

A HOLISTIC REAL ESTATE COMPANY IN NIGERIA

Property, Management, Investment Intelligence.

We help individuals, businesses and investors buy, rent, operate and grow wealth through strategically selected real estate in Nigeria and beyond.

300+

Properties listed

8

Core services

11

Trusted partners



A full-service property partner, under one roof.

Wallmeta Realty Limited is a holistic real estate company delivering excellence and redefining what it means to work with a full-service property partner. Officially registered with the Corporate Affairs Commission of Nigeria (RC: 7282676) and a member of Association of Estate Agents in Nigeria (AEAN), we bring together everything a client needs under one roof from finding a place to rent, to buying or selling a property, to managing real estate assets, and developing new properties from the ground up.

Guided by a skilled and experienced team of real estate professionals, we bridge the gap between people and their ideal properties, whether that's a home, an investment, or a portfolio to manage creating a seamless experience at every step.

OUR VISION

To provide revolutionary real estate solutions on a global scale.

OUR MISSION

To excel as a globally renowned real estate company, delivering cost-effective offerings worldwide through suitable technology and a motivated team.

OUR VALUES

- 01 Customer-Centric Approach
- 02 Excellence
- 03 Innovation
- 04 Trustworthiness
- 05 Professionalism

"...Delivering Excellence Beyond the Walls."



HEADQUARTERS

Maitama, Abuja — Nigeria



REGISTERED ENTITY

CAC — RC 7282676



WHAT WE OFFER

Full-service real estate, end to end

Why our clients choose Wallmeta Realty Limited

VERIFIED PROPERTIES • INVESTMENT INTELLIGENT • END-TO-END REAL ESTATE SOLUTIONS



Trust & transparency

Verified properties, clear pricing, proper documentation, no hidden charges.



Security of investment

Due diligence, title verification, credible developers, protection against fraudulent transactions.



Good returns

Properties with strong rental yield, capital appreciation and resale potential.



Convenience

One company handling search, inspection, documentation, purchase and after-sales.



Expert advice

Helping clients choose based on budget, objectives and risk — not simply pushing inventory.



Quality properties

Well-located, properly constructed and professionally managed properties.



Exclusive opportunities

Off-market properties, pre-launch deals, distressed sales and investment opportunities.



Property management

Managing tenants, maintenance, rent collection and property performance.



Speed

Quick property matching, inspections, documentation and transaction closure.



Personalisation

Different solutions for first-time buyers, investors, diaspora clients, businesses and HNIs.



Technology

Virtual inspections, digital documentation, property dashboards, online communication.



After-sales support

Staying involved after the transaction rather than disappearing after receiving payment.

300+

Properties listed

39

Portfolios managed

21

Clients advised

[SEE FULL TRACK RECORD →](#)

Our services & offerings

Eight core business pillars, working together to give every client a single, dependable point of contact for real estate — from first inspection to long-term management.

01



Property Sales & Letting

Wallmeta Realty connects buyers, tenants, and property owners with the right opportunities across Abuja's residential and commercial market. From luxury homes to prime commercial spaces, we manage the full sales and letting process — market positioning, pricing, and negotiation — to close deals that deliver value for every party.

02



Shortlet & Hospitality Management

We turn premium properties into high-performing short-stay assets. Our hospitality management service handles everything from guest experience and pricing optimization to property upkeep and booking management, maximizing occupancy and returns for property owners while delivering a seamless stay for guests.

03



Property & Portfolio Management

Wallmeta Realty provides end-to-end management for property owners and investors, safeguarding and growing the value of real estate assets. From tenant management and maintenance oversight to financial reporting and performance optimization, we handle the details so our clients can enjoy passive, well-managed returns.

04



Real Estate Investment Advisory

We guide individuals and institutions through smart, data-informed real estate investment decisions. Drawing on deep market insight and a strong network of property owners, investors, and high-value clients, our advisory team identifies opportunities, structures deals, and builds strategies that align with each client's investment goals.

Continued overleaf — Joint Venture Brokerage, Title Document Processing, Property Development & Renovation, Deep Clean Services

05–08 →

Eight core business pillars

05



Joint Venture Brokerage

Wallmeta Realty structures and facilitates joint venture partnerships between landowners, investors, and developers to unlock the value of untapped real estate opportunities. We identify viable land and development prospects, connect the right partners, and broker terms that balance risk and reward — turning idle land into profitable, developed assets.

