

The Senux logo is displayed in a white rounded rectangle. The text "SENUX" is in a bold, sans-serif font, with a stylized double arrow pointing to the right integrated into the letter "X".

SENUX

SOFTWARE PRODUCT DEMO PACKAGE

X-STATE

Real Estate ERP, CRM, CMS & Customer Portal — built on
Laravel 12 and designed for property developers, land banking
companies and real-estate agencies.

Version **1.0.0** · Prepared **2026-07-05**

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SECTION 1

Executive Summary

X-STATE is a modern real-estate management platform that combines a public marketing website, a full-featured back-office ERP, a customer portal and a suite of built-in operational modules into one clean, professional product.

One system replaces the tangle of spreadsheets, WhatsApp groups, generic CRMs and expensive property software that most real-estate companies rely on today. It gives sales teams a beautiful public website to sell from, a disciplined CRM to convert leads with, a proper property and estate register, invoice and payment tracking, project progress dashboards, HR records, task boards, document vaults, support tickets, site inspection booking, and a customer portal that lets buyers see everything about their purchase without needing to call the office.

Whether the buyer is launching a new estate development, managing 200 buyers across three project sites, or running a boutique agency that resells verified plots, X-STATE gives them a professional foundation that would otherwise take a development team a year and a six-figure budget to build.

SECTION 2

Application Overview

X-STATE bundles four systems that most companies buy separately:

- **A public website** — a professional marketing site with a hero slider, property listings, estate portfolios, project galleries, blog, contact and site inspection request forms.
- **An admin ERP dashboard** — an 18-module back-office system covering properties, estates, CRM, customers, sales, invoices, payments, projects, HR, tasks, documents, support, inspections, reports, settings, audit logs and website content management.
- **A customer portal** — a private area where each buyer can see their purchased property, invoices, receipts, documents, submitted tickets, and booked inspections in one place.
- **A CMS for the marketing site** — every hero, block, team member, testimonial, blog card and navigation link is editable inside the admin without touching code.

Built on Laravel 12 with PHP 8.3+, X-STATE runs comfortably on any standard shared-hosting or VPS environment. The demo build requires only SQLite — no MySQL, no Redis, no queue worker.

Business Benefits

Time savings

Replace three or four disconnected tools with one login. Onboarding a new sales rep drops from days to an hour.

Cost reduction

Comparable module subscriptions run into thousands of dollars per year. X-STATE bundles them into one product with one deployment.

Automation

Automatic audit logs, payment webhooks and notifications reduce manual work.

Productivity

Role-aware permissions mean each user sees only what they need.

Revenue

Cleaner CRM data raises conversion; a live portal reduces installment-plan churn.

Better management

Global search, audit trails, archives and reports give directors real oversight.

SECTION 3

Feature Overview

Public Marketing Website

- Hero slider with editable slides, headline, body and CTAs.
- Property listings with rich cards (bedrooms, bathrooms, area, price, status).
- Estate portfolios showing plot allocations and title documentation.
- Project galleries with progress percentages and ratings.
- Blog, About, Services, Testimonials, FAQ, Contact, Careers.
- SEO-friendly URLs and a dynamically generated sitemap.

CRM & Sales

- Kanban pipeline with drag-and-drop stage updates.
- Automatic lead capture from the website contact form.
- Sale creation auto-generates invoice, deposit receipt and running balance.
- Online payments via Paystack, Flutterwave or a safe local fallback.

Property, Estate & Project Registers

- Full property register with gallery, features, amenities, payment plan and documents.
- Estate management with plot-level allocation and ownership records.
- Project tracker showing status, progress %, budget, actual cost and milestones.
- Soft-deletes with a restore-and-purge archive centre.

Customer Portal

- Each buyer sees purchased property, outstanding balance, inspections and tickets.
- Downloadable receipts and documents.
- Online invoice payments; support ticket submission; site inspection booking.

Security & Governance

- Spatie roles and permissions with 10 predefined roles.
- Per-route permission checks on every sensitive action.
- Automatic audit observer that logs create, update and delete on key models.

