



16th, July 2025

Proposal for Community Joint Venture

Dear Esteemed Landowners, Community Leaders, Cooperatives, and Stakeholders,

We are excited to present a transformational joint venture to co-create a New Town in your community — one that aligns with your aspirations for land equity, local empowerment, and long-term prosperity. This is not just a housing project — it is a people-driven lifestyle community designed to be affordable, inclusive, and sustainable.

We envision a town built by the community, for the community — where landowners become co-owners, not just land sellers; where local youth find jobs; and where families thrive in comfort, dignity, and opportunity.

This initiative will serve as a replicable model for community-led suburban development across Nigeria and Africa, blending smart design, renewable energy, economic spaces, and co-owned infrastructure.

Project Type: New Town / Lifestyle Estate / Affordable Housing Cluster

Proposed Location: Ibadan North, Akwa Ibom, Calabar, Uyo, Benin, Asaba, etc

Land Area Target: 5–15 hectares

JV Partners: Community Landowners, Co-ops, Diaspora Investors, 1818 Capital Ltd, DeedNode DAO

Vision:

To develop a community-led, economically inclusive town that provides quality housing, shared infrastructure, and long-term co-ownership benefits to all contributors.

Value to Landowners:

- Equity in SPV (20–25%)
- Free housing units or revenue shares
- Legacy infrastructure (water, clinics, schools, markets)
- Cultural integration and naming rights

Components May Include:

- 80–150 homes, expandable
- Digital energy grid, water systems
- Clinics, schools, trade zones
- Lifestyle park, football field, solar streetlights
- Digital portal for diaspora and co-op management

Strategic Regions for Pilot Expansion:

- **Edo State:** Utesi–Oluku corridor (Lagos–Benin Expressway)
- **Akwa Ibom:** Uyo–Ikot Ekpene corridor
- **Cross River:** Calabar–Ikom development axis
- **Oyo State:** Ibadan–Moniya–Iseyin corridor
- **Enugu/Ebonyi:** Abakaliki ringway zone

Implementation:

1. Site review and JV onboarding
2. SPV creation and land documentation
3. Town layout, DAO proposal listing
4. Construction in phases (40+ units → 300+)
5. Infrastructure and event commissioning

Contact 1818 Capital Ltd to initiate a JV proposal in your community.

Get Started