06



Title Document Processing

We help clients navigate the often complex process of securing and regularizing property titles, including Certificate of Occupancy (C of O) processing, title verification, and land documentation. Our team liaises with the relevant authorities to ensure your property ownership is properly documented, legally sound, and protected.

07



Property Development & Renovation

Wallmeta Realty manages property development and renovation projects from concept to completion, helping clients maximize the value of raw land or existing structures. From design coordination to construction oversight, we deliver quality-built and renovated properties that meet market standards and investment goals.

08



Property Deep Clean Services

We provide thorough, professional deep cleaning services for residential and commercial properties — ideal for move-ins, move-outs, shortlet turnovers, and post-renovation clean-ups. Our team ensures every property is presented spotless, hygienic, and guest- or tenant-ready.

OUR VALUE PROPOSITION

**Verified Properties. Investment
Intelligent. End-to-End Real Estate
Solutions.**



Our track record

A snapshot of what we've delivered for clients so far — and the foundation we're building on.

300+

Properties listed for sale and rental (short & lease) across Nigeria

39

Client property portfolios currently under active management

3

Joint venture transactions facilitated for property owners and investment partners

6

Property title documents successfully verified and validated for clients

14

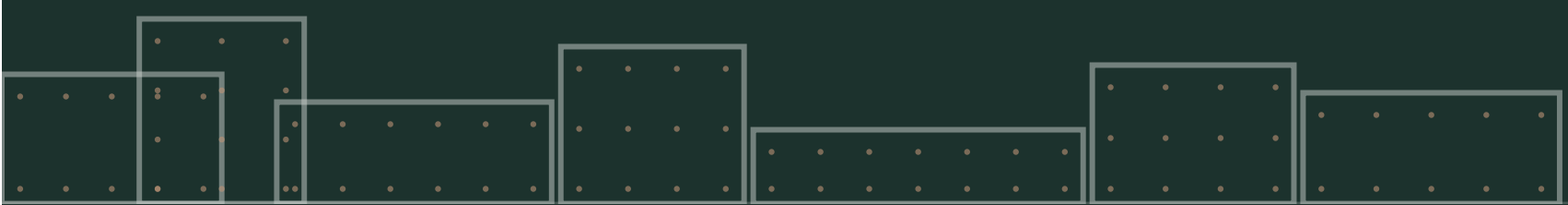
Properties renovated — enhancing functionality, market appeal and value

12+

Commercial & residential properties cleaned, repositioned and rebranded

21

Clients advised on real estate & mortgage financing under the NHF Scheme



Our partners

We work alongside trusted institutions, technology platforms and professional bodies to keep every transaction credible, compliant and well-informed.

● PROPERTY PLATFORMS



Nigerian Property Center



PropertyPro



Jiji.ng

● GOVERNMENT & INDUSTRY BODIES



Abuja Geographic Information System (AGIS)



Real Estate Development Association of Nigeria (REDAN)



Association of Estate Agents in Nigeria (AEAN)

● FINANCE & MORTGAGE



Providus Bank & Unity Bank



Federal Mortgage Bank

● TECHNOLOGY



ODBS Technology

● HOSPITALITY



AirBnB

● PROFESSIONAL SERVICES



Bakare Bolaji & Associates — Estate Surveyors & Valuers



Corban Law Firm



Every partnership is chosen to strengthen due diligence, documentation and delivery — so clients can trust what stands behind every Wallmeta transaction.

12

Active partners

6

Sectors covered

1

Point of contact for clients

Redefining how people interact with real estate



Terry Emebunor

FOUNDER / MANAGING PARTNER

terry@wallmeta.ng

”

Wallmeta Realty was established to redefine how individuals and organizations interact with real estate. We bridge the gap between property acquisition and long-term wealth creation through three fundamental pillars:

Verified Properties

We remove the guesswork and risk from real estate transactions. Every asset undergoes rigorous legal, structural, and market verification before it reaches you.

Smarter Investments

We leverage deep market intelligence and data-driven insights to ensure your capital is positioned for maximum yield, sustainable growth, and strong risk management.

End-to-End Real Estate Solutions

From initial consultation and acquisition to portfolio strategy and complete property management — a seamless, all-inclusive ecosystem under one roof.

Whether you are an individual looking to secure your next asset, an organization seeking strategic expansion, or a business partner collaborating on high-value developments, Wallmeta Realty Limited is your trusted partner for long-term real estate success.

Thank you, and we look forward to building the future together.

“Verified properties. Transparent process. Long-term wealth.”