- Sanctum tokens for authenticated API access.

Technology Stack

Layer	Component
Framework	Laravel 12
Language	PHP 8.3 or 8.4
API auth	Laravel Sanctum 4
Roles & permissions	Spatie Permission 8
Media library	Spatie Media Library 11
Modules	nwidart/laravel-modules 13
Excel exports	maatwebsite/excel 3
PDF exports	barryvdh/laravel-dompdf 3
Frontend styling	Tailwind CDN + Material Symbols
Database (demo)	SQLite (drop-in switch to MySQL for production)

SECTION 4

Architecture

X-STATE follows the standard Laravel MVC layout with audience-based controller grouping (Admin, Auth, Api, CustomerPortal, PublicSite). Twenty Eloquent models capture every domain object, from Property and Estate to Payment and AuditLog.

Authentication & Authorization

Users sign in through a unified login page. On success the controller inspects Spatie roles and redirects to either the admin dashboard or the customer portal. Every admin route carries a specific `permission:*` middleware; the sidebar is filtered per role.

Database Overview

The schema keeps strict relational integrity — foreign keys on every relationship, cascade on strong parent-child links, soft deletes on every operational table. JSON columns store galleries, features, amenities, payment plans and SEO metadata without extra tables.

API

Sanctum-protected REST endpoints under `/api` serve properties, estates, projects, leads and authenticated inspections. Paystack and Flutterwave webhooks receive payment confirmations.

Cross-Cutting

- **Demo Mode** — global middleware blocks every write in preview installs.
- **Audit Observer** — logs create/update/delete on key models.
- **Dynamic APP_URL** — the app detects host + scheme from the request, so the same build runs on any subdomain unchanged.

Security & Performance

- CSRF on every web form; Sanctum bearer tokens for API access.
- Role- and permission-based route middleware.
- Config, route and view caches via `php artisan optimize`.
- SQLite handles thousands of read requests per second on a single core — ideal for demos and small production installs.

PUBLIC SITE

Public Homepage

A modern marketing landing page — hero slider, live property cards from the register, corporate identity, testimonials, blog highlights. Every section is editable from the admin CMS.



Public homepage — the first impression buyers see.

PUBLIC SITE

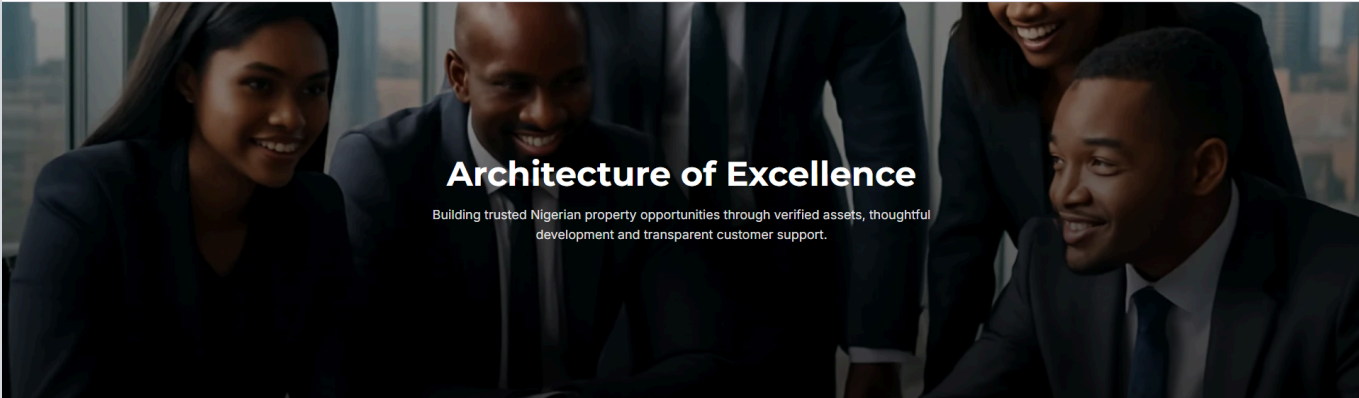
About Us

Company story, leadership team, values and culture. Buyers trust developers they can put faces to.

