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PROPERTY INVESTMENT PERFORMANCE IN NORTH CENTRAL NIGERIA; THE EFFECTS OF INFRASTRUCTURE CONDITIONS INDEX

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Abstract

This study examined the performance of property investment relative to availability of neigbourhood infrastructure in North Central Nigeria. A Frankfort-Nachmias model was applied and arrived at 817 sample size. Descriptive and inferential methods were adopted to analyse the data collected. The result revealed a better performance on property investment in Abuja than Jos and Ilorin and a considerable variation existed in the property investment market across the three cities. The findings showed better infrastructure conditions in Abuja, good in Jos and fair in Ilorin as revealed by infrastructure condition index developed through the scoring analysis and measured in line with the international standard rating. The results indicate that, infrastructure conditions accounted for variation in the rate of performance in property investments in the study area. The study concluded that differences in property investment performance are as a result of available and functional infrastructure. The study recommends that stakeholders in real estate investment sector should consider best property investment decision relative to functional neighbourhood infrastructure for better performance.

Keywords: Infrastructure, Investment performance, Neighbourhood, Property investment, Property, Returns, Real estate

1.0 INTRODUCTION

Investors in real estate are pre-occupied with trends in the rate of returns on their investments like any other investors in government bonds, debentures, shares and stock markets, securities and so on. As a result of this, the anticipations for performance which plays out in returns are the same but the environment or market situation for the investment differ significantly Adeogun, Sule and Amuda-Yusuf (2020). Certain factors within the environment of the investment may contribute considerably, to make the volume of transactions and rate of performance get better while other factors may contribute to reduce performance. Infrastructure is one of the contributors to the growth in property values and returns in its investment relative to macroeconomic indices such as rate of inflation, Gross Domestic Product (GDP), rates of interest on real estate loans, interest rates on commercial loans as well as impact on property values and returns (Udoekanem, Sanusi and Ighalo 2015).

Property investment is the real estate property purchased or purposely built for investment with the target of getting returns as and when due in a later date through rental income, future resale of the property or both. Ogbuefi (2012) and Ajayi (2014) opined that, development of the performance of property investment indicators like yields, total returns and value indices, stand to promote improvement in the study of the property investment performance at every location where the property situates.

Infrastructure is proven at a certain point in time and location to have positive performance effect on the property investment (Olujimi and Bello, 2009; and Samjay, 2013). This is because infrastructure have been described by various scholars as one of the well-considered indicators for urban economy growth and the framework upon which performance of real estate investment is hinged (Dabara 2015).

Return on investment indicates how well-performed or otherwise the investment is and it shows the proportion of the capital invested that is returned to the real estate investor after the deduction of all other subsidiary costs. Oduwaye (2012), has observed that the performance of real estate investment depends on certain characteristics including the property and the neighbourhood quality. These attributes include other facilities, services and accessibility, economic activities within the neighbourhood concerned. This implies that infrastructure has the capability to attract property investment to certain locations. (Tomlinson, 2010; Mendez, 2017 and Ajayi, *et al*, 2014). However, the intrinsic problem of non-functionality of infrastructure in some locations makes property investment less viable. This might be ascribed to either insufficiency of availability of such infrastructure (Oduwaye, 2012), or non-functionality of the available infrastructure.

Infrastructure types in other cases, such as those in the neighbourhood and those available on the property which characterise housing, create certain variations in their levels of influence on rental and capital values. Olujimi and Bello (2009) and Amenyah (2013) studied the influence of infrastructural facilities on the rental value of residential property and used neighbourhood facilities such as water, electricity, accessible roads on the property (Burglar proofs, toilets, bathrooms and so on). However, this current research in its context tends to investigate the categories of neighbourhood infrastructure that contribute significantly to the differences in performance of property investments using three (3) cities in North central, Nigeria. The study therefore aims at assessing whether or not variations exist significantly in the performance that can be attributed to some categories of infrastructure and their conditions. To achieve this aim, the trend in the rate of return from 2012 – 2021 was assessed; and infrastructure condition indices to examine the conditions of infrastructure that sustain the performance of property investment was constructed. North Central Nigeria was chosen based on historical and political developments while 2012 – 2021 was chosen because of noticeable growth in real estate investment within the selected decade

2.0 LITERATURE REVIEW

2.1 Importance of Real Property Investment

Every property investment is aim at returns and property market needs to be actively efficient for profit maximisation to be a reality. The effectiveness in the market is a matter of the risk, return and total cost of the management of an investment structure subject to the fiduciary and other limitations which confines the investment's operation (Dubben and Sayce, 2009).

