



MEGAMOUND

INVESTMENT LTD

LOCATION COMPARISON BRIEF

How to Identify Areas with Real Appreciation
Potential — Before Prices Move

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HOW TO USE THIS BRIEF

This brief helps you evaluate locations, not predict prices.

Property appreciation in Lagos tends to follow improvements in how people move, live, and work. This document isolates those conditions so you can judge whether value is still forming, maturing, or already priced in.

- You can use this before committing capital.
- Confirm findings with on-ground visits.

THE FRAMEWORK THAT ACTUALLY DRIVES APPRECIATION

Appreciation in Lagos tends to rest on three conditions. When they align, value builds. When one is missing, growth slows or caps.

1. Ease of Movement
2. Access Quality
3. Livability

LOCATION EVALUATION MATRIX

Use this to compare any Lagos location objectively.

Category	Signal	Rating
Ease of Movement	Multiple access routes	Strong/Moderate/Weak
Ease of Movement	Commute reliability	
Access Quality	Road condition	
Access Quality	Drainage / flood behavior	
Livability	Power reliability	
Livability	Security & governance	
Demand Depth	Rental demand	
Demand Depth	End-user demand	

LOCATION SNAPSHOTS

IKOYI (SELECT RESIDENTIAL POCKETS)

Profile

Established residential-commercial zone with institutional depth.

Works Because

- Reliable access routes
- Strong employment pull
- Top-tier schools and healthcare
- Stable rental demand

Constraints

- High entry prices
- Slower, incremental appreciation
- Pocket-specific livability differences

Demand Mix

- Renters: Strong
- End-users: Strong
- Investors: Selective

Stage: Maturing / Priced-in

LEKKI PHASE 1

Profile

Balanced residential area with lifestyle appeal and steady demand..

Works Because

- Lifestyle infrastructure is already in place
- Multiple access points
- Active rental and short-let demand

Constraints

- Peak-hour congestion
- Drainage varies by street
- Appreciation is partly priced in

Demand Mix

- Renters: Strong
- End-users: Moderate–Strong
- Investors: Active

Stage: Maturing



IKATE (SELECT POCKETS)

Profile

Spillover zone benefiting from pricing pressure in older hotspots.

Works Because

- Improving access
- Strong renter-led demand
- Better relative value

Constraints

- Infrastructure inconsistency
- Estate governance varies
- Pocket-by-pocket risk

Demand Mix

- Renters: Strong
- End-users: Growing
- Investors: Active

Stage: Early to Maturing (Pocket-dependent)



CHEVRON AXIS

Profile

Mid-density residential corridor driven by family and renter demand.

Works Because

- Multiple gated estates
- Schools and daily services nearby
- Stable long-term rental base

Constraints

- Peak-hour traffic pressure
- Flood risk varies by estate
- Slower upside than emerging corridors

Demand Mix

- Renters: Strong
- End-users: Strong
- Investors: Moderate

Stage: Maturing

IKOTA (SELECT RESIDENTIAL ESTATES)

Profile

Mid-market residential zone positioned between mature Lekki districts and newer expansion areas.

Works Because

- Proximity to established Lekki districts
- Multiple gated estates with internal control
- Strong family-oriented rental demand
- Access to schools, retail, and daily services

Constraints

- Peak-hour traffic pressure
- Drainage and road quality vary by estate
- Limited upside where access gains are already priced in

Demand Mix

- Renters: Strong
- End-users: Strong
- Investors: Moderate

Stage: Maturing (Estate Dependent)

AJAH (SELECT CORRIDORS)

Profile

Expansion zone shaped by migration and affordability pressure.

Works Because

- Larger space for price
- Growing residential density
- Early-stage infrastructure improvements

Constraints

- Commute reliability uneven
- Drainage and access are highly corridor-specific
- Appreciation uneven

Demand Mix

- Renters: Growing
- End-users: Growing
- Investors: Selective

Early (Highly location-specific)

THE CEILING TEST

A location may still be popular and yet near its appreciation ceiling.

Watch for:

- Access improvements fully priced in
- Livability constraints unresolved
- Rental growth flattening
- Buyer pool narrowing

High prices do not always mean high upside.

MIGRATION & EARLY DEMAND SIGNALS

In Lagos, renters often move first.

Early indicators include:

- rising rental competition,
- faster lease absorption,
- new retail and services opening quietly,
- shifts in tenant profile.

By the time prices jump, these signals are often months old.

BUYER CHECKLIST

- Test access on bad traffic days
- Observe behaviour during peak rains
- Identify the dominant renter or end-user
- Assess how broad the demand really is
- Ask who would buy if you had to sell in 90 days

Do you have questions about a specific corridor or want to work through the evaluation matrix together? Our team is available.

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