X-State
REAL ESTATE DEVELOPMENT

[ABOUT US](#) [PROPERTIES](#) [ESTATE](#) [PROJECT](#) [SERVICES](#) [CONTACT US](#)

[REQUEST INSPECTION](#)



Architecture of Excellence

Building trusted Nigerian property opportunities through verified assets, thoughtful development and transparent customer support.

OUR NARRATIVE

A Legacy of Transforming Environments

X-STATE serves buyers, investors and families looking for verified Nigerian real estate opportunities across homes, estates, land and commercial assets.

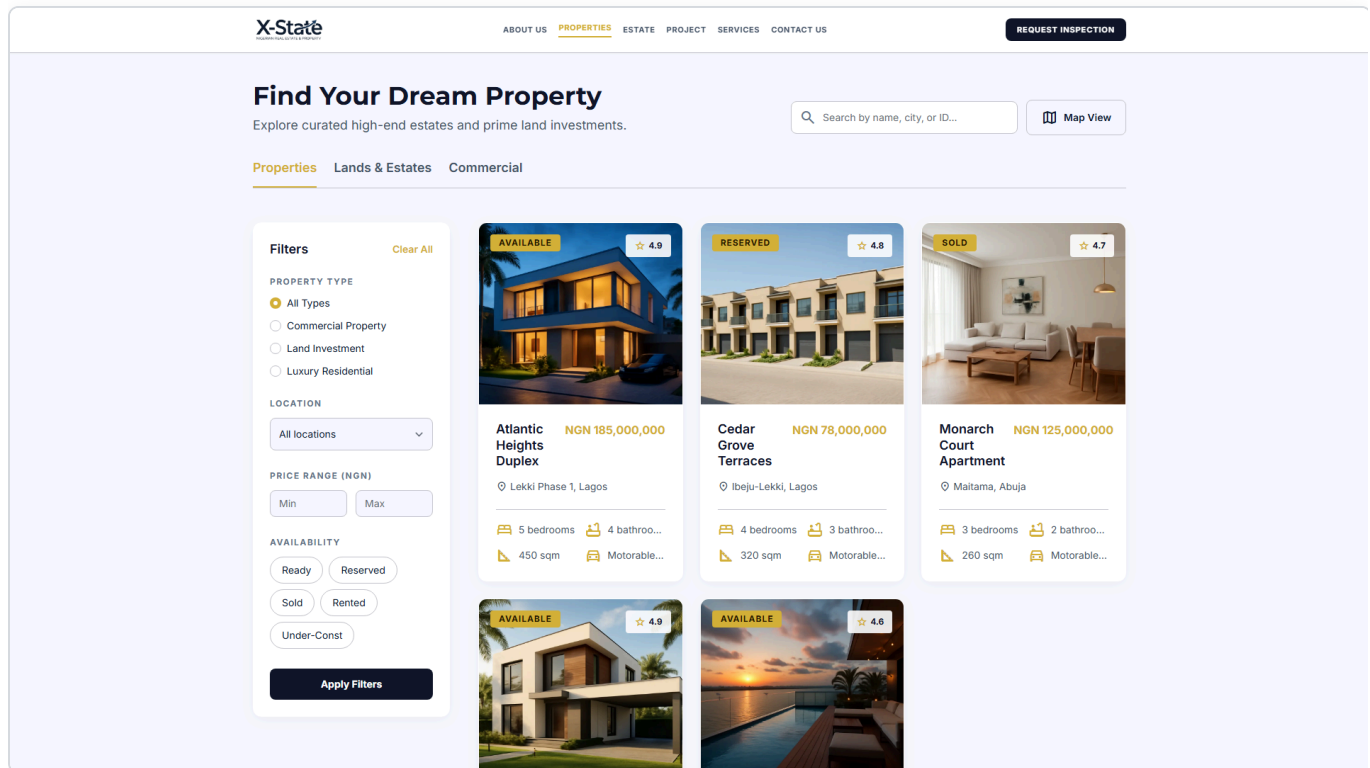


About Us — story, leadership and values.

