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Corporate Head Office

14, Fadare Street, Off Yaya Abatan Road,
Ogba-Ikeja, Lagos State.

Quest for uniqueness in service



**ABIODUN
BEWAJI
CONSULTING**

Estate Surveyors, Valuers and Auctioneers

**CORPORATE
PROFILE**

Quest for uniqueness in service

OUR FIRM

Abiodun Bewaji Consulting is a Real Estate Surveying firm involved in Property Management, Facilities Management, Feasibility and Viability Appraisal, Property Development, Valuation, Auctioneering Consultant, Sales Acquisition Disposal and Land Transfer. The firm was established to practice in Nigeria by the Corporate Affairs Commission and further Registered by the Estate Surveyors and Valuers Registration Board of Nigeria.

We have physical presence in Lagos. All our operations are centrally managed in Lagos, Nigeria.

CORPORATE HEAD OFFICE

14, Fadare Street, Off Yaya Abatan Road, Ogba-Ikeja, Lagos State.

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ABOUT US

WHY ABC?

Our firm is endowed with top notch human resources, up to date IT Tools and strategic alliance with other professionals in the built environment.

MISSION, VISION & VALUES

● OUR MISSION

To contribute to the advancement of real estate management by providing novelty and quality professional services to our client through the synergy of highly competent professionals.

● OUR VISION

To revolutionize real estate and facilities management through innovative and undiluted passion for client's satisfaction and professional service delivery.

● CORE VALUES

- Integrity
- Competence and Relationship
- Client Satisfaction
- Professionalism
- Employee Career Development

OUR PROFESSIONAL BODIES

- The Nigeria Institution of Estate Surveyors and Valuers (NIESV)
- Estate Surveyors and Valuers Registration Board of Nigeria (ESVARBON)
- The Institute of Management Consultants (IMC)
- Chartered Institute of Contract Project and Facilities Management (CICPFM)
- Certified Institute of Auctioneers of Nigeria (CIAN)
- International Real Estate Federation (FIABCI)

CORPORATION INFORMATION

- Company Registration Number (BN2262643)
- NIESV Firm Registration Number (FO1074)

GOVERNMENT AGENCIES/ AUTHORITIES

- Corporate Affairs Commission, Nigeria (CAC)
- Financial Reporting Council Of Nigeria (FRCN)
- Special Control Unit Against Money Laundering (SCUML)

OUR SERVICES

Our professional team is conversant with knowledge of the property market but to ensure that we meet up with our objective of delivering excellent services to our prospective clients, we have restricted our operation to the following Real Estate Services where we retained competent professionals with considerable wealth of experience:



REAL ESTATE AND ASSET VALUATION

We carry out valuations for **Buildings and Chattels, Crop/Economic trees enumeration, Plant and Machinery, Stock Exchange Quotations, General Accountancy, Insurance and Taxation.**

This we carry out by the integration of high Professional Standards and Research combined with Market Forces to arrive at a fair value.

Valuation requires a logical process, which involves a scientific solution to a valuation request. We approach valuations by specifying the physical structures involved, the rights to be valued, the purpose of valuation, type of value sought and the date at which valuation will apply. The resultant valuation will be presented in a report encompassing the data collected, our observation, findings and opinion of value of the property or interest based on the purpose for which the exercise is been intended. We have undertaken several valuation jobs on behalf of our clients notable of which are; banks, corporate organizations in all sectors, States and Federal Government etc. We have also played advisory roles as independent Valuers to banks and other financial institutions on the value of properties mortgaged by their customers.

REAL ESTATE CONSULTANCY SERVICES

Our firm is involved in providing unbiased end to end advisory services on the real estate market to our clients. This we carry out by research of both the local and international real estate markets to understand trends and market fundamentals in order to anticipate changes in the market. This market intelligence is critical to our keeping ahead the market, remaining competitive and elevating the quality of our real estate investment decision making.

Our aim here is geared towards providing efficient, reliable and professional real estate advisory services to meet the diverse needs of our clients and aid them in potential decision making.