Ge and Du (2017) opined that property investment performance is a significant phase of property markets all over the world and resolute by many infrastructure factors and determining those factors is also a significant phase of property valuation.

2.2 Investment Performance Analysis Graph

Shipley (2000) as adopted by Adeogun *et al* (2020), hypothesised that, in the analysis of property investment, the quantity of the incurable cost and the returns expected from the investment are of significance because they are necessary for definite investment planning. Planning is connected to the future performance of the property investment structure and in this context, the central factors are usually letting, leasing and selling, All these activities govern the incurable costs at each phase of investment and return and if planning are in advance in line with a particular number of the property, investor requires a response to the question -"what will happen to returns if the property, if sales, lease and letting level change"? The implication is that certain

percentage change in the level of sales, leasing and letting will also lead to the same proportion of change in returns. This is illustrated in figure 1:

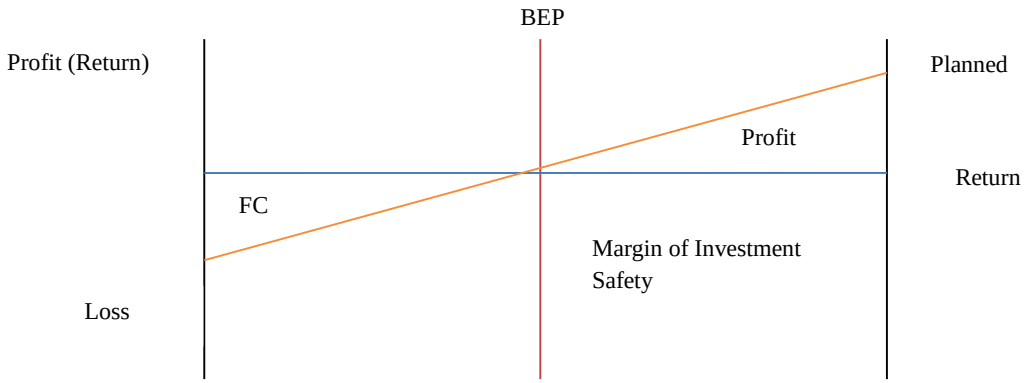

Figure 1: Investment Performance Analysis Graph

Source: Adapted from Shipley, (2000). Heritage Designation and Property Returns

The X-axis of the graph gives the letting, leasing and selling, quantity while planning indicates investment return at a given quantity of letting, leasing and selling,. If there is reduction in their quantity as a result of cost structure of the real estate investment, the level of the reduction may be calculated on the X-axis and a revised return or profit will be determined or calculated.

Infrastructure in its physical state is described as an "overhead capital", including public services and utilities like electricity, potable water supply, telecommunication, sewage and sanitation, and public physical works like drainage, access roads and relaxation facilities or recreation centres, health facilities, streetlight. (Nubi, 2012; Ajibola, *et al*., 2013); and the relationship has been known to be positive between improved and functional infrastructure and economic growth (Canning & Pedroni, 2018).

Studies have shown that significant relationships exist in the area of infrastructure and property values and returns which actually represent performance. For instance, Oduwaye (2012) and Adeogun, *et al* (2019), assessed the connectivity between infrastructure and real estate investment. The infrastructure used in their respective analyses includes; power, drainage system, potable water supply, access roads, waste management systems, recreational centres and health infrastructure. Their findings showed that the relationship is positive especially where neigbourhood infrastructure are adequate and functional or at least near adequate and in good conditions; but negative where infrastructure are inadequate and in a poor state. Other studies such as John (2008), Gatauwa and Murungi (2015) and Donald (2017) also include other infrastructure such as transport, energy, information and communication as well as industrial development and educational facilities. These were confirmed to have a huge effect on property performance. From all these studies, infrastructure adopted were in various categories; while some used much broader based infrastructure, others limit their assessment by using housing attribute facilities and basic neighbourhood infrastructure facilities.