PUBLIC SITE

Property Portfolio

The full property portfolio with cards showing location, bedrooms, bathrooms, area and price. Cards are dynamically generated from the property register — every new listing added in the admin appears immediately on the public site.



Property portfolio.

PUBLIC SITE

Estate Portfolio

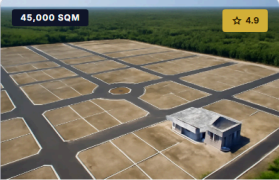
Master-planned estates with location, size, title document and rating. Land banking companies need to publish estates the way developers publish homes.



[ABOUT US](#) [PROPERTIES](#) [ESTATE](#) [PROJECT](#) [SERVICES](#) [CONTACT US](#)

REQUEST INSPECTION

Estates



45,000 SQM

☆ 4.9

📍 Epe, Lagos

X-STATE Gardens

X-STATE Gardens is a planned X-STATE estate with plot allocations, title documentation, infrastructure milestones and ownership records.

12 units

View ↗



32,000 SQM

☆ 4.8

📍 Lekki Phase 2, Lagos

Atlantic Grove Estate

Atlantic Grove Estate is a planned X-STATE estate with plot allocations, title documentation, infrastructure milestones and ownership records.

12 units

View ↗



52,000 SQM

☆ 4.7

📍 Ibeju-Lekki, Lagos

Cedar Park Residences

Cedar Park Residences is a planned X-STATE estate with plot allocations, title documentation, infrastructure milestones and ownership records.

12 units

View ↗



28,500 SQM

☆ 4.6

📍 Maitama, Abuja

Monarch Hills Estate



38,000 SQM

☆ 4.5

📍 Port Harcourt, Rivers

Palm Crest Enclave



78,000 SQM

☆ 4.4

📍 Ibeju-Lekki, Lagos

Free Zone Commercial Estate

Estate portfolio.

PUBLIC SITE

Project Portfolio

Live construction project cards with status and progress percentage. Buyers who paid off-plan want continuous proof that construction is happening.



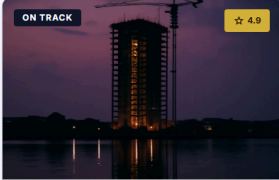
[ABOUT US](#) [PROPERTIES](#) [ESTATE](#) [PROJECT](#) [SERVICES](#) [CONTACT US](#)

[REQUEST INSPECTION](#)

Projects

ON TRACK

☆ 4.9



Lagos, Nigeria

Harbour View Tower Works

Harbour View Tower Works tracks BOQ, milestones, site reports, material usage and budget vs actuals.

64% complete

View ↗

ON TRACK

☆ 4.8



Lagos, Nigeria

Lagoon Crest Construction

Lagoon Crest Construction tracks BOQ, milestones, site reports, material usage and budget vs actuals.

72% complete

View ↗

ON TRACK

☆ 4.7



Lagos, Nigeria

X-STATE Gardens Infrastructure

X-STATE Gardens Infrastructure tracks BOQ, milestones, site reports, material usage and budget vs actuals.

58% complete

View ↗

PLANNING

☆ 4.6



Lagos, Nigeria

Cedar Grove Phase Two

DELAYED

☆ 4.5



Lagos, Nigeria

Atlantic Heights Finishing

COMPLETED

☆ 4.4



Lagos, Nigeria

Palm Crest Facility Upgrade

Construction project portfolio.

Contact

X-State

ABOUT USPROPERTIESESTATEPROJECTSERVICESCONTACT US

REQUEST INSPECTION

Get in Touch

Speak with the X-STATE team about available properties, estate allocations, project updates, inspections and documentation support.