FACILITIES MANAGEMENT

Facilities Management is the integration, control, and supervision of multi-disciplinary activities within the built environment and management of their impact upon people and the work place or dwelling.

It involves the day-to-day control and administration by the Facilities manager, the activities of professionals and support staff to ensure the functionality and smooth running of facility and support services installed for a pleasing and conducive working environment or dwelling and to achieve certain predetermined goals or objectives.

AUCTIONEERING CONSULTANT

We act as auctioneering agent between the sellers and prospective buyers of goods and assets. Abc Auction House offers the services in the following areas of live and online auction; Plant and Machinery, Real Estate, Automobile, Office Equipments, Construction Benefit Auction, Agricultural and Construction Equipments.

PROPERTY MANAGEMENT (GENERAL)

Our experienced and committed team manages commercial, Residential and Industrial Properties of every type and size. Management encompasses all aspects of routine day to day, month to month and year to year services including tenant selection, the collection and accounting of rents, insurance and service charges, the enforcement of Landlord and Tenants repair obligations and other lease covenants, the supervision of service and maintenance contracts and the implementation and record of rent and lease renewals.

Our Surveyors advice on planned schedules of maintenance and building improvement, ensuring Landlords are kept appraised on likely future expenditure.

Property management terms and condition of contract schedule;

Our service management fee shall be 10% of the gross rent collected on behalf of our principal.

PROJECT MANAGEMENT

In the development of real estate, we act as consultants/co-coordinators of the development process. As estate surveyors, we are the most suited for this responsibility in the development team as other professionals such as architects, quantity surveyors, and builders have specific duties on the construction site.

We shall monitor the progress of work towards ensuring that no contractor or sub-contractor delays the work of others and consequently the date of completion. Our team also assists in planning the network analysis to identify the most suitable critical path to aid decisions on project duration. We also ensure that our experience is constantly put to play with regards to the highest and best use of sites, best type of finishing to use to achieve projected outcomes while generally ensuring ultimate control of the development. Other areas of our competence include preparation of tender and risk assessment, pre-letting enquiries & negotiation before project completion.

FEASIBILITY/VIABILITY STUDIES

We carry out feasibility and viability studies for proposed development ranging from private residential buildings to large industrial estates.

Our reports are generally used by clients for critical cost benefit decisions before embarking on projects. An appraisal which is the bedrock of

any successful investment, centers on the worthwhileness of an investment. It is a major determining factor in projecting the success or otherwise of a project.

GENERAL ESTATE AGENCY LOCAL/INTERNATIONAL

We assist clients in seeking properties to let or property owners seeking tenants for their houses. With regards to properties for sale, we act on behalf of the vendor or purchaser while ensuring that our client gets a fair deal at all times. We handle disposal, acquisition and letting of properties on behalf of our clients.

Our Range of Services Includes:

Sales / Purchase: We assess the capital value of the property to be offered for sale/purchase; we investigate the authenticity of the title documents; we employ various contemporary means to promote our property portfolio.

Letting: We determine appropriate rent for our clients' properties and carrying out lease negotiations for either landlord or tenant; Selection of prospective tenants for our client's properties; Finalizing lease agreement with the prospective tenant(s).

THE STRUCTURE OF THE FIRM

The firm is organized on a partnership basis headed by the Principal Partner, the Managing partner and other Associate Members of the firm assists in its administration. It operates a departmentalized system as indicated below:

1. Valuation

Valuation of Assets such as:

Land and building, plant and machinery, furniture, fittings and equipment, computer/computer accessories, stocks and motor vehicles for various purposes ranging from sales/purchase, mortgage, insurance, merger and acquisition e. t. c.

2. Facility/Property Management

(A) Supervision of maintenance work and installations within the premises such as lifts generators central air conditioner and other landlord's fixtures and fittings.