2.3 Residential Property Investment and Infrastructure (Empirical Review)

Ajibola *et al* (2013) study was on the influence of urban neighbourhood infrastructure on property values and return at Unity Estate in Lagos between 2003 and 2011. The study utilised a descriptive method of analysis and potable water supply, access road and power were identified as mainstay infrastructure facilities responsible for investment performance in the estate. The study was voided of inferential results and representation for determining the quantum of market influence of the said infrastructure on property investment performance.

Sodiya *et al* (2016) evaluated the perception of tenants on facilities in residential properties across housing estates in Abeokuta, Nigeria. The study adopted the mean scaling and T-test concept of significant variation. The result indicated that power, potable water supply, fortified fenced wall and gate were significant urban neighbourhood infrastructure facilities that influence tenants' satisfaction and decision for letting and leasing. The study therefore concluded that property investment can be better when there is additional infrastructure component to increase the 'tenants' satisfaction. It was discovered that, none of these studies could account for the categories of infrastructure measured for the studies and the analysis was temporary which made study obsolete. This justifies the need for the current study. In view of these justifications, the current study seeks to assess variations in performance (returns) on residential property investment within a given area is attributable to infrastructure conditions, using North Central region of Nigeria as a case study.

3.0 METHODOLOGY

3.1 Brief Profile of the Study Area

The study was carried out in North Central Nigeria and the selected cities are Ilorin, Jos, and Abuja. Four neighbourhoods were selected in each of the cities totaling twelve (see Figure 1). The reason for selecting equal number of neighbourhoods was to achieve objectivity. To this end, selected neighbourhoods represent categories such as low, medium and high density while the forth neighborhood is neutral to serve as additional information to the data collected. Ilorin and Jos city possess an encouraging property market while Abuja has vibrant property market.

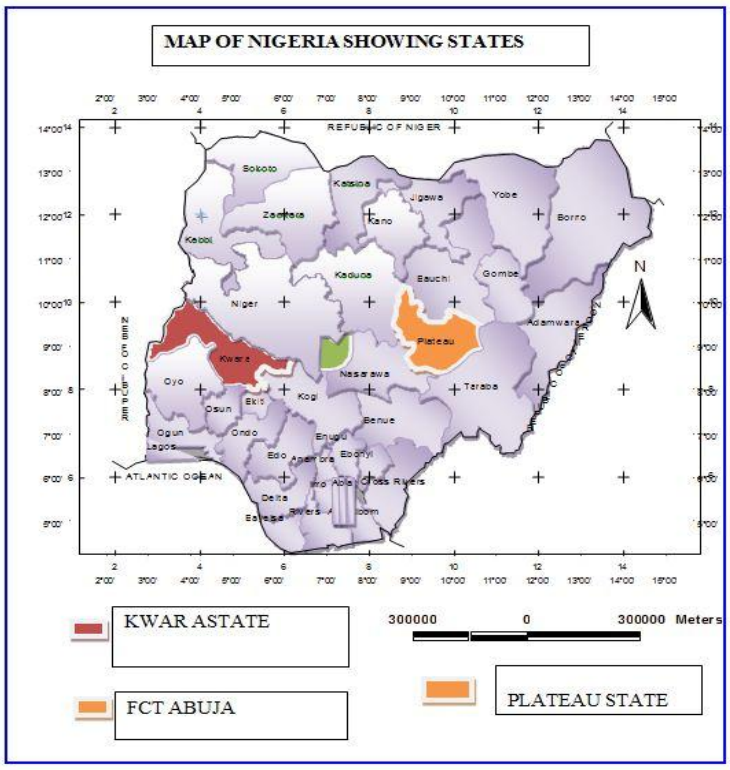

Figure 1.1: Map of Nigeria showing selected cities
Source: Federal Capital Development Authority (updated in 2021)

3.2 Data Source and Methods

The study adopted exploratory research design and quantitative method within the framework of the study to examine the variations in property investment performance in selected cities of North Central Nigeria. Two set of questionnaires were designed and structured in both closed and open-ended formats and stratified random sampling technique were used to administer them among residents and real estate firms. Sampled areas include, Adewole Housing Estate, Sabo Oke, Fate (in Ilorin GRA); Kufong, Gwang Layout, Low cost, and Rayfield (in Jos city) and Maitama, Wuse II, Kubwa and Lugbe (in Abuja). The questionnaires sought for information on the annual rental values of 3 bedroom residential properties measured between 2012 and 2021 (both years inclusive) were considered to be the most predominant in the market, and their capital values. The questionnaire also sought, information on the conditions of infrastructures such electricity (power), potable water supply, access roads, drainage system, security, street lighting, health, education, recreational and waste disposal facilities. The conditions of these infrastructure were measured on a 5-point Likert scale with 5 indicating Very Good, 4=Good, 3=Fair, 4=Poor, and 1=Very poor. A total of 1,357 questionnaire were distributed and only 765 (56.3%) were properly filled and returned for analysis with Ilorin = 248(32.5%) Jos = 253 (33.1%) and Abuja = 264 (34.5%) respectively.

