

INTERNATIONAL PROPERTY PENSION PLAN (IPPP)



2024



International Property Pension Plan (IPPP)

As people develop through their lifetime they have an expectation that a time will come when they will have to retire. For some people, pension is sufficient to provide a basic level of income. Results from research studies revealed that Inflation eats up all pension interests and also the initial money invested in pension savings.

According to Muna – Inflation is the silent Tax.

This is the Primary Reason why we have developed the International Property Pension Plan.

A property in an advanced country that gives you a life time stable Rental income.

Offers you Dual Citizenship with access to 174 countries Visa Free.

Offers you a second Passport that covers you and your family.

What is IPPP?

It is simply a property investment that pays you rental income while the property appreciates over time.

Where;

Annual appreciation becomes the property pension interest and the monthly earnings become the monthly disbursements.

At any point you plan to exit from the investment.

You can always refinance or sell to Muna Real Estate Limited.

Our Slogan – Muna Real Estate Makes Money!

Why not Nigeria?



ECONOMIC INSTABILITY

INFLATION RATE

INSECURITY

TAX RATES

COST OF BORROWING

POLITICAL INSTABILITY

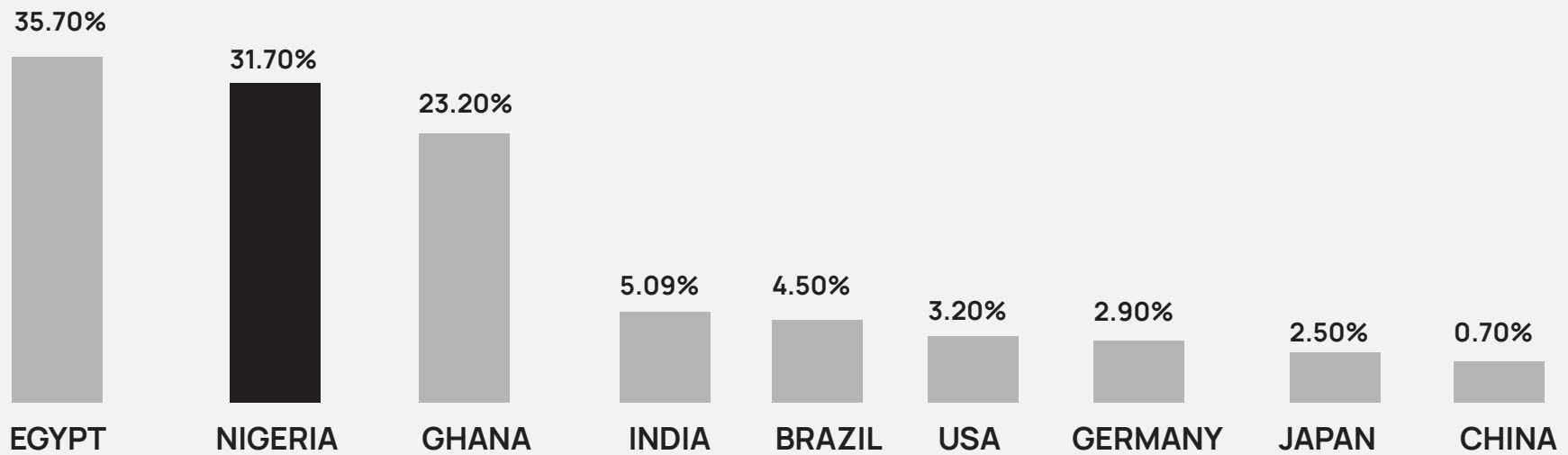
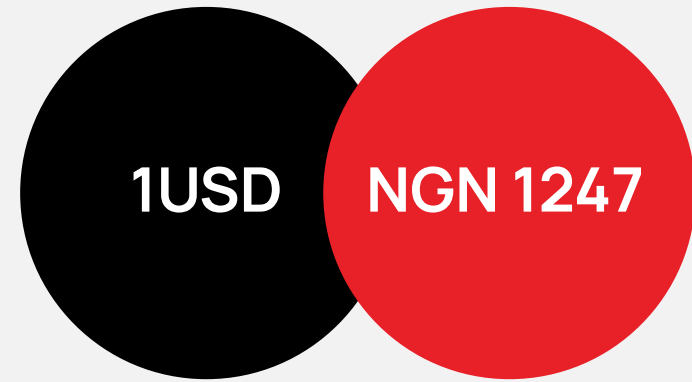
LACK OF ADEQUATE

INFRASTRUCTURE

POOR MARKET STRUCTURE



A peek at the Inflation & Currency Exchange Rate



WHY ARE WE LOOKING AT INFLATION
AND EXCHANGE RATE VALUE?

MONEY INVESTED, WHEN RECOVERED
WILL STILL BE SPENT IN THE MARKET.