Contact Information

For property enquiries, estate inspections, payment plans or customer support, reach the relevant X-STATE desk below.

GENERAL SUPPORT

hello@x-state.ng

SALES & INVESTMENT

sales@x-state.ng

LAGOS HEAD OFFICE

Lagos Sales & Customer

Send an Inquiry

Full Name

Full name

Email Address

Email address

Phone Number

+234 ...

Inquiry Type

Property Acquisition

Message

How can we assist your real estate journey?

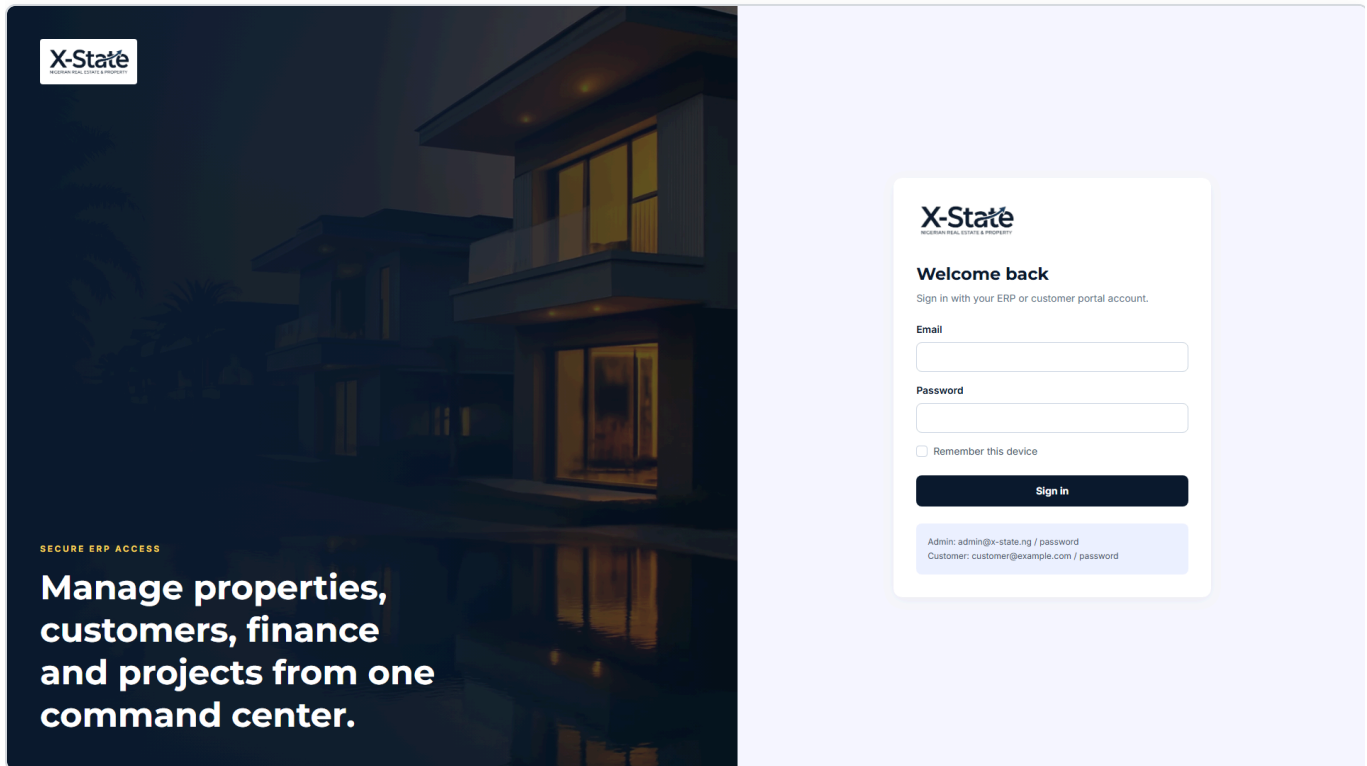
Submit Inquiry

Contact form — files leads straight into the CRM.