— TEAM WALLMETA



• GET IN TOUCH

Let's find, grow or manage your next property.



HEADQUARTERS

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We typically respond within 24 hours

Reach out by call, WhatsApp or email — whichever suits you best.





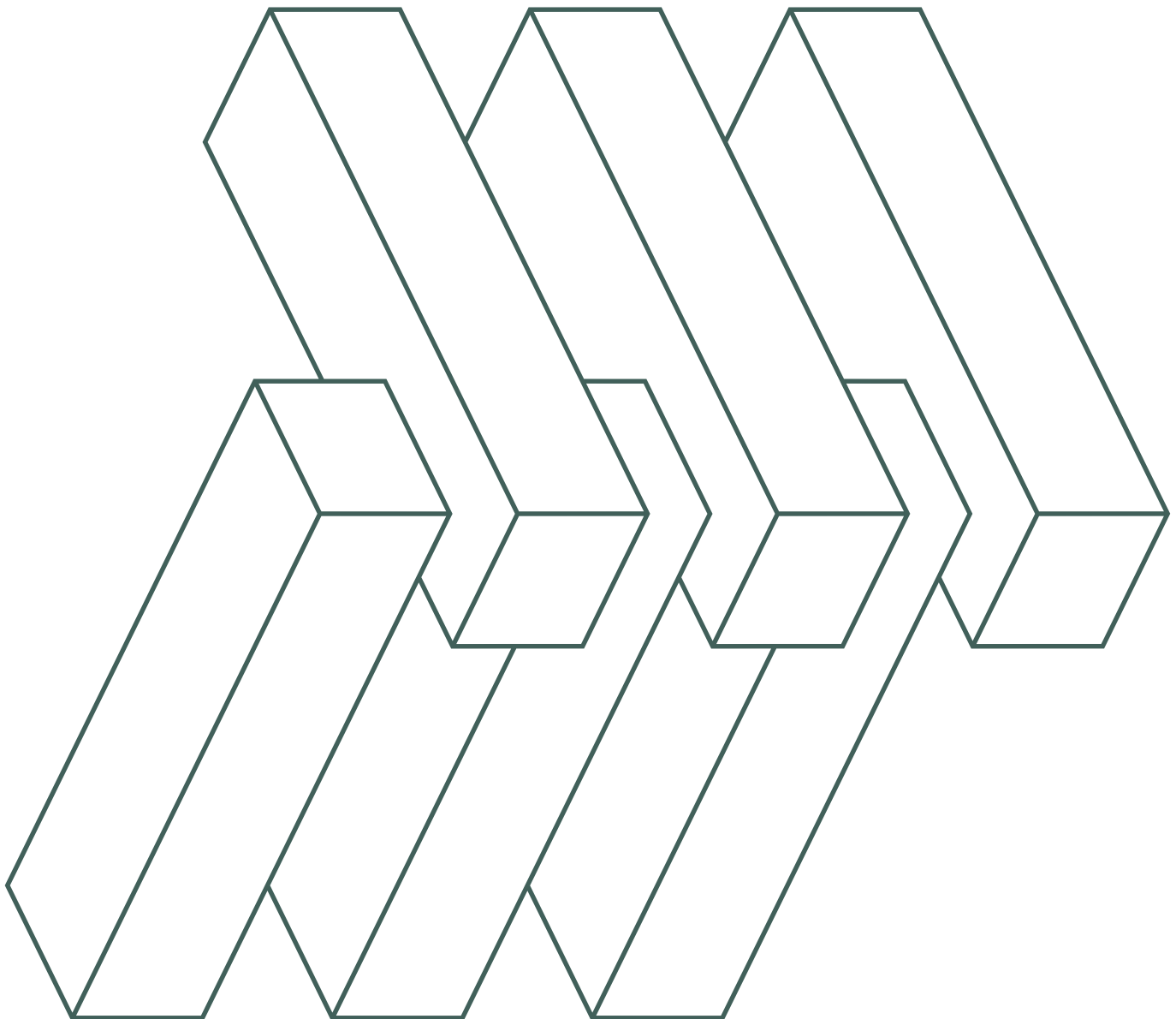
WALLMETA
• REALTY LIMITED •
RC: 7281676



MEMBER

PRICING & SERVICES BROCHURE

PROPERTY + MANAGEMENT +
INVESTMENT INTELLIGENCE



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01

Real Estate Investment Advisory

Helping clients invest with clarity, not guesswork

Wallmeta's advisory service is built around one idea: your value isn't simply finding properties; it's helping the client avoid bad investments. Every engagement ends in a clear recommendation.