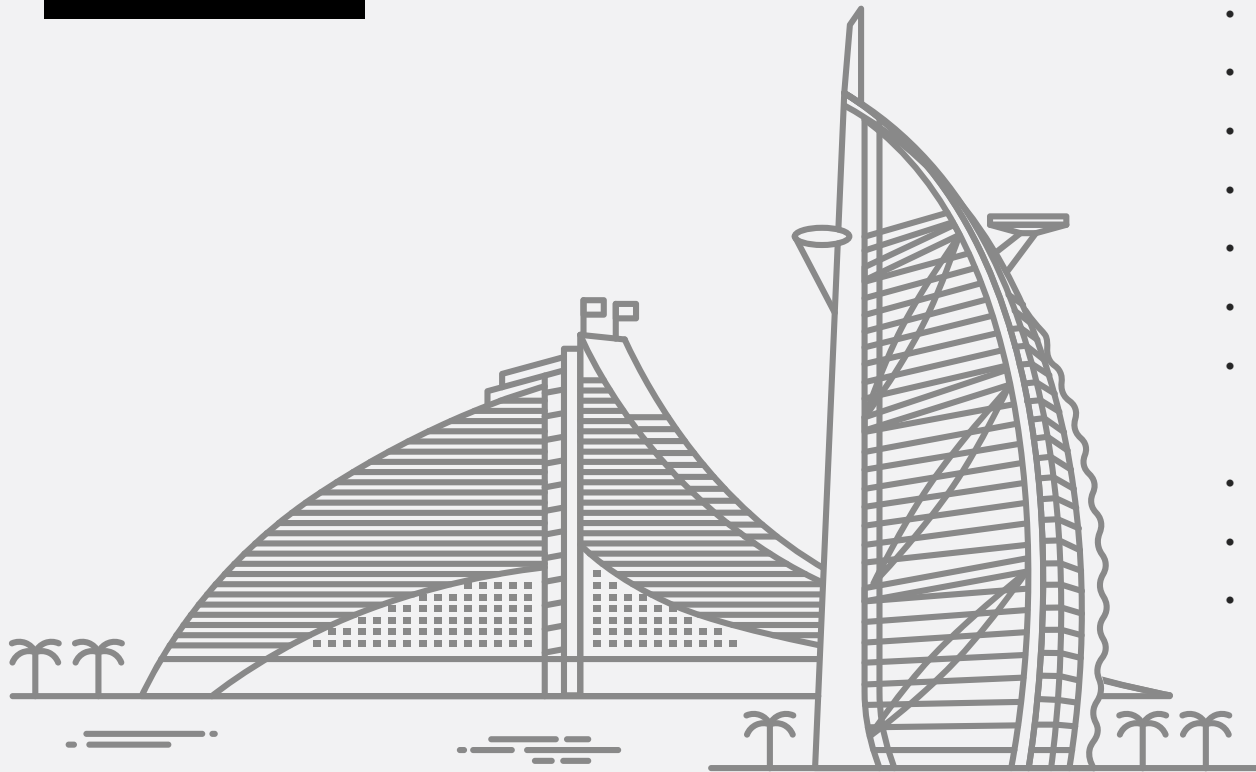
WHAT WILL BE THE VALUE OF THE
MONEY THEN?

Definitely

Dubai



Dubai



- A total population of 3.14 million inhabitants
- 15.8 million tourists per year 20 million in 2020
- The largest terminal in the world: 89 million passengers in 2017
- The best tax system in the world
- No income tax VAT rate at 5%
- Best destination to the world for its lifestyle
- Best system transport to the world
- First hotel 7 stars in the world
- Among the top 10 countries in the world with the highest number of pros
- Ownership of companies in 100%
- One of the safest places in world
- Fast visa/residency/business license processing

Dubai



- Economic stability
- Thriving tourism
- High rental yield
- Strategic location
- INVESTOR-FRIENDLY INCENTIVES:
tax benefits, streamlined procedures.
- World-class infrastructure
- High quality lifestyle
- Political stability & security
- Opportunities for networking



Dubai

A leading developer with an extensive land portfolio
And a large catalogue of modern luxury properties,
Offering iconic destinations



53 | Projects
Under construction

100 | Projects
In Planning

11,000+ | Units sold

Location of Projects



Dubai

RIVERA MBR CITY



Dubai

PALM JUMERIAH



Dubai

AL FURJAN



Dubai

DUBAI HEALTHCARE CITY



Dubai

STUDIO CITY



Dubai

JEBEL ALI



Investment Comparison 1

NGN Investment VS IPPP

PARAMETER	INVESTOR A (NGN)	INVESTOR B (USD)
NGN 200 MILLION IN 2022 (Exchange Rate at NGN423.8)	NGN 200,000,000	USD 471,810
ANNUAL RENTAL %	1.5-5%(NGN 3M - 10M)	9-15%(USD 42.5K(NGN 18M)- USD 70.7K(NGN 30M))
50% APPRECIATION AFTER 2 YEARS	NGN 300,000,000	\$707,715
Investment NAIRA Value After 2 Years (Exchange rate at NGN1,247)	NGN 300,000,000	NGN 883,051,392
Investment USD Value After 2 Years	USD 240,433	USD 707,715
CAPITAL GAIN/ LOSS IN USD	USD -231,377	USD +235,905
CAPITAL GAIN/ LOSS IN NGN	NGN -288,527,119	NGN +294,173,535



Investment Comparison 2

Offplan VS Ready

RATE OF APPRECIATION (Ready VS Offplan Project)

KEY	OFFPLAN	READY
Investment Sum	AED 769,000	AED 769,001
DATA DRIVERS		
Historical average for offplan appreciation in 2 year	190%	
Ready Property annual average appreciation rate	20.14%	
OFFPLAN VS READY PRACTICAL COMPARISON		
Investment Year	AED 769,000	AED 769,001
Year 1 Value	AED 1,499,550	AED 923,877.80
Year 2 Value	AED 2,230,100	AED 1,109,946.79
VALUE DIFFERENCE/GAIN	AED 1,461,100.00	AED 340,945.79



Who you work with

Matters!

MUNA

REAL

ESTATE

Muna real estate is a global property marketing, development, investment consulting & portfolio management company. The company is not sector specific and looks for opportunities where it can enhance long term income and capital value through asset management and strategic real estate development.

Our goal is to create lasting value and prosperity through strategic international and local property investments.

Our mission : your prosperity!

8 years in the global property market.



We say why not?

Our mission: Your prosperity!

Contact us

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Munarealestate.ng