(B) Property management and service charge administration

3. Project Management & Development

(A) Supervision and administration of activities on construction of Real Estate

(B) Feasibility and viability studies of proposed projects

4. Administration

(A) Day to day administration of the office

(B) Personal management

(C) Keeping of details and account of every business of the firm

5. Information Technology

- (A) Design/advert placement
- (B) Updating lease records of properties under our portfolio
- (C) Electronic integration of the company's operation

OUR TEAM



The Partners and Management Team of Messrs Abiodun Bewaji Consulting is made up of seasoned professionals versatile in all the knowledge area of Estate Surveying Profession. Below is the brief resume of the core partners of the firm.



FOUNDING PARTNER/CEO

ESV (Dr.) FCICDFM, FIMC, MCIA, MFM, FNIVS, RSV

ABIODUN BEWAJI

Key facts

- Founding Partner
- Head of Valuation

Qualification

- Doctoral Fellow of Chartered Institute of Contract, Project and Facility Management.
- M.Sc. Estate Management University of Lagos (2015)
- Masters of Facilities Management, University of Lagos. (2012)
- B. Tech Estate Management, Federal University of Technology, Minna (2006)
- Fellow, The Institute of Management Consultants (IMC)
- Fellow, Chartered Institute of Contract, Project and Facility Management (CIPFC)
- Full Member, Certified Institute of Auctioneers (CIA)
- Fellow, The Nigerian Institution of Estate Surveyors & Valuers (NIEVS)
- Registered Member Estate Surveyors and Valuers Registration Board of Nigeria **(A-3067)**
- Member, International Facilities Management Association (IFMA)
- Member, International Real Estate Federation (FIABCI)
- Over 16 Years Cognate work experience in Estate Surveying practice

CONSULTANTS



HUMAN RESOURCES MANAGEMENT CONSULTANT

Bolaji Afolabi (Mr.) *BSc. (Urban & Regional Planning)*

Mr. Bolaji is a distinguished alumnus of the University of Lagos and a recipient of global training in Human Resources and Technology from prestigious institutions including Elmhurst College (USA), Minnesota State University, and the National Labour Institute of Nigeria. He also holds certifications as a HubSpot expert, with proven proficiency across diverse areas of digital literacy. With a strategic focus on the Real Estate, Construction, and Allied Industries, Bolaji specializes in delivering Pan-African Workforce, HR, Technology, and Intermediation Solutions. His career is marked by a consistent ability to bridge human capital with cutting-edge technologies—driving growth, innovation, and operational efficiency across various sectors. Widely recognized for his professional advisory services, Bolaji is celebrated for his unique capacity to integrate digital transformation with workforce development, enabling organizations to navigate change and unlock new value in today's fast-evolving business landscape.



TAX AND AUDITING CONSULTANT

Adediran S. Adelani (Mr.) *MSc. (Accounting), BSc. (Economics), Associate Certified National Accountants, Chartered Tax Practitioner, Member Financial Reporting Council of Nigeria.* Mr. Adelani is a seasoned Financial Management Professional with 25+ years of financial services and financial model development, reporting, taxation, international finance, systems integration and management. Demonstrated ability to critically evaluate and respond to rapidly evolving financial environments, to identify and mitigate risks. Combined accounting, auditing and taxation expertise with keen business acumen to develop strategic models, resulting in companywide efficiency improvement, revenue growth, and cost reduction. Align all financial and accounting initiatives with long-term organizational goals. Leverage ability to work as a trusted partner in business to cement lasting and profitable professional relationships.



LEGAL ADVISER

Oladele O. Oladeji Esq. *LL. B (Hon.), B. L., LL.M.*

Barrister Oladeji is a distinguished legal professional with over two decades of experience in corporate law, litigation and client advisory. As the company's legal adviser, he handles the company's legal issues with a focus on delivering exceptional legal solutions tailored to our needs and our clients' unique needs. His visionary leadership has propelled our company into a respected real estate brokerage company with high reputation in property search and documentations. He is recognized for his excellence, innovation, and client-focused services



ADMINISTRATIVE STAFF



OPERATION MANAGER

ESV. Abiodun. F. Abogunrin *AMVS, RSV, HND (Mech. Eng.)*

ESV. Abiodun has worked in the telecommunications industry in various capacities between 2004 and 2017, but joined the Real Estate Industry in 2018. Currently, He is the Operation Manager of the company delivery exceptional services in general operation management and specialized in estate surveying and valuation.



