generations and resilient through economic cycles. Fractional ownership is simply the evolution of that truth.

This is real estate made easy.
This is ownership without pressure.
This is the future.

The vehicle is here. The opportunity is now. Enter early so you don’t miss out.



Dr. Daniel Oduola
Chief Executive Officer.

CO-FRACTIONAL OWNERSHIP:

WHERE SMART OWNERSHIP BEGINS

This year, many investors are making a quiet shift. Instead of asking, “How do I buy a full property?” they are asking a better question: “How do I enter premium real estate in a structured way without carrying the full burden alone?”

For a long time, real estate ownership has felt like an all-or-nothing decision. You either have enough capital to purchase a full asset, manage documentation, handle maintenance, find tenants, and absorb every risk, or you stay on the sidelines and wait. That waiting period can last years, especially for corporate professionals, entrepreneurs, civil servants, and Nigerians in the diaspora who want exposure to real estate but cannot afford delays, legal uncertainty, or operational stress. Co-fractional ownership offers a smarter entry point.

Why Co-Fractional Ownership Is Changing How People Invest in Real Estate

Real estate remains one of the most trusted paths to long-term wealth. Yet for many corporate professionals, entrepreneurs, civil servants, and Nigerians in the diaspora, traditional property ownership often feels expensive, stressful, and out of reach.

High entry costs, legal uncertainty, and the burden of managing a property can discourage even serious investors. Many people want the benefits of ownership, but not the pressure that comes with doing it alone.

This is where **co-fractional ownership** becomes a smarter option.

What Co-Fractional Ownership Means

Co-fractional ownership is a structured real estate model where multiple investors jointly own a single property, while each investor holds a **clearly defined and legally documented fraction** of that asset.

Instead of buying an entire property, you buy a share of a premium property and earn in proportion to your stake.



Why More Investors Are Choosing This Model

Co-fractional ownership is designed for modern investors who want their money working in the background while they focus on career, business, or life. It reduces the barrier to entry without reducing the credibility of ownership.

Key advantages include:

- Lower capital requirement to enter premium real estate
- Access to high-value properties in strong-demand locations
- Professionally managed ownership, with less personal stress
- Transparent documentation and clear ownership structure
- Defined exit options, based on agreed terms
- Potential earnings from:
 - Rental income (where applicable)
 - Long-term appreciation as the property value grows

THE DE VELLI CO-FRACTIONAL OWNERSHIP APPROACH

At De Velli Group, co-fractional ownership is not informal or speculative. It is built as a complete investment framework that prioritizes protection, transparency, and long-term value.

What De Velli typically ensures:

- Careful selection of properties with:
 - strong demand
 - clear legal titles
 - solid appreciation or rental potential
- Affordable ownership fractions
- Professionally handled documentation
- Property management support, including:

- maintenance and upkeep
- leasing and tenant management where applicable
- regulatory compliance
- investor reporting

This allows investors to participate in real estate ownership without day-to-day involvement.



STORY FEATURE:

TUNDE'S STORY

Tunde is a young professional with a clear goal: to invest in real estate and start building long-term wealth. Like many working Nigerians, he understood the value of owning property, but the traditional route felt unrealistic. Premium properties were priced far beyond what he could comfortably afford, and he was not ready to take on the full pressure of buying and managing a property alone.

With the savings he had, Tunde considered what seemed like the next best option. He planned to buy a small plot of land in an urban area. It was within his budget, and it gave him a sense of progress. Still, he knew it would likely take time before it delivered real value. There would be no rental income, no immediate returns, and growth would depend on factors outside his control. For the most part, the land would simply sit there while he waited.

Then Tunde discovered **De Velli Co-Fractional Ownership** and everything became clearer.

He realized that the same amount he planned to spend on land could secure him a verified share in a premium property located in a stronger market, with higher demand and clearer potential for appreciation. Instead of owning an idle asset, he could co-own a professionally structured investment backed by documentation and managed by a team.

Within six months to one year, Tunde moved from simply hoping his land would grow in value to becoming part of a professionally managed property investment with better growth potential and a clearer ownership structure, without increasing his original capital.

Tunde's story reflects what co-fractional ownership makes possible. It allows investors to start with what they have, enter premium real estate in a smarter way, and own all value assets through a clear, secure, and structured framework

Final Thought

The best investment plan is not always the biggest one. It is the plan that fits your income, matches your comfort with risk, and supports your long-term financial goals without unnecessary pressure.

This year, the most practical real estate move may not be buying property alone or waiting until you can afford everything at once. It may be choosing a smarter entry point, one that gives you access to premium assets through clear documentation, professional structure, and shared ownership.

Co-fractional ownership makes that possible. It allows you to start with what you have, invest with clarity, and own a real asset in a way that is secure, transparent, and built for growth.

In a market where smart investors are prioritizing structure over struggle, the real advantage is not just owning property. It is owning wisely, together.



DE VELLI PREMIUM

Introducing:

KATAMPE EXTENSION, KATAMPE MAIN, DAWAKI, NEWS ENGINEERING, ABUJA FCT

HOUSE TYPES

3% DISCOUNT ON OUTRIGHT PAYMENTS



500 SQM - Apex

Fully Detached 4 Bedrooms with 1 BQ

N55,000,000

FIRST INITIAL DEPOSIT IS 40%
THEN THE REST SPREAD FOR THREE MONTH.



250 SQM - Apex

4 Bedrooms Terrace with 1 BQ

N35,000,000

FIRST INITIAL DEPOSIT IS 30%
THEN THE REST SPREAD FOR THREE MONTH.

HOUSE TYPES

3% DISCOUNT ON OUTRIGHT PAYMENTS



700 SQM - Crest

Villa house

N148,000,000



500 SQM - Crest

Fully detached

N115,000,000



250 SQM - Crest

N58,000,000

HOUSE TYPES

3% DISCOUNT ON OUTRIGHT PAYMENTS



500 SQM - Ville

Fully detached

N80,000,000



300 SQM - Ville

Semi detached

N60,000,000



200 SQM - Ville

Terrace

N45,000,000

HOUSE TYPES

3% DISCOUNT ON OUTRIGHT PAYMENTS



500 SQM - Villas

Fully detached

N55,000,000

NOT AVAILABLE



300 SQM - Villas

Semi detached

N40,000,000

NOT AVAILABLE



200 SQM - Villas

Terrace

N35,000,000

NOT AVAILABLE

3 MONTH PAYMENT PLAN

ON ALL PROPERTY TYPES

Payment flexibility is important when it comes to home ownership. Across our different housing categories, we offer a minimum of 3 months to provide reasonable convenience for customers. Furthermore, we are working closely with financial institutions to offer alternative financing options worth considering by clients to enable them to secure great investments at the same time.

PAYMENT SCHEDULE

Month 0 (Initial Payment)	40%
Month 1	20%
Month 2	20%
Month 3	20%
TOTAL	100%

3%

DISCOUNT ON
OUTRIGHT PAYMENTS

BECOME AN AFFILIATE

Enjoy alternative source of income by joining our affiliate program.
Simply **refer and earn up to 5%** commission on every sale.



Join our 
AFFILIATE PROGRAMME
to secure a lifetime of
unlimited income.

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