The study employed descriptive methods such as percentages and mean for infrastructure condition indices (ICI) and rate of returned on investments (RRI).

$$ICI = \frac{Currentinfrastructurecondition}{Perfectinfrastructurecondition}$$

The outcome from the ICI is then measured in line with the infrastructure condition rating standard by Australian Association of Higher Education Facilities Officers (AAPPA) as basis for infrastructure condition index. See the AAPPA in Table 1 below.

Table 1: Infrastructure/Neighbourhood Condition Rating Standard

Condition	General Description	Rating	Condition Index
Very Poor	Bad condition of neighbourhood, Lack of neighbourhood infrastructure and neighbourhood pollution and environmental degradation.	1	0.00 - 0.19
Poor	Dirty neighbourhood, structural problems, decayed infrastructure and pollution.	2	0.20 - 0.49
Fair	Neighbourhood condition on the average, evidence of malfunctioning of infrastructure facilities and environmental pollution effects.	3	0.50 - 0.74
Good	Little neighbourhood deterioration noticed, no major maintenance of infrastructure is required good condition of infrastructure,	4	0.75 - 0.94
Very Good	The neighbourhood is okay and not deteriorated or decayed, infrastructure is new and in a good condition no contamination and pollution issues.	5	0.95 -1.00

Source: Adapted from the AAPPA- Australian Association of Higher Education Facilities Officers (2010)

The performance of property investment across the selected neighbourhood and the estimated performance in terms of returns were calculated using the net income as determined, divided by

the capital value, multiplied by 100 to relay the output in percentage. An aggregate across the neighbourhoods for each city was computed as presented in Table 2. Variation in the aggregated rate of return among cities as measured from 2012 to 2021 was also determined by analysis of variance (ANOVA).

4.0 RESULTS AND DISCUSSION

In the context of this study, only 3 Bedroom residential property was considered. The data were presented in tabular form and analysed.

Table 2: Aggregated Rate of Performance (Returns) on Property Investment across the selected Cities in North Central, Nigeria

Year	Ilorin	Jos	Abuja
2012	13.44	10.34	28.75
2013	9.60	16.42	27.88
2014	22.28	27.10	33.25
2015	19.06	36.76	26.77
2016	15.26	27.73	23.34
2017	24.12	17.77	29.93
2018	13.97	28.37	31.24
2019	20.87	17.81	38.67
2020	21.50	34.98	26.43
2021	24.44	37.84	21.53
Average Rate of Return	19.45	25.51	21.83
Standard Deviation	4.04	9.52	2.65
Coefficient of Variation	0.21	0.37	0.12

Source: Authors (2021)

The analysis of the risk content of the market was carried out through standard deviation and coefficient of variation to establish individual market performance in terms of risk. Jos property market showed that an investor is undertaking a risk of 37% to have 25.51% returns on investment. Here the risk is enormous compared to the return. In Ilorin property market, an investor will be undertaking a risk of 21% to have 19.45% returns on investment. Here the risk is minimal compare to the returns. In Abuja property market, an investor will be undertaking a risk of 12% to have 21.83% returns on investment. Therefore, in Table 2, Abuja property market is considered desirable and better, because investors will take the smallest risk at a comparable average return. Jos property market possesses higher risk than other property markets; this may probably due to level of insecurity in the area. Property investment market in Ilorin revealed high level of instability suggesting a high-level risk. This also means that, the market has an unusual volatility. However, Abuja property market is faring better than Jos and Ilorin comparatively