BUSINESS DEVELOPMENT MANAGER

Bukola O. Ajayi (Mr.) *(M.Sc. (GIS & Remote Sensing), B.Sc. Geography, Certificates in: Digital Marketing, Data Analysis, Human Resources Management (Compensation & Benefits, Labour & Employee Relations, Recruitment, Training & Development)*

Meet Mr. Ajayi, our result-driven, team builder, Business Development Manager (BDM) with over 10 years of experience driving growth in diverse sectors, including auto sales, multinational procurement and business development. With a strong academic foundation in Geography, GIS & Remote Sensing & Data Analysis, he leverages data-driven insights to propel business success.



ADMINISTRATIVE OFFICER

Anayochukwu E. Chukwuebuka (Mr.) *(B.Sc./B.Ed. in Education/Biology)*

Mr. Emmanuel is a diligent and highly organized Administrative Officer with a proven ability to manage office operations, streamline administrative procedures, and support executive-level tasks efficiently. With a keen eye for detail and a strong sense of responsibility, he excels at coordinating schedules, maintaining accurate records, and ensuring smooth day-to-day operations.



CLIENT RELATIONSHIP OFFICER

Nneka E. Egeonu *BSc. (Economics)*

Nneka is a competent Client Relationship and Front Desk Officer, a high-flyer passionate about real estate. A graduate of Economics from Imo State University, Owerri and other professional certifications in Project Management, among others, proficiency in Microsoft Excel, Microsoft Word, etc. She also has a track record in efficient Customer Relationship Management and, therefore, effectively supports and handles the Company's Customer Relationship Management alongside the day-to-day Front Desk Operations. **Nneka** diligently carries out the role of taking and returning Phone Calls, sending and replying to messages, answering all questions and inquiries, proffer solutions to their challenges with company.



BOOK-KEEPING & INVESTMENT ANALYST OFFICER

Omotolani M. Akin-James *BSc. (Economics)*

Akin-James is a diligent **Investment Analyst and Book keeper** with a growing interest in the real estate sector. A graduate of Economics from Joseph Ayo Babalola University, a diploma in Business Communication from UinAthena and other professional certifications in view, also, proficiency in proficient accounting software/tools such as QuickBooks, Excel, Ezee Burrrp etc. She possesses a strong foundation in financial analysis, budgeting and record keeping, she supports the company's investment evaluations and day-to-day financial operations.





OUR ABILITY TO ACT

Before the birth of the Abiodun Bewaji Consulting, Our amiable Founding Partner/ Head of Practice, as a branch Manager of Supo Ojo & Co and Humphrey Oronsaye in Lagos and Abuja personally Headed the team of Surveyors that Executed the under listed valuation assignments. The Founding Partner (Head of Valuation) is Registered as No. A3067 by the Estate Surveyors and Valuers Registration Board of Nigeria, established under Decree No.24 of 1975. He has served under the following capacities:

- Branch Manager for Supo Ojo & Co, Estate Surveyors & Valuers, plot 546, Sultan Abubakar way, Wuse Zone 3, Abuja. (2008)
- Valuation Implementation Surveyor for Hakeem Kolapo & Associate, Gods own Plaza, Area 11, Abuja (2010)
- Branch Manager for Humphrey Oronsaye & Co. (2012)
- Real Estate Consultant for Messrs Kayode Jolaoso & Co, Estate Surveyor and Valuers, No. 7 Oduyemi Street, Anifowose Ikeja.