Initial Consultation ₦50,000

For clients still deciding what and where to invest. Timeline: 1–2 business days.

- 60–90-minute consultation
- Investment objectives, budget & risk discussion
- Recommended investment strategy & location guidance
- Written summary and recommendation

Investment Advisory ₦200,000

Full due-diligence engagement. Timeline: 5–7 business days. 50% refundable/adjustable against Wallmeta's acquisition or brokerage fee if the client proceeds through us within 30 days.

- Everything in Initial Consultation
- Property/location & comparable analysis
- Rental-income & capital-appreciation assessment
- Basic title/document review, developer/vendor background checks
- Investment risk assessment, estimated ROI & exit strategy
- Written Investment Advisory Report

Premium Advisory ₦450,000

For HNIs, diaspora investors and clients investing substantial amounts. Fee may vary with complexity and location.

- Everything in Investment Advisory
- Multiple property options & comparative financial analysis
- Site inspections, legal/documentation coordination
- Negotiation support & final investment recommendation

Additional Advisory Services

Service	Fee
Site Inspection	₦50,000 – ₦100,000
Detailed Due Diligence	From ₦150,000
Property Acquisition / Brokerage	Separate commission
Legal / Valuation Services	Third-party / professional fee



Our Process

- 1. **Discovery Call** — budget, objectives, risk appetite, horizon
- 2. **Investor Profile** — capital-appreciation, rental-income, land-banking, development or commercial investor
- 3. **Market & Property Research**
- 4. **Due Diligence** — title/ownership checks, coordinated with an ESVARBON-licensed Estate Surveyor & Valuer where regulated valuation is required
- 5. **Investment Analysis** — purchase price, rental yield, appreciation, risks, exit strategy
- 6. **Investment Recommendation** — BUY / PROCEED WITH CONDITIONS / DO NOT BUY

02

Property Deep Cleaning & Move-In Preparation

"We don't just clean your property. We prepare it for its next chapter."

Positioned for property owners, landlords, investors, developers, Airbnb/short-let operators and new homeowners — not just another cleaning vendor.

Essential Deep Clean From ₦40,000

For smaller apartments and routine deep cleaning.

Signature Deep Clean From ₦60,000

For 2–3-bedroom apartments. Includes comprehensive cleaning, materials, equipment and quality inspection.

Premium Property Reset From ₦100,000

For luxury apartments, newly acquired properties, serviced apartments and move-in/move-out cleaning. Includes deep cleaning + detailed kitchen/bathroom cleaning + wardrobes + windows + final inspection. Post-construction/new-build cleaning is quoted separately after inspection.

Reference Pricing by Property Size

Property Type	Price	Duration
Self-contained / Studio	₦30,000	3–4 hrs
1 Bedroom	₦40,000	4–5 hrs
2 Bedroom	₦60,000	5–7 hrs
3 Bedroom	₦80,000	6–8 hrs
4 Bedroom	₦100,000	7–10 hrs
5 Bedroom / Small Duplex	₦130,000	8–12 hrs
Large Duplex / Luxury Apartment	From ₦150,000	Inspection-based



Add-On Menu

Add-on	Charge
Fridge deep clean	₦7,500
Oven deep clean	₦7,500
Interior wardrobe cleaning	₦5,000 – ₦10,000
Balcony	₦5,000
External windows	₦10,000 – ₦20,000+
Carpet cleaning	From ₦10,000
Sofa / upholstery cleaning	From ₦15,000
Mattress cleaning	From ₦10,000
Heavy / neglected property surcharge	₦10,000 – ₦30,000
Fumigation	Separate quotation
Post-construction cleaning	Inspection-based

How Booking Works

- Client requests a fixed quote based on location, property type, size, condition and preferred date
- Materials, labor and transportation within the service area are included in the quoted price
- Booking deposit: 50% to confirm, 50% on completion (invoice terms available for corporate/property-management clients)
- Before, during and after documentation, ending in a Before vs After Cleaning Report
- Quality-control inspection and client sign-off before the team leaves



03

Joint Venture Brokerage & Facilitation

Connecting verified landowners with credible developers across Abuja

“We don’t just introduce parties, we manage deal origination, qualification, negotiation and transaction facilitation.”

