



CORPORATE PROFILE

SMART AND PRECISE LIMITED

PLOT 1125 TRANS ENGINEERING LAYOUT III
DAWAKI,
ABUJA NIGERIA.

Contact:

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www.smart-precise.com

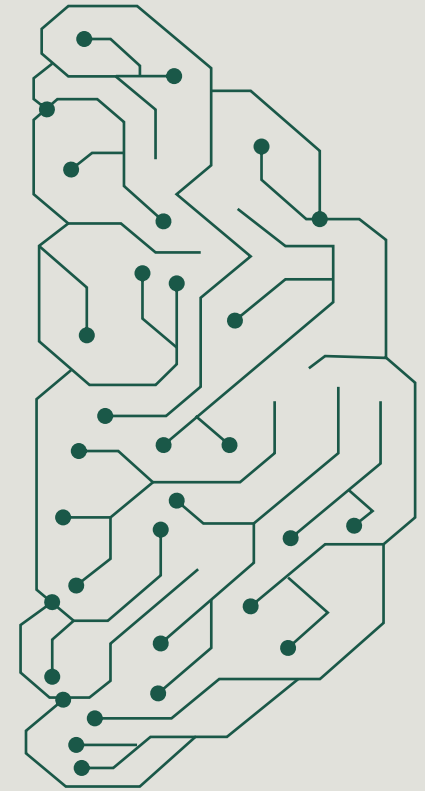
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Executive Summary

SMART & PRECISE LIMITED is a Real Estate Development Consultancy & Joint Venture Structuring firm located in Abuja, Nigeria.

We facilitates joint venture real estate developments by connecting landowners in prime Abuja districts (e.g. Maitama, Asokoro, Guzape, Wuse II, Katampe) with investors/off-takers. The firm provides end-to-end development consultancy — including feasibility studies, design development, project management, investment sourcing, and off-plan sales coordination.

The firm earns consultancy and success-based fees through project structuring, technical documentation, and management oversight.



Services Offered

Technical & Financial Feasibility Studies

Site analysis, land title verification, zoning analysis.
Cost–benefit and financial modeling (IRR, ROI, Payback).

Architectural, Structural & MEP Design Coordination

Concept, schematic, and construction drawings.
Value engineering and approvals.

Project Structuring & JV Negotiation

Drafting of joint venture frameworks, profit-sharing models,
and agreements.

Investment Sourcing / Off-Plan Sales

Marketing and investor outreach (local & diaspora).
Coordinating pre-sales and subscription packages.

Project Management Oversight

Procurement coordination, quality assurance, and cost control.



Operational Model

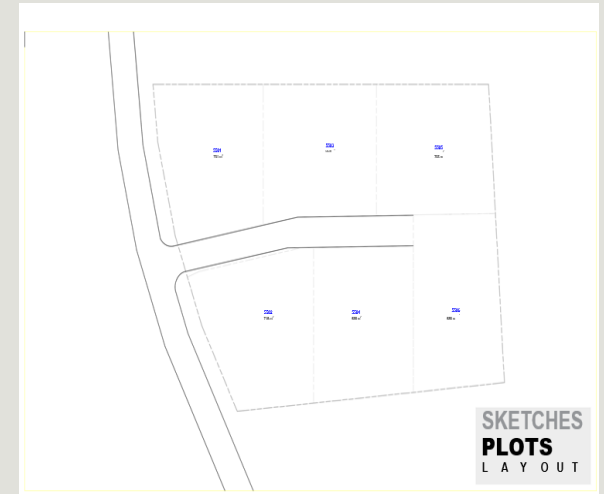
JV Transaction Flow

- ✓ Identify viable land (with title, access, and zoning).
- ✓ Conduct **Technical and financial feasibility** (within 3 weeks).
- ✓ Develop **concept designs and financial model**.
- ✓ Sign **MoU / JV Agreement** with landowner.
- ✓ Produce **marketing and investor pack** (renders, brochure, ROI analysis).
- ✓ Source investor/off-taker and manage subscription.
- ✓ Oversee project execution and handover.