The Founding Partner while working with Messrs Humphrey Oronsaye & Co and Supo Ojo & Co., have been involve in the valuation of over eight hundred properties ranging from Residential, Industrial, Commercial and Recreational properties of various type in various location for various purposes for well-meaning personalities and corporate establishments. Below is an extract of selected mega valuation jobs executed by the principal partner:

- Participate in the Valuation for compensation for Economic improvement for power line Transition between Lokoja and Abuja for Federal Government.
- Valuation of NNPC Pension Fund properties in Abuja and Lagos (2009)
- Grace of God school, Mararaba Nasarawa State (2009)
- Valuation of Aircraft at Lagos Air force base station (2009)
- Valuation of Glaxo Welcome factory in Apapa, Lagos (2009)
- Valuation for F.B.N Mortgage on selected Properties in Lagos (2008)
- Valuation for F.B.N Capital on Selected properties in Lagos (2009)
- Valuation of Building, Plant and Machinery of Begro Foods in Akure, Ondo State

The Founding Partner while with Messrs Supo Ojo & Co and Messrs Hakeem Ajao and Associates was responsible for the management of the following selected mega properties:

- Management of the office complex on eight floors at Feyide House PC 23, Engineering close, Victoria Island, Lagos.
- Management of 24 units of 5-bedroom Terraced duplex, Grace Court Estate, No. 3 Emotan Street, Apapa, Lagos.
- Management of eight units of 4 bedroom Terraced duplex HFP close, Dolphin Estate Lagos.
- Management of twenty-eight units of 3-bedroom Terraced duplex at Wuse II, Abuja.
- Management of thirty units of 3-bedroom Terraced duplex at Apo Village, Abuja
- Management of Six floors of Commercial complex at Utako District, Abuja.
- Management of four units of 5 bedrooms Duplex at Lekki phase 1, Lagos.





Our Property Portfolio

The Following Are High Yield Properties Currently Managed By Our Company

- Management of 2 units of 3bedroom flat at Magodo, Shangisha, Lagos.
- Management of a unit of 3bedroom flat at Harmony Court Estate, Iju Ishaga, Lagos.
- Management of 4 unit of 3bedroom flat at Micheal Alade Street, New Oko Oba, Lagos.
- Management of 2 unit of 2bedroom flat at Nelson Cole Estate, Iju Road, Lagos.
- Management of 12 (No) of shops at Igando Shopping Plaza, Lagos.
- Management of 3 (Nos) of 2bedroom flat, a unit of miniflat at Sango, Ogun State.
- Management of office complex at College Road, Ogba, Ogun State.
- Management of 2 units of 5-bedroom duplex with 2 room boys' quarter at Akin Adesola Street, Victoria Island, Lagos.
- 3(No) of 3-bedroom Terraced town Houses with 1 room in-built boy's quarter at Arobieke Street of Admiralty way, Lekki Phase 1, Lagos.
- 4-bedroom duplex with 2 room boy's quarter at Omole Estate Phase 1, Ogba Ikeja, Lagos.
- 8 units of 2-bedroom flat at No. 12 Oladunjoye Street off Toyin bus stop, Iju-Ishaga, Lagos.
- 4-bedroom bungalow with 2-bedroom boy's quarter at Araromi Street, Onike Yaba, Lagos.
- 12 Units of 2 Bedroom Flats in an Estate at Ayosola Oke Ira Street, Obadore, Lagos.
- 2 Units of 3 Bedroom Flats, 4 Bedroom Duplex at Aderogba Street, off Okunola Road, Lagos.
- Four (4) units of executive 2-bedroom flat at Jibowu Estate, Lagos.
- Six (6) units of 2-bedroom flat at Philip Majekodunmi Street New Oko-Oba, Lagos.
- Six (6) units of 2-bedroom flat at Moses Emeya Close, New Oko-Oba, Lagos.
- Management of 25 units of shops at Umaru Saro Drive Ogba, Lagos.
- 3bedroom flat at Ojokoro Housing Estate, Ijaiye, Lagos.
- 3bedroom Bungalow at 12 road, A Close, FHA Estate, Lugbe, Abuja.
- 3bedroom semi-detached house at 401 road, 4th Avenue, Kubwa, Abuja.
- Management of Open Commercial Office Space at Oguntona Crescent, Gbagada, Phase 1, Lagos.
- Management of Commercial Office Space at Ogba (LSDPC) Shopping Arcade, Ogba, Lagos.
- 2bedroom flat at block 1, Flat12, Festac Town, Lagos.

