



HOLD YOUR MONEY FIRST

WHAT YOU NEED TO KNOW BEFORE BUYING LAND
ANYWHERE IN NIGERIA SO YOU'RE NOT SCAMMED
OF YOUR MONEY

BY ALPHA NOBIS REAL ESTATE

INTRODUCTION

If you interview 10 random people on the street right now and ask them what form of investment they would love to get into, 6 out of them will tell you land investment. This goes far in reinforcing the fact that land investment still remains one of the safest and most rewarding forms of investment.

Here's an interesting fact: Land is an asset whose value continues to appreciate. This makes it a must have.

Another beautiful thing to note is that you can reside in a location and own land in another location. You might be living in the Northern part of the country and still purchase lands in the East or South.

But...

Despite how beautiful and rewarding it is to own land, it is important to note that without proper guidance and the right information, you can make mistakes.

This is where you require the services of genuine real estate companies and personnel. This way, you avoid shedding “premium tears”.

We have taken time to put this simple guide together to point you in the right direction if you've been wanting to buy land anywhere in Nigeria.

Digest each point noted here and if at the end of this guide you still have questions, we have left our contact details at the end for ease of communication.

Ready? Let's get started.



PERFORM DUE DILIGENCE

“Due diligence” is a common phrase in the real estate industry and it is so for good reasons. It simply means taking time to discover things for yourself.

It is the process of gathering information regarding the legal, financial, and physical status of a property and the neighbourhood in which it is situated.

Due diligence can be thought of as "doing your homework" before you submit an offer and after your contract is accepted.

A visit to the Ministry of Lands in either Owerri or Port Harcourt is a step in the right direction. When performing due diligence, you want to find out if the land you want to purchase has a verifiable title and is free of any encumbrances or disputes.

There are two points of view to carrying out due diligence; The Traditional approach and the Government Approach.

- Determining the origin of the plot of land by locating the family selling to you.

- Confirm if the proposed landowners are truly from the village. You can get this information from an elderly person in the village, usually the eldest. This step also lets you know if the said land is under dispute.
- Determine if the boundary shown to you is intact.

This approach involves going to government offices to ascertain if the land in question is free from government interest.

- You will proceed to the Ministry of Lands or Housing Corporation (distinct to each state) to ensure that the land is not under encumbrance.
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Proceed to the Chief Surveyor's office for “charting”. This involves writing out the location of the land and handing it over to the officials so that they can check their system. Checking the system gives you the accurate coordinates and recognized location of the land.

Do not fall for any pressure to make payment before you carry out these activities. It's crucial that you engage the services of a professional real estate company, real estate consultant, or legal experts to verify all documents given to you.

Many first time land buyers have shed “premium tears” because they bought lands from roadside agents without performing due diligence. After this has been successfully done, you can proceed with other

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RESEARCH THE LOCATION

There are 3 important factors to note in real estate. They are location, location, and location!

Sounds strange, right?

As strange as it may look, it's the truth. Location is very important when deciding to go into any form of land investment because the location of a plot or plots of land will determine how quickly or slowly it appreciates.

Nothing beats buying land in an area that has high potentials of development or is already developed.

Most people make the mistake of rushing to rural regions in search of “cheap land” and later regret their actions.

If you are looking to buy lands in the heart of Owerri or Port Harcourt and your budget isn't “heavy enough”, you wouldn't be able to do so. This is because the rate of development in the cities is on a different level and so, the value of land here (if there are) is on the high side.

We advise that you buy lands in locations that already have potentials for development.

You can determine this by the presence of educational institutions, companies/industries, financial institutions, religious institutions, estates, airports, etc. Look out for other important factors such as proximity to amenities and accessibility.

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DON'T JOKE WITH PHYSICAL INSPECTIONS

If you do not want to find yourself in a “What I ordered vs What I got” situation, ensure that you go for physical inspection.

Visiting the land in person will help you assess its condition, boundaries, and surroundings. This helps to avoid surprises and ensures the land meets your requirements.

If you're not physically available for an inspection, you can delegate a relative, lawyer, or friend to do that for you. He or she can get on a video call with you so that you see things for yourself.

We've seen people tell stories of how the lands they bought are different from what they have been shown. It's sad.

This is why you need to work with a reputable company like ours to save you from getting disappointed. What you order is what you get.



PLAN AND WORK WITH A BUDGET

To buy a property, you need money.

So before you proceed with any form of land investment, you need to have an idea of your financial situation, the nature/type of property you want to invest in, and how much it will cost to secure such property.

This will help you to prepare ahead of time so you can have enough to successfully carry out transactions.

You should also take note of the available modes of payment such as outright payment and installment payment. This will also help you to pay with ease and according to your income and budget.

Create a comprehensive budget to avoid financial strain and ensure a smooth transaction.

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LEGAL CONSIDERATIONS & DOCUMENTATION

Real estate investment is one of the most important and sensitive forms of investments because it requires proper legal processes and accurate documentation.

This is important to authenticate the transfer of ownership of a property from one person to another. Therefore, it's important to confirm the genuineness of every legal document issued to you during the purchase process.

As a first time investor in real estate, you need to engage the services of a competent real estate lawyer to review every document to ensure that your interest is protected.

ABOUT ALPHA NOBIS REAL ESTATE LTD

Alpha Nobis Real Estate Ltd is a Real Estate Company committed to building emerging communities and creating human-friendly cities for society. We do this by consistently, combining research-driven legitimate property acquisition, quality innovative developments, seamless operations, and strategic collaborations.

We are focused on helping individuals achieve their home ownership goals. We make this possible by identifying untapped large expanses of land with the potential of being transformed into beautiful cities.

We are dedicated to meeting the needs of our clients by constantly updating our products and services. We explore current trends in the industry to ensure that we bring valuable solutions to our clients.

Alpha Nobis Real Estate is duly registered with the Corporate Affairs Commission (CAC) and we began operations in 2022.

OUR MISSION

We understand that there are countless underdeveloped areas laced with potential. If given the necessary attention and developed maximally, these areas will help in creating new cities.

Alpha Nobis was established to fish out these prospective areas and make them accessible to intending landowners.

OUR PRODUCTS

**GREEN
PALMS**
Estate, Owerri

 **Vault**
Residential
UMUOKANNE

Jade
Court
IPO, RIVERS STATE

STAR
OMAGWA, RIVERS STATE
VIEW
ESTATE

Glory
HEIGHTS
Estate, Ogbaku


EMERALD
CITY ESTATE
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Getting land anywhere in the country can be a stress-free activity if done correctly. To ensure that this is what becomes your experience, you need to engage the services of a trusted real estate company such as ours.


A lot of individuals parade themselves as the “real deal” and succeed in giving first-time land buyers bad experiences. You don't want to find yourself in such a painful situation.

We believe that you've gained valuable knowledge from all that we've shared. Land investment still remains one of the most profitable forms of investment. Do it right and continue to reap the generational benefits it comes with.

We are rooting for you.



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