Recommended Fee Structure

JV Deal / Land Value	Brokerage Fee
Below ₦100M	5%
₦100M – ₦500M	4% – 5%
₦500M – ₦1B	3% – 5%
Above ₦1B	Negotiable, typically 2.5% – 4%

What the Fee Covers

- Landowner sourcing & qualification
- Property/location assessment and basic title/document screening
- Developer/investor sourcing & qualification
- Introduction, facilitation of meetings and negotiations
- Site-inspection coordination and support with commercial JV terms
- Coordination toward execution of the JV Agreement and transaction closing support

Legal due diligence, valuation, title searches and preparation/review of the JV Agreement are handled by appropriate independent professionals (e.g. ESVARBON-licensed Estate Surveyors & Valuers).

Payment Structure

- Option A: 5% payable upon execution of the JV Agreement — e.g. 50% on signing, 50% on receipt/confirmation of the agreed premium
- Option B (large JV projects, ₦500M+): 2–3% engagement/commitment fee, balance at closing (typically totaling 4–5%)

Every JV engagement begins with a written Brokerage/Fee Protection Agreement covering parties, property, JV structure, fee, who pays, payment trigger, a non-circumvention clause and a 12–24 month tail period.



04

Title Documentation Processing

Transparent, professional-fee-based title support for Abuja transactions

Wallmeta's professional service fee is always quoted separately from government, statutory, legal and survey/valuation charges.

Three-Tier Package

Package	Fee	Best for
Basic	₦75,000	Clients with straightforward documentation needing processing support
Standard — recommended	₦150,000	Most clients — ordinary property transactions
Premium	₦250,000+	Investors, diaspora clients, developers, complex transactions

Related Services

Service	Fee
Basic Title Document Consultation	₦30,000
Title Document Review & Processing Support	₦75,000 – ₦100,000
C of O / Title Application Support	₦100,000 – ₦150,000
Deed of Assignment & Registration Support	₦100,000 – ₦150,000
Governor's Consent / Title Perfection Support	₦150,000 – ₦250,000
Complex Title Regularisation / Multiple Documents	₦250,000 – ₦400,000+
Title Due Diligence & Verification (“Verify Before You Buy”)	₦100,000

What the Standard ₦150,000 Package Covers

- Initial consultation, document review and documentation checklist
- Preliminary title/document assessment and coordination of title search/verification
- Application/documentation preparation, submission and processing coordination
- Follow-up with relevant authorities and regular status updates
- Coordination with legal/technical professionals and final document handover

Government and statutory fees are excluded and quoted separately based on official assessment.

Payment Modality

60% on engagement, 40% on completion/handover. All government and third-party fees are paid in advance before Wallmeta incurs them. Processing timelines are quoted subject to the relevant authorities' own procedures.



05

Shortlet & Hospitality Management

"You own the property. We handle the business."

A percentage-of-revenue model. Wallmeta only earns when your apartment earns. No fixed monthly retainer.

Management Packages

Package	Fee	Wallmeta's Responsibility
Basic	10% of gross revenue	Listing, bookings, pricing & basic guest communication
Standard — recommended	15% of gross revenue	Full day-to-day shortlet management
Premium	20% of gross revenue	Full management + intensive concierge, inspections & higher-touch support
Multiple units (3+ apartments)	12% – 15%	Portfolio management, negotiated rate

Example Payout (Standard 15%)

Monthly Gross Revenue	Wallmeta Fee (15%)	Owner Receives*
₦1,000,000	₦150,000	₦850,000
₦1,500,000	₦225,000	₦1,275,000
₦2,000,000	₦300,000	₦1,700,000
₦3,000,000	₦450,000	₦2,550,000

What the Management Fee Covers

- Listing creation, (Airbnb/Booking.com) management, pricing & calendar management
- Marketing, guest enquiries, screening and check-in/check-out coordination
- Housekeeping and maintenance coordination, inventory monitoring
- Guest issue resolution and monthly income/expense reporting

The owner separately covers utilities (electricity/diesel/internet/water), cleaning supplies, laundry/linen, repairs, furniture replacement, service charges and major renovations.

Terms

- Maintenance approval limit: Wallmeta may authorize expenses up to ₦50,000 per incident without prior approval; anything above requires owner sign-off except genuine emergencies
- Contract: 12 months, renewable, with 30 days' written notice to terminate; monthly reporting and payout



06

Sales & Letting Services

Transparent property brokerage, no hidden charges.

The person who appoints Wallmeta is ordinarily the person who pays the fee.

