



## **Non Exclusive Offer to Sell Benin Commercial and Land Property**

Uplift Medical Limited,  
[No. 15 Admiralty Way,](#)  
[Lekki Phase 1, Lagos State,](#)  
[dahealthcare800@gmail.com](mailto:dahealthcare800@gmail.com)  
1-5712762389 - Whatsapp  
17th September, 2024

Property Affairs Nigeria,  
14 Iziengbe Street,  
Off Aideyan GRA,  
Benin City, Edo State.

Dear Property Affairs Nig.,

### **A Non Exclusive Offer to Sell Properties at No. 167 First East Circular Road, 2 Samson Hotel Close, GRA and New Lagos Ofon Rd Diversion, Oluko Benin City, Edo State.**

We are writing to formally give Sam Eboigbe and Co. this non-exclusive offer to sell our property located at Sell Properties at No. 167 First East Circular Road, 2 Samson Hotel Close, GRA and New Lagos Ofon Rd Diversion, Oluko Benin City, Edo State. and would like to enlist your professional services to facilitate this transaction for a period of 6 months and renewable or discontinued as subsequently agreed if property remains unsold or terms of sale are terminated for other reasons which may be listed herein but exclusively as authorized by ua as current property owners.

#### **Property Details:**

- a. Address: No. Sell Properties AT No. 167 First East Circular Road, 2 Samson Hotel Close, GRA and New Lagos Ofon Rd Diversion, Oluko Benin City, Edo State.
- b. Type of Property: Commercial Property and Plain Land
- c. Lot Size: 3 Plots

- d. Square Footage: No. 167 First East Circular 2125.735, GRA 100 X 50, Oluko Yet to be known.
- e. Number of Bldgs/Unit: No. 167 First East Circular Road Two Buildings Fenced with 22 units all together, GRA Free Land, Oloku Commercial with 46 units.
- f. Year Built: No. 167 First East Circular Road: 1973, GRA: Plain Land, Oloku: 1974.

#### Offer Details:

- a. Sale Price: No. 167 First East Circular Road: 300,000,000 Naira Only, GRA: 100,000,000 Naira Only, Oloku: Yet to be concluded.
- b. Desired Closing Date: December 30, 2024
- c. Property Condition: The property is well maintained and on under renovation.
- d. Included Items: All Property Location Items
- e. Exclusions: None

#### Additional Information:

- a. Property Description: All properties are situated on strategic grounds most suitable for commercial activities, good parking lots, free from flooding, friendly commercial business.
- b. Recent Upgrades/Renovations: Only the property at No. 167 First East Circular Road is under renovation, activities construction of front fence, installation of a swing door, installation of aluminum windows, excavation of soak away, and others.

#### Terms and Conditions:

- a. Property Description: All properties are situated on strategic grounds most suitable for commercial activities, good parking lots, free from flooding, friendly commercial business.
- b. Recent Upgrades/Renovations: Only the property at No. 167 First East Circular Road is under renovation activities construction of front fence, installation of a swing door, installation of aluminum windows, excavation of soak away, and others.

#### Terms and Conditions:

- a. For all the properties, obtain from prospective serious buyer an earnest money deposit for a non-refundable 2% of the selling price in order to move forward and be considered for a 15 days property lay away from other property buyers as sales pending contract category and so buyer may arrange sales payment with the execution of full sales completion.
- b. Contingencies: Sale is contingent upon a satisfactory commercial/Land inspection and appraisal of property.
- c. Commission Rate: 2.5% of net sales price excluding legal, administrative, property maintenance fees, sales period repairs, public, civil and private applicable dues or service charges due paid now unto closing of sale as performed by seller or realtor and approved by property owners. This will also

include other unspecified or unforeseeable property management expenses related to property between now and property sale. Also in instances where the property is sold above the original asking price by the owner and after subtraction the owner's asking price, the remaining balance will be shared 50/50 between the owner and the realtor. This 50/50 property sale asking price balance arrangement is subject to the review of the property asking price update monthly by the property owners, and the asking price must be confirmed in writing by the property owners to the realtor before a sale proceeds for each prospective buyer.

d. Earnest effort by realtor weekly to show property ads, get prospective buyers and show property to prospective buyer/s weekly, presenting a minimum of one prospective buyer a week to the seller. This earnest effort will include weekly inspection of buildings, tracking of all Benin City regional commercial sales prospects of similarly commercial buildings, prospective buyers, and progress of all such known interested parties for investment, property development, private or other commercial uses known in the market region.

e. Owners Preference: Owners Meeting with seller's current property owners in teleconference or in person meetings by realtor or email report to sellers of buyer prospects, updates of sales progress and issues known at least twice a month.

Your Role:

I am seeking your expertise in marketing the property, conducting showings, negotiating offers, and guiding the sale process through to closing. I trust your professional judgment and experience to secure the best possible outcome for this sale.

Thank you for your attention to this matter.

Sincerely,  
Dr. Dan Edokpolo Austin  
Chief Executive Officer  
Stallion Technologies (Nig) Ltd and Uplift Medical (Nig) Limited.

Realtor Company:

Name:

Signature:

Date:

1-5712762389

[tjstalliontech@gmail.com](mailto:tjstalliontech@gmail.com)

[www.stalliontech.com](http://www.stalliontech.com)