Table 3: Aggregate Infrastructure Condition Index (ICI) across the Study Areas

Infrastructure	Jos				Abuja				Ilorin			
	N	Sum	Mean	ICI	N	Sum	Mean	ICI	N	Sum	Mean	ICI
Water supply	10	140	14.0	0.81	10	122	12.2	0.78	10	145	14.5	0.59
Electricity	10	135	13.5	0.62	10	160	16.0	0.73	10	125	12.5	0.65
Access Road	10	120	12.0	0.70	10	157	15.7	0.98	10	110	11.0	0.61
Security	10	105	10.5	0.74	10	140	14.0	0.88	10	140	14.0	0.67
Drainage System	10	150	15.0	0.70	10	129	12.9	0.84	10	170	17.0	0.62
Waste Disposal	10	130	13.0	0.71	10	100	10.0	0.74	10	155	15.5	0.62
Recreation Facilities	10	167	16.7	0.70	10	171	17.1	0.94	10	147	14.7	0.61
Education	10	152	15.2	0.75	10	158	15.8	0.76	10	155	15.5	0.64
Health	10	140	14.0	0.71	10	132	13.2	0.74	10	100	10.0	0.61
Street Light	10	125	12.5	0.72	10	140	14.0	0.81	10	152	15.2	0.64
Valid N (list-wise)	10				10				10			

Source: Author (2021)

Following the results of the analysis in Table 3, Jos presents an ICI from 0.62 minimum indices to 0.81 as the maximum. Abuja's aggregate ICI ranges from 0.73 to 0.98 while Ilorin presents collective, ranging from 0.59 to 0.67 condition indices. Further, measures were taken from the ICI in Table 3 and summarised to measure against standard rating of the AAPPA (2010).

Table 4: Determination of Infrastructure Condition in the Study Areas

Infrastructure	Jos		Abuja		Ilorin	
	ICI	Remark	ICI	Remark	ICI	Remark
Water supply	0.60	Good	0.62	Good	0.59	Fair
Electricity (power)	0.65	Fair	0.60	Fair	0.65	Fair
Access Road	0.64	Good	0.65	Very Good	0.61	Fair
Security	0.60	Fair	0.65	Good	0.60	Fair
Drainage System	0.60	Fair	0.60	Good	0.62	Fair
Waste Disposal	0.58	Fair	0.64	Fair	0.62	Fair
Recreation Facilities	0.60	Fair	0.62	Very Good	0.61	Fair
Education	0.61	Good	0.67	Very Good	0.64	Fair
Health	0.59	Fair	0.65	Fair	0.61	Fair
Street Light	0.60	Fair	0.60	Good	0.64	Fair

Source: Author (2021)

Table 4 revealed better infrastructure facilities conditions for Abuja comparatively, 7 of the 10 infrastructure items assessed turns out to be in good and very good condition especially for access roads and recreational facilities that are very good while water supply, security, drainage system, and educational facilities, as well as street lighting, are in a good state. Jos has good water supply and educational facilities. The outcome for Ilorin on the other hand, shows that all the 10 infrastructure items assessed are in a fair state.

Table 5: Regression Analysis of the Infrastructure Index and the Performance (Returns) of Property Investment (Returns) in Ilorin

Model	Unstandardised Coefficients		Standardised Coefficients	T	Sig.	Collinearity Statistics		R^2
						Tolerance	VIF	
	B	Std. Error	Beta					
(Constant)	15.583	1.157		13.472	.000			60,4
Water Supply	.311	.105	.262	2.969	.003	.522	1.917	
Electricity	.332	.095	.401	3.489	.001	.285	3.510	
Access Road	.533	.124	.468	4.308	.000	.312	3.200	
Security Infrastructure	.206	.095	.153	2.173	.031	.748	1.338	
Drainage System	.422	.092	.350	4.579	.000	.642	1.558	
Waste Disposal	.127	.092	.104	1.385	.168	.661	1.512	
Recreation Facilities	.106	.075	.112	1.415	.159	.620	1.613	
Education Infrastructure	.375	.102	.395	3.686	.000	.336	2.976	
Health Infrastructure	.162	.091	.123	1.789	.075	.783	1.277	
Street Light	.327	.090	.341	3.649	.000	.443	2.257	

©. Dependent Variable: Aggregated Return

Source: Author 2021

$$Y = 15.583 + .311WTS + .332ELEC + .533RD + .206SECT + .422DRN + .127WDIS + .106REC + .375EDU + .162HELH + .327STRL + e$$