Fee Structure Summary

Service	Fee	Who Pays
Letting — Landlord Mandate	5% of annual rent	Landlord
Property Sale — Seller Mandate	5% of sale price	Seller
Tenant Representation	5% of annual rent	Tenant
Buyer Representation	3% of purchase price	Buyer
Property Management	5% – 10% of rental income	Landlord
Property Listing Only	₦50,000 – ₦100,000	Property Owner
Photography / Video (standalone)	₦50,000 – ₦150,000	Property Owner

High-Value Property Sales

Property Value	Fee
Below ₦50M	5%
₦50M – ₦100M	4% – 5%
₦100M – ₦500M	3% – 5%
Above ₦500M	Negotiable, typically 2% – 4%

Worked Examples

- Letting: ₦3,000,000 annual rent × 5% = ₦150,000 (paid by landlord on successful letting)
- Sale: ₦100,000,000 sale price × 5% = ₦5,000,000 (paid by seller)
- Tenant representation: ₦3,000,000 annual rent × 5% = ₦150,000 (only where the tenant engages Wallmeta directly to source a property)
- Buyer representation: ₦100,000,000 purchase × 3% = ₦3,000,000 (only for a dedicated buyer-side search mandate)

Our Commitments

- Every fee, who pays it, what it covers, when it becomes payable, and the protection period is agreed in writing before marketing or sourcing begins
- A successful-transaction clause protects Wallmeta's commission for 6–12 months where an introduced tenant/buyer competes directly with the owner
- No undisclosed double commissions, any dual representation is disclosed with written consent from the parties involved



07

Property Development & Renovation Management

"From Vision to Completion, We Manage the Entire Project."

Service Tiers

Service	Fee	Best for
Essential — Project Management Only	5%	Client already has contractors
Professional — Renovation Management (flagship)	8%	Wallmeta manages contractors, procurement & supervision
Premium — Full Development Management	10% – 12%	New construction / end-to-end development
Large developments (₦100M+)	5% – 10%	Negotiable, economies of scale

Minimum project-management fee: ₦250,000 – ₦350,000 for smaller projects where a straight percentage would under-compensate site visits, coordination and procurement (e.g. ₦1m–₦3m project → ₦250k minimum; ₦3m–₦5m → ₦350k minimum; ₦5m+ → 8%).

Worked Example (Professional Tier)

Project budget: ₦30,000,000 → Wallmeta's fee at 8% = ₦2,400,000 (kept separate from the client's project execution budget).

What the Professional (8%) Package Covers

- Property assessment, project planning, bill of quantities and work programme
- Procurement: sourcing, competitive quotations, vendor negotiation, quality verification
- Project supervision: contractor oversight, site inspections, progress tracking, health & safety
- Financial management: budget monitoring, payment schedule, variance reporting
- Completion: snagging, defect correction, final inspection and handover

Milestone Payment Model (8% fee)

Milestone	Share of Fee
Contract signing & mobilisation	20%
Project commencement	20%
40% project completion	20%
70% project completion	20%
Practical completion / handover	20%



Project funds and Wallmeta's professional fee are held in two separate financial buckets, with monthly reconciliation. Professional consultants (architect, quantity surveyor, engineers, surveyor, town planner, legal) are engaged and charged separately, with Wallmeta coordinating their input.

08

How We Work & Contact

Affordable. Professional. Transparent.

Wallmeta Realty Limited provides transparent property brokerage, advisory, management and development services for landlords, sellers, tenants, buyers, investors and developers — with clear fees agreed before we commence work.

Our principles

- Every engagement begins with a written agreement covering scope, fee, payment trigger and protection period.
- We charge ₦15,000 refundable fees for rental inspection. T&C Applied.
- We charge *"To be determined"* refundable caution deposit on some apartments under our management.
- We hold client project funds separately from our own professional fees.
- Where regulated estate surveying or valuation work is required, we coordinate ESVARBON-licensed professionals.
- Professional fees are always quoted separately from government, statutory, legal and third-party costs.

A Note on Compliance

Estate surveying and valuation is a regulated profession in Nigeria. Wallmeta ensures its activities, corporate structure and personnel comply with applicable federal and state requirements, and engages licensed Estate Surveyors & Valuers for regulated valuation work. Agency fees and frameworks vary by state clients are advised of the applicable local rules for their transaction.

Contact

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All fees in this brochure are starting/professional rates and may be negotiated for portfolio, high-value or complex engagements. Prices exclude applicable government, statutory, legal and third-party professional fees unless stated otherwise. Statutory TAXES may be applied on some services