THE FOLLOWING ARE VALUATION WORKS CARRIED OUT BY OUR COMPANY

- Valuation of OES Energy Services Swamp Rig Fleet, at Abdulrahman Okene Close, Off Ligali Ayorinde Street, Victoria Island, Lagos.
- Valuation of Assets belonging to Oil & Gas Nig. Mohagafar Oil & Gas Nigeria Ltd., along Amusan Street/Philip Majekodunmi Street, Puposola, New Oko Oba, Lagos.
- Valuation of property along Morohundiya Veepee Industrial Avenue, off Km38, Lagos-Abeokuta Expressway, Ewupe, Ogun State.
- Valuation of bareland at Dauda Agbaje Akadiri Street, off Ajakaiye Street, Ira quarters, off Lagos-Badagry Expressway Ojo, Lagos.
- Valuation of property along Timothy Babatunde Drive, at Labak Estate, Lagos.
- Valuation of Property located at Block12 Admiralty Way, Lekki Peninsula Scheme 1, Lekki-Epe Expressway, Lekki, Lagos.
- Valuation of property at Goshen House off Princess Olunfunke Omobitan Street, By Davies Land School, Agudungbu, Imota, Ikorodu, Lagos.
- Valuation of property located at No.36 Monsuru Boladale Street, Harmony Estate, Federal Housing Scheme Aboru, Iyana-Ipaja, Lagos.
- Valuation of property at No.4 Christ Ambassador Street, Off Aina Akintoye Street, Haruna Bus-Stop, Lowa Ikorodu, Lagos.
- Valuation of property located at No.49 Agodogba Avenue, Park View Estate, Ikoyi, Lagos
- Valuation of property located at 7 Animashaun Street, Off Bode Thomas Street, Surulere Lagos.
- Valuation of property along Alafara/Ide-Ishin Road, Ido Local Government, Oyo State.
- Valuation of property at Imaletafia Village, Molete, Ibeju-Lekki Local Government, Lagos.
- Valuation of property at No.33 Jubril Ayinla Street, Ikufe off Lekki Epe Expressway, Lagos
- Valuation of property at 2 Tony Oghene Close, off Omorire Johnson, Lekki Phase 1, Lagos
- Valuation of property at No.29 Ogo Oluwa Street, Off Ajari Road, Ojodu Local Govt. Lagos
- Valuation of Emerald Hostel at Unilag, Akoka, Lagos.
- Valuation of property at No.10 Mosheshe Avenue, KiriKiri Town, Lagos
- Valuation of property located at 17, Duro Ishola Street, Off Egbado Road, Alakuko, Lagos
- Valuation of property located at No.3, Wilson Garden Street, Off Otunba Sola Fosudo, Liverpool II Estate, Off Maruwa Road, Satellite Town, Amuwo Odofin, Lagos.
- Valuation of property located at No.12 Price Kazeem Eletu Street, Off Osapa London Road, Osapa London, Eti-Osa Local Government Area, Lagos.
- Valuation of property located along Papa Ogungbade, Zone4, Unit K, Egbeda Local Government Area, Oyo State.
- Valuation of property located at No.15a, Gaota, Compound, Ikola Ilumo, Ipaja, Lagos.
- Valuation of property located at No.194B, Egbe Road, Ejigbo, Lagos.

INFORMATION TECHNOLOGY



We appreciate the vital role and up-to-date information towards executing clients' assignments within the shortest possible period. In our effort to source and update this information, we back up our services with Information Technology (IT) for extraction of necessary information and monitoring trend worldwide and also to ensure that we serve you better and promptly.

PROFESSIONAL FEES



Our fees are based on the rate approved for Estate Management Services by Federal Government of Nigeria and The Nigerian Institution of Estate Surveyors and Valuers (NIESV). Extract of the fees, relating to land and building, plant and machinery are attached hereto. If assurance of large volume of work is given, we might be interested in negotiating a fees scale.

CONCLUSION

Our current status and experience as a firm are result of continued patronage and support from many corporate institutions and organizations. We are confident that if given the chance, we shall be able to serve you better.

