



### **Properties on the market**

#### Warehouse for lease

A warehouse at 4-6 Happy Home Avenue, Kirikiri Industrial Estate, Apapa, Lagos, Nigeria. It measures 12000 square feet, and has close proximity to Tin Can Island with Coscharis Motors adjacent to it. It will be suitable for workshop and storage and also has a borehole.

Client's asking price is N7.5M per annum. All offers are welcome.

For further information, or to view, contact Jide Ogundimu & Co Solicitors on +2341 899 3488 or send an email to [jideogundimucosolicitors@gmail.com](mailto:jideogundimucosolicitors@gmail.com) quoting JOCSW1AP.

#### Wanted urgently

2 of our clients are looking for 1, 4 bedroom apartments or town houses each in the Ikoyi area (preferably at Parkview or Banana Island) for lease to be used for residential purposes. Prices should be reasonable, and it will be desirable if both properties are in close proximity to each other as our clients are neighbours.

We prefer to deal directly with the vendor, so no agency please.

Contact us on +2341899 3488 or email us at [jideogundimucosolicitors@gmail.com](mailto:jideogundimucosolicitors@gmail.com)

### **STILL OUTSTANDING ON THE MARKET**

WATER TOWERS

31C RAYMOND NJOKU STREET

SOUTH WEST IKOYI

LAGOS, ADJACENT TO FALOMO BRIDGE

### **FEATURES**

NINE FLATS

1 PENTHOUSE OF 5 BEDROOMS

8 FLATS OF 3 BEDROOMS EACH

1 BEDROOM BOYSQUARTERS FOR EACH FLAT

SWIMMING POOL

MOTOR BOAT JETTY

## **TERMS OF OUR CLIENT**

An agreed lease for a term of 10 years.

### **Lease for the first five years**

8 Nos. Flats @ \$45,000.00 each per annum

1 Nos. Penthouse @ \$65,000.00 each per annum

Sub-Total **\$2,125,000.00**

### **Lease for the next five years**

8 Nos. Flats @ \$50,000 each per annum

1 Nos. Penthouse @ \$80,000.00 each per annum

Sub- Total **\$2,400,000.00**

**THIS PROPERTY NEEDS RENOVATION, AND OUR CLIENT EXPECTS THE LESSEE TO BE RESPONSIBLE FOR THIS.**

For further enquiries and to arrange an inspection, please contact us on +2341899 3488 or email us at [jideogundimucosolicitors@gmail.com](mailto:jideogundimucosolicitors@gmail.com) quoting JOCSP1IK

### **Coming soon**

Newly developed luxury and fully furnished apartments for short let by Jide Ogundimu & Co Solicitors.

## **OPINION**

### **CASTLES BUILT ON SAND?**

**By Jide ogundimu**

I recently drove to the Lagos Island to view a number of properties that a client of mine was hoping the firm would help put on the market. Unfortunately, the day I chose for the viewing was an awfully wet day, and the traffic was tremendous. What should have taken me just 20 minutes, took me about 4 hours. Of course, the standstill was due to the floods, caused by the heavy downfall.

When I eventually got to my destination, there was another problem; the task of wading my way through the muddy waters to the property. My rather expensive hand made leather sole shoes were soaked, and my trousers crumpled. My client was very apologetic, and insisted on having my shoes dried for me.

The property was one of the most beautiful constructions that I had ever seen, and was valued at over N500M. What I could not understand however, was why anyone in their right senses would invest such a vast amount of money on such a construction, when the likelihood of a flood is inevitable.

Will such properties exist in about 50 years time, or would the floods have washed them away?

We welcome your comments, which will be published in the next edition of this supplement. Email us at [jideogundimucosolicitors@gmail.com](mailto:jideogundimucosolicitors@gmail.com)

## **THE BENEFITS OF EMAIL MARKETING**

**By Jide Ogundimu**

When I migrated to Nigeria a few years ago, I set up my law practice but realised that I faced a tremendous task. There were so many established and reputable competitors in the market, who had very strong bonds with their clients. Apart from that, advertising was going to cost the firm an enormous amount of money.

This was when the technology came into play. I realised that the cheapest and easiest way to advertise, was through electronic marketing.

One of the obvious advantages of email marketing, is the ability to track and measure activities in detail, and therefore evaluate the return on investment made in doing mailshots. Some systems enable you to see exactly who is opening your mail, which articles or websites they click through to, and what information they download from your website.

Speed is another cited benefit of email marketing. As experts in a particular issue, it provides you with the facility to circulate a comment or response to a case within hours rather than days or weeks, as the case might be in developing countries like Nigeria.

Professionals should aim to build a database of clients, contacts and prospects that genuinely welcome hearing from them.

Joining professional online groups is also another way of reaching out to clients, colleagues or business associates, especially those overseas.

I have been a member of LinkedIn since 2007, and the result has been excellent. I currently have 108 connections and it is growing by the minute. Within LinkedIn, is the Law Gazette Group, where lawyers and other professionals have discussions on current issues. I have had lawyers and other professionals make contact with me, which has ultimately led to some very rewarding business transactions.

To join and register on LinkedIn, go to [www.linkedin.com](http://www.linkedin.com)

Once registered, you can make me one of your connections by doing a search for my name, and the rest is easy. I will gladly accept your invitation.

As a member of LinkedIn, you are then entitled to join any group within it. To join the Law Gazette Group, go to <http://tinyurl.com/nfrxny>

**Jide Ogundimu is the owner and a legal practitioner at Jide Ogundimu & Co Solicitors, Lagos, Nigeria. He is also a qualified solicitor of England and Wales, and a consultant solicitor with McKenzie Brackman, in London, England.**

## **CHRISTMAS GREETINGS**

Jide Ogundimu & Co Solicitors would like to wish all her clients, associates, colleagues, partners and service providers a Merry Christmas and a prosperous new year.

We look forward to seeing you in 2010.

Enjoy this new Christmas song, which has just been released in the UK by a man that inspired me as a child in many areas.

[http://www.youtube.com/watch?v=rH4GULeON9I&feature=rec-LGOUT-real\\_rev-rn-1r-2-HM](http://www.youtube.com/watch?v=rH4GULeON9I&feature=rec-LGOUT-real_rev-rn-1r-2-HM)