The analysis of the effect of infrastructure on property investment performance presented in Table 5 showed the outcome of 248 property investment transactions in Ilorin property market. The multiple sales and letting approach was adopted for regression analysis. The result showed 60.4% variation in property returns index which is significantly explained by seven infrastructure facilities. The result indicated that seven infrastructure as variables which include power, potable water, access road, educational facilities, security infrastructure, drainage system, and street light maintained a statistically significant influence on property investment performance in Ilorin. 1% change in the infrastructure variables listed will have a corresponding proportion of 0.311%, 0.332%, 0.533%, 0.206%, 0.422%, 0.375% and 0.327% in the returns respectively, such that, any significant change and enhancement in power, potable water, access road, educational facilities, security infrastructure, drainage system, and street light by 1% improvement, will lead to positive significant change in property investment performance. The result of variance inflation factor (VIF) showed that there was non-spurious since the value of VIF revolves round the acceptable limit.

Table 6: Regression Analysis of the Infrastructure Index and the Performance (Returns) of Property Investment (Returns) in Jos city

Model	Unstandardised Coefficients		Standardised Coefficients	T	Sig.	Collinearity Statistics		R^2
	B	Std. Error	Beta			Tolerance	VIF	
(Constant)	16.445	1.997		8.235	.000			50.2
Water Supply	.433	.101	.236	4.274	.000	.705	1.419	
Electricity	.180	.110	.103	1.642	.101	.540	1.853	
Access Road	.055	.145	.026	.377	.706	.457	2.189	
Security Infrastructure	.264	.109	.135	2.418	.016	.691	1.447	
Drainage System	.043	.122	.021	.349	.727	.594	1.683	
Waste Disposal	.577	.110	.272	5.240	.000	.796	1.256	
Recreation Facilities	.387	.122	.183	3.179	.002	.644	1.552	
Education Infrastructure	.228	.102	.140	2.229	.026	.543	1.841	
Health Infrastructure	.162	.085	.105	1.910	.057	.713	1.403	
Street Light	.012	.113	.006	.108	.914	.668	1.496	

© Dependent Variable: Aggregated Return

$$Y = 16.445 + .433WTS + .180ELEC + .055RD + .264SECT + .043DRN + .577WDIS + .387REC + .228EDU + .162HELH + .012STRL + e$$

The analysis of the effect of infrastructure on property investment performance presented in Table 6 showed the result of 253 real estate transactions in Jos property market. Multiple sales and letting approaches were adopted for regression analysis. The result showed 50.2% differences in property performance index which can be significantly clarified by five types of infrastructure variables. The result showed that five infrastructure variables (water supply, electricity, security infrastructure, waste disposal and recreation infrastructure) maintained a statistically significant effects on property investment returns in Jos. 1% change in the variables listed will have a corresponding proportion of 0.433%, 0.264%, 0.577%, 0.387% and 0.228% change in the performance respectively, such that any significant change and development in water supply, electricity, security infrastructure, waste disposal, recreation infrastructure by 1% improvement, lead to positively significant change in the performance of property investment. The result of variance inflation factor (VIF) indicated that there was non-spurious since the value of VIF is within the purview of the acceptable limit.

Table 7: Regression Analysis of the Infrastructure Index and the Performance (Returns) of Property Investment (Returns) in Abuja

Model	Unstandardized Coefficients		T	Sig.	Collinearity Statistics		R^2
	B	Std. Error			Tolerance	VIF	
(Constant)	16.482	.644	25.574	.000			45.3
Water Supply	.295	.039	7.516	.000	.597	1.674	
Electricity	.016	.034	.470	.639	.604	1.657	
Access Road	.365	.048	7.670	.000	.537	1.862	
Security Infrastructure	.172	.043	4.047	.000	.630	1.588	
Drainage System	.044	.044	.996	.319	.474	2.109	
Waste Disposal	.244	.035	6.931	.000	.740	1.352	
Recreation Facilities	.755	.046	16.383	.000	.652	1.533	
Street Light	.042	.052	.802	.423	.493	2.027	
Education Infrastructure	.013	.032	.390	.697	.633	1.579	
Health Infrastructure	.198	.030	6.596	.000	.678	1.476	

©. Dependent Variable: Aggregated Return

$$R = 16.48 + .295WTS + .016ELEC + .365RD + .127SECT + .044DRN + .244WDIS + .755REC + .042STRLG + .013EDU + .198HELH + e$$