AUTHENTICATION

Login

Unified sign-in page for admin, staff and customers. The right side shows one-click sign-in for every seeded role — invaluable for demonstrations. Role-aware routing sends admins to the ERP and customers to the portal.

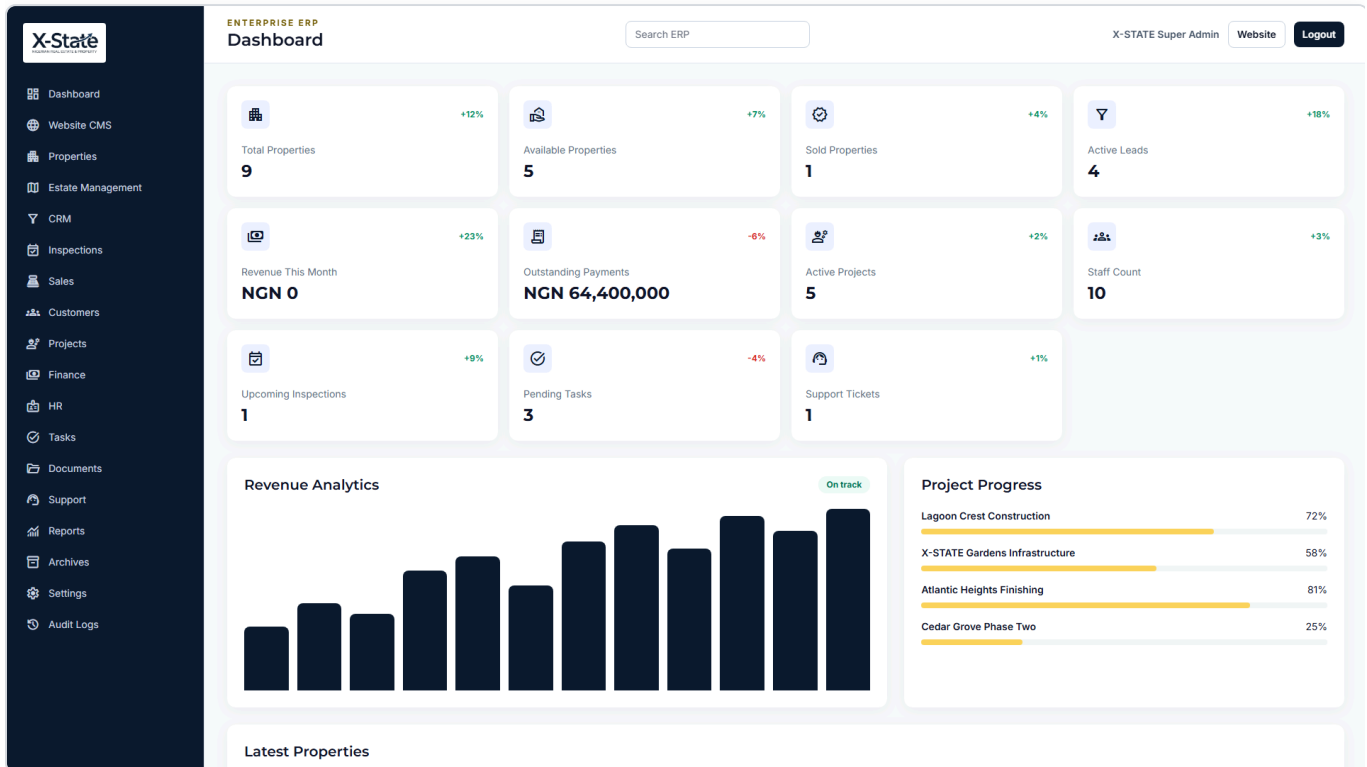


Login — one-click demo access to every role.

ADMIN ERP

Dashboard

The admin landing page — a live KPI overview showing properties, active leads, invoices raised, revenue collected and open support tickets. Directors know at a glance what is happening across the business.



Admin dashboard with live KPIs.