Revenue Streams

- 1. JV Structuring & Feasibility Fees:**
₦5M–₦15M per project (depending on scale).
- 2. Design & Technical Documentation Fees:** 3–5% of project cost.
- 3. Project Management Fees:** 5–7% of construction cost.
- 4. Success Fee / Brokerage Commission:** 2–3% of funds raised or off-plan sales.
- 5. Equity Participation:** Option to hold up to 5–10% equity in selected JVs.



PROCESS

Real Estate Development Project Process		
Project Initiation	Business Development	Site recommendation and review
		Site Survey and TDP review
		Architectural analysis and recommendation
		Initial Site Development Plan and agreement
	Legal Due Diligence	Documents verification
		AGIS verification and classification
JV signing and Agreement		
Project Planning Process	Designs and Approvals	Architertural Design
		Structural Design
		Mechanical and Electrical Designs
		Fcda Submission and Approval
		Bill of Quantites
		Project Management Plan
		Building Plan Approval
Executing	Site and Construction Management	Setting Out Approval
		Setting out and Foundation
		Structural Frame Development
		Finishes and Aesthetics
		External and Infrastructure Development
Monitoring & Control		QA/QC
		Project commissioning
Closing	Project Closing and Handover	As built Drawing and Handover
		lesson learnt and Team release





ASKIA VILLAS

**DIPLOMATIC DRIVE
KATAMPE EXTENSION ABUJA**

Development of 4nos Luxury Villas
Contemporary architecture of 5
bedroom fully Detached Duplexes with
the estate Infrastructures .

**CLIENT : ONAN UNITY
LIMITED**

**ROLE : PROJECT AND
CONSTRUCTION
MANAGEMENT**



ASKIA TERRACES

**DIPLOMATIC DRIVE
KATAMPE EXTENSION ABUJA**

Development of 4nos Luxury Villas
Contemporary architecture of 5
bedroom fully Detached Duplexes with
the estate Infrastructures .

**CLIENT : ONAN UNITY
LIMITED**

**ROLE : PROJECT AND
CONSTRUCTION
MANAGEMENT**



MAMSA VILLAS

**DIPLOMATIC DRIVE
KATAMPE EXTENSION ABUJA**

Development of 6nos Luxury Villas
Contemporary architecture of 5
bedroom fully Detached Duplexes,
swimming pools, central HVAC systems,
elevators

**CLIENT : ONAN UNITY
LIMITED**

**ROLE : PROJECT AND
CONSTRUCTION
MANAGEMENT**



ALPHA HUB

**PLOT 526 AMINU KANO
CRESCENT WUSE 2 ABUJA**

Mixed used commercial development 7 floors including basement ,with spaces for restaurants, showrooms and office spaces

**CLIENT : ALPHABAIT REALTY
LIMITED**

**ROLE : PROJECT AND
CONSTRUCTION
MANAGEMENT**



TIMEKEEPERS

ASOKORO ABUJA

Apartment building of 12 units of 1, 2 and 3 bedroom luxury flats for short lets

CLIENT : ALPHABAIT REALTY LIMITED

ROLE : PROJECT AND CONSTRUCTION MANAGEMENT



VALLEYVIEW DUPLEX

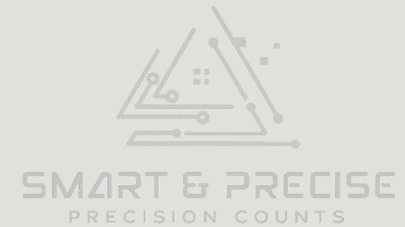
**TRANS ENGINEERING
LAYOUT II DAWAKI ABUJA**

2nos 4 bedroom duplex with a serene view of Dawaki Hills and modern architecture

CLIENT : KLASS PROPERTIES

**ROLE : PROJECT AND
CONSTRUCTION
MANAGEMENT**

STATUS: ONSITE



THANK YOU



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Project Management Investment Advisory Infrastructure