The analysis of the effect of infrastructure on property investment performance presented in Table 7 showed the result of 264 property transactions in Abuja property market. Multiple sales and letting approach were adopted for regression analysis. The result showed, 45% variation in the performance of property investment index which can be explained by only six different types of infrastructure. The result showed that five infrastructure variables (potable water, access road, security infrastructure, disposal system, recreation facilities and health facilities) maintained a statistically significant effect on property investment performance in Abuja. 1% change in the infrastructure variables will lead to corresponding points of 0.295%, 0.365%, 0.175%, 0.244% 0.755%, and 0.198% change in the returns respectively, in such way that, any significant alteration and enhancement in potable water, access road, security infrastructure, disposal system, recreation facilities and health facilities by 1% improvement will lead to positive significant alteration in the performance of property investment. The results of variance inflation factor (VIF) indicated that there was non-spurious since the value of VIF operates within the acceptable standard limit.

4.1 Analysis of Variance Cross-Checked by Hoc Comparison – location

In this context, the question "is there any statistically significant difference in the performance of real estate investment in the three selected cities?" was answered by the operation of Analysis of variance (ANOVA) which was performed to test the difference of mean in returns from the three selected cities in the North Central (Ilorin, Jos and Abuja). The result as presented in Table 7 showed a significant difference (F = 106.58, p<.001)

Table 8: Result of Analyses of Variance across the Study Areas

Cases	Sum of Squares	Df	Mean Square	F	P
Location	77730.483	2.000	3865.242	106.579	<.001
Residual	53891.957	1486.000	36.266		

Source: Author (2021)

A post hoc comparison was applied to indicate which city is the source of the difference. The result shows that each of the cities are distinctly and statistically different from each other as shown in Table 9 and depicted in Figure 2

Table 9: Hoc Comparison–location

		Mean Difference	**SE**	**T**	**P^{tukey}**
Abuja	Ilorin	2.209	0.376	5.874	<.001
	Jos	5.551	0.378	14.597	<.001
Ilorin	Jos	3.302	0.406	8.142	<.001

Source Author (2021)

Descriptive Plot

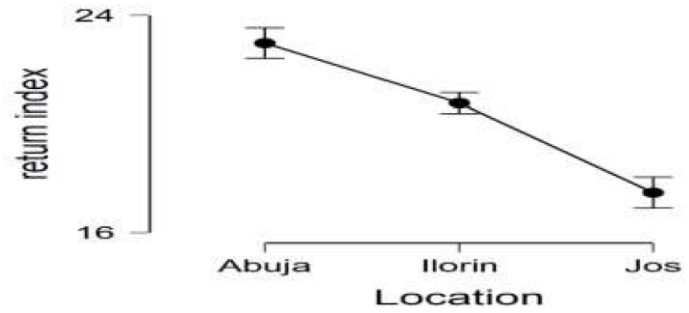

Figure: 1: Descriptive Plot among the selected Locations and Performance (Return) Index

In the above context, this study hypothesised that infrastructure are the main drivers of performance (returns). This aspect analysed which of the infrastructure accounted for the differences in the performance (returns) in the three selected cities in the North Central Nigeria.

4.2 Summary of findings

The result of the study on property investment performance relative to infrastructure index in Abuja, Jos and Ilorin has been found consistent with the results of previous studies carried out across the world. Therefore, the major findings are summarized. Some neighbourhoods showed high level market volatility due to risky nature of the market caused by low demand. This finding is consistent with that of Adeogun *et al.,* (2019). Again, some neighbourhoods showed a stable and profitable property market at minimum risk ranging between 8% - 36%.

5.0 CONCLUSION

The study has revealed the performance rate of the property investment in the North Central Nigeria, but the performance rate in terms of returns were varied due to availability and functionality of the available infrastructure within the selected neighbourhoods. Therefore, ample provision of functional infrastructure is seen as the mainstay of an ideal real estate investment. The result of the study has shown that performance of property investment is anchored on the functionality of infrastructure. To this end, the implication of the outcomes from the study is that, quality neighbourhood infrastructure influences the performance of property investment in an ideal property investment market situation. In line with this, the study hereby recommends the need for quality and adequate provision of infrastructure through Public Private Partnership (PPP) and also, there should be planned and unplanned maintenance system for the sustainability of property market since the performance is hinged on quality infrastructure. Stakeholders in real estate investment sector should appropriately put availability of functional infrastructure into consideration when both short and long term property investment decisions are to be taken.

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