ADMIN ERP

Website CMS

Full control over the public site. Every hero, block, testimonial, menu item and footer link is editable — the sales team owns the site without waiting for a developer.

X-State

Dashboard

Website CMS

Properties

Estate Management

CRM

Inspections

Sales

Customers

Projects

Finance

HR

Tasks

Documents

Support

Reports

Archives

Settings

Audit Logs

ENTERPRISE ERP

Website CMS

Search ERP

X-STATE Super Admin

Website

Logout

Company Branding

Company Name

X-STATE

Tagline

Nigerian real estate and property, built around verified assets, clear documentation and guided ownership.

Phone

+234 800 000 0000

Email

hello@x-state.ng

Address

Victoria Island, Lagos, Nigeria

Primary Color

#0b1c30

Accent Color

#fed65b

Save Branding

ABOUT-US

About Us

11 sections

About Us

about-us

page

☒ Published

A Nigerian real estate brand built for premium developments, transparent allocations and customer trust.

About Us | X-STATE

A Nigerian real estate brand built for premium developments, transparent allocations and customer trust.

Update Page

Archive Page

Section name

hero, content, faq...

11

Eyebrow

Section title

Section body

Image URL

Choose File

No file chosen

Optional advanced content JSON, for example {"items":[]}

Website CMS.

ADMIN ERP

Properties

The property register — add, edit, filter and archive from one screen. Each property carries gallery, features, amenities, documents and a payment plan. Replaces spreadsheets and PDF listings.

X-STATE
ENTERPRISE ERP

Dashboard

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Properties

Estate Management

CRM

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ENTERPRISE ERP

Property Management

Search ERP

X-STATE Super Admin

Website

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Property Management

Manage statuses, SEO-ready slugs, payment data, galleries and documents.

Add Property

Search title or location

All statuses

Filter

TITLE	CATEGORY	LOCATION	STATUS	DOCUMENTS	PRICE	ACTION
Atlantic Heights Duplex	Luxury Residential	Lekki Phase 1, Lagos	available	2	NGN 185,000,000	Edit Archive
Cedar Grove Terraces	Luxury Residential	Ibeju-Lekki, Lagos	reserved	2	NGN 78,000,000	Edit Archive
Monarch Court Apartment	Luxury Residential	Maitama, Abuja	sold	2	NGN 125,000,000	Edit Archive
Emerald Business Villas	Commercial Property	Asokoro, Abuja	under construction	2	NGN 240,000,000	Edit Archive
Oakfield Shortlet Suites	Commercial Property	Ikoyi, Lagos	rented	2	NGN 165,000,000	Edit Archive
Palm Crest Maisonette	Luxury Residential	Port Harcourt, Rivers	available	2	NGN 92,000,000	Edit Archive
X-STATE Gardens Plot A12	Land Investment	Epe, Lagos	available	2	NGN 45,000,000	Edit Archive
Lekki Free Zone Industrial Plot	Land Investment	Ibeju-Lekki, Lagos	available	2	NGN 550,000,000	Edit Archive
Harbour View Penthouse	Luxury Residential	Banana Island, Lagos	available	2	NGN 310,000,000	Edit Archive

Admin property register.

ADMIN ERP

Estates

Estate management with plot-level allocation and ownership tracking. Assign plots to buyers, monitor title documents, track infrastructure progress.

X-State

ENTERPRISE ERP

Dashboard

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Estate Management

Search ERP

X-STATE Super Admin

Website

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Estate Management

Blocks, units, plot numbering, allocations and title records.

