



# NEXOANTANTS

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## NEXOANTANTS REALTY WHITE PAPER

Nexovest, a part of the Nexovants platform, is designed to offer flexible, transparent, and high-yield investment opportunities in the dynamic real estate market of Nigeria and beyond.



# NEXOVEST WHITE PAPER: UNLOCKING THE FUTURE OF REAL ESTATE INVESTMENTS

Introduction: Nexovest, a part of the Nexovants platform, is designed to offer flexible, transparent, and high-yield investment opportunities in the dynamic real estate market of Nigeria and beyond. Our platform caters to diverse investor profiles through three key investment phases: Development Investment, Co-Content Creation Space, and Crowdfunding Package. This white paper outlines the strategic vision, operational model, and risk mitigation measures of Nexovest, providing our subscribers with a comprehensive understanding of our offerings.



*"Home is part of  
your family."*

# Investment Phases:



## Development Investment:

- Overview: This phase allows investors to pool their capital into our property development ventures. We use the funds to purchase, develop, and either sell or rent out properties for profit.
- Objective: Generate sustainable revenue by investing in high-growth potential properties across strategic locations in Nigeria, ultimately sharing the returns with our investors.
- **Revenue Streams:**
  - Sales and Rentals: Properties developed under this phase are either sold for capital gains or rented out for steady income.
  - ROI Sharing: Profits generated from sales or rentals are distributed among investors based on their contribution.
- **Risk Mitigation:**
  - Asset Diversification: We diversify investments across various property types and locations to reduce risks associated with market fluctuations.
  - Asset Liquidation: In the unlikely event that we are unable to meet our ROI commitments, we will liquidate our assets to repay investors promptly.
  - Refund Guarantee: If an investment has not been utilized before liquidation, a full refund will be provided.
  - Insurance Partnerships: We are collaborating with reputable financial insurance bodies in Nigeria to safeguard all invested funds.

## Crowdfunding Package:

- Overview: This package allows our users to invest in Nexovants' operations to fund day-to-day activities, marketing, and expansion plans.
- Objective: Build a strong capital base for operational expenses and growth initiatives, while providing investors with a share of our overall profit.
- **Revenue Streams:**
  - Operational Efficiency: Profits from the enhanced operational capabilities, market expansion, and improved service delivery are shared with investors.
  - Company-wide ROI Distribution: Returns are shared from the total profits generated across all Nexovants business verticals.
- **Risk Mitigation:**
  - Operational Transparency: We maintain transparent reporting and regular updates on company performance, ensuring all investors are informed.
  - Priority Settlements: In cases of financial distress or bankruptcy, investors' funds are prioritized above all other obligations, including staff payments.

## Co-Content Creation Space Investment:

- Overview: This package allows subscribers to invest in the development of state-of-the-art content creation spaces across major cities in Nigeria, equipped with all necessary tools and equipment for high-quality content production.
- Objective: Tap into the growing demand for content creation spaces by offering rentable studios, creating a new and profitable revenue stream.
- **Revenue Streams:**
  - Hourly Rentals: These spaces are rented out on an hourly basis to content creators, media professionals, and brands looking to produce high-quality content in a controlled environment.
  - Service Packages: Additional services, such as equipment rental and on-site support, will be offered for extra fees.
- **Risk Mitigation:**
  - Scalability: Spaces will be strategically located in cities with the highest demand, ensuring high occupancy rates.
  - Adaptable Use: The studios will be designed to accommodate multiple types of content production, from photography and video shoots to podcasting and virtual events, maximizing utilization rates.



# WHAT WE INVEST IN.

## Residential and Commercial Properties:

Strategic property acquisitions and developments in high-growth areas to meet market demand.

## Content Creation Spaces:

Developing rentable, well-equipped studio spaces for the booming content creation market.

## Operational Growth:

Expanding and enhancing our platform capabilities to better serve our users and investors.

## WHERE WE PROFIT FROM.

- Property Sales and Rentals: Revenue from selling or renting residential and commercial properties.
- Content Space Rentals: Income from hourly and package-based rentals of content creation spaces.
- Service Fees: Additional income from services such as property management, equipment rental, and more.
- Investment Gains: Profits from capital appreciation and rental yields of properties under our management.

# RISK MITIGATIONS.

## **Asset-backed Investments:**

All funds are directly invested in tangible assets that appreciate quarterly, reducing the risk of capital loss.

## **Asset Liquidation Strategy:**

In case of financial challenges, we have a clear liquidation strategy to pay back our investors, ensuring maximum protection.

## **Refund Policy:**

For any funds not yet utilized in investments, we offer a full refund if requested before asset allocation.

## **Insurance Partnerships:**

Collaborating with financial insurance bodies to ensure all investments are safeguarded.

## **Priority Payouts:**

In the unlikely event of bankruptcy, investors are prioritized for payouts above other company stakeholders.





# LONG-TERM INVESTMENT OPPORTUNITY: REAL ESTATE TOKEN

Overview: For investors interested in a long-term investment, we offer a portfolio of our new Real Estate Token, a digital asset that represents a share in our property portfolio.

Use Case: This token can be traded or used to purchase properties on the Nexovants platform, offering a modern, secure, and flexible investment option.

## Benefits:

**01** **Liquidity:** Provides liquidity options in the digital asset market.

**02** **Appreciation Potential:** As the value of our real estate portfolio grows, so does the value of the token.

**03** **Flexibility:** Allows for seamless transactions within the Nexovants ecosystem.

**120+**  
*House Locations*



# TERMS AND CONDITIONS FOR NEXOVEST SUBSCRIBERS

## 1. Eligibility:

- All subscribers must be at least 18 years of age and capable of entering into a legal agreement.
- Subscribers must provide accurate and complete information during the registration process.

## 2. Investment Packages:

- Subscribers may choose from the available investment packages: Development Investment, Co-Content Creation Space, and Crowdfunding Package or Shares.
- The chosen package details, including minimum investment amounts, durations, and expected ROI, will be provided before the subscription is confirmed.

## 3. Returns on Investment (ROI):

- ROI is based on the performance of the respective investment package.
- ROI distributions will be made as per the terms specified in each package, subject to applicable taxes and fees.

## 4. Refund Policy:

- Subscribers are entitled to a refund for investments not yet utilized before asset allocation.
- In the event of liquidation, refunds will be processed as per the liquidation strategy outlined.
- Nexovants reserves the right to terminate a subscriber's investment in cases of fraudulent activity or breach of these terms and conditions.



# TERMS AND CONDITIONS FOR NEXOVEST SUBSCRIBERS

## 5. Risk Acknowledgement:

- All investments carry risks. While Nexovants employs robust risk management strategies, strategies has been put in place to ensure the main fund is available in a case where there's no profit, which means you would be refunded your mother money after the investment period in a case where there's no RIO.
- Subscribers acknowledge that they have read and understood the risks associated with their chosen investment.

## 6. Dispute Resolution:

- Any disputes arising from or in connection with the investment will be resolved through negotiation. If unresolved, disputes will be referred to arbitration under Nigerian law.

## 7. Data Protection:

- Nexovants will handle subscriber data in accordance with applicable data protection laws and our Privacy Policy.

## 8. Termination:

- Nexovants reserves the right to terminate a subscriber's investment in cases of fraudulent activity or breach of these terms and conditions.







**THANK YOU**