Add Estate

Search estate or location

Filter

ESTATE	LOCATION	RATING	TITLE	UNITS	AREA	ACTION
 X-STATE Gardens	Epe, Lagos	☆ 4.9	C of O	12	45,000 sqm	Manage Archive
 Atlantic Grove	Lekki Phase 2, Lagos	☆ 4.8	Governor Consent	12	32,000 sqm	Manage Archive
 Cedar Park	Ibeju-Lekki, Lagos	☆ 4.7	Registered Survey	12	52,000 sqm	Manage Archive
 Monarch Hills	Maitama, Abuja	☆ 4.6	C of O	12	28,500 sqm	Manage Archive
 Palm Crest	Port Harcourt, Rivers	☆ 4.5	Deed of Assignment	12	36,000 sqm	Manage Archive
 Free Zone	Ibeju-Lekki, Lagos	☆ 4.4	Gazette	12	78,000 sqm	Manage Archive

Estate management.

ADMIN ERP

CRM Pipeline

The sales pipeline as a Kanban board. Every lead is a card; agents move them between stages, capture notes and export at any time. Every enquiry becomes a card that can be assigned, moved and closed.

X-State
ENTERPRISE ERP

Dashboard

Website CMS

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Estate Management

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ENTERPRISE ERP

CRM Pipeline

Search ERP

X-STATE Super Admin

Website

Logout

Capture Lead

Name

Email

Phone

website

Estimated value

Add

New Leads

1

Ada Nwosu

website - +234 809 000 0000

NGN 78,000,000

Jul 10, 2026

New

Update Stage

Contacted

1

Chinedu Obi

whatsapp - +234 809 000 0000

NGN 185,000,000

Jul 13, 2026

Contacted

Update Stage

Inspection

1

Fatima Bello

facebook - +234 809 000 0000

NGN 125,000,000

Jul 12, 2026

Inspection

Update Stage

Offer Sent

1

Kemi Balogun

call - +234 809 000 0000

NGN 240,000,000

Jul 06, 2026

Offer

Update Stage

Won

1

Sola Martins

website - +234 809 000 0000

NGN 92,000,000

Jul 09, 2026

Won

Update Stage

Lost

0

CRM Kanban pipeline.

ADMIN ERP

Customers

Customer master file — KYC status, profile, phone and email, plus the full transaction history against each customer.



- Dashboard
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- Audit Logs

ENTERPRISE ERP

Customers

Search ERP

X-STATE Super Admin

Website

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Customers

KYC, property purchases, invoices, balances and communication history.

Add Customer

Search name, email or phone

All KYC

Filter

CUSTOMER	PHONE	KYC	SALES	INVOICES	ACTION
Tunde Adewale customer@example.com	+234 801 234 5678	verified	1	1	View Archive

Customer master file.

ADMIN ERP

Sales

Create sales, watch invoices, post payments, download revenue reports as PDF. Sale creation automatically generates an invoice, deposit receipt and a running balance.

X-State
ENTERPRISE ERP

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Estate Management

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ENTERPRISE ERP

Sales

Search ERP

X-STATE Super Admin

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Sales

Property sales, invoices, deposits, balances and receipt posting.

Create Sale

Search reference

All statuses

Filter

REFERENCE	CUSTOMER	PROPERTY	STATUS	AMOUNT	BALANCE	ACTION
XS-SO-0001	Tunde Adewale	Palm Crest Maisonette	active	NGN 92,000,000	NGN 64,400,000	View Archive

Sales and invoicing.

ADMIN ERP

Finance

Invoice ageing and payment monitoring. The finance screen shows what is due, what is paid and what is overdue at a glance.

X-State
ENTERPRISE ERP

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Revenue

NGN 27,600,000

Outstanding

NGN 64,400,000

Invoices

1

Invoices

NUMBER	CUSTOMER	STATUS	TOTAL	BALANCE
XS-INV-0001	Tunde Adewale	part paid	NGN 92,000,000	NGN 64,400,000

Finance monitoring.

ADMIN ERP

Projects

Construction and infrastructure project tracker. Manage status, progress percentage, budget, actual cost and milestones. Portal customers see the same live progress.



- Dashboard
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- CRM
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- Projects
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- Audit Logs

ENTERPRISE ERP

Projects

Search ERP

X-STATE Super Admin

Website

Logout

Add Construction Project

Project name

project-slug

Location

Planning

0

Thumbnail URL

0

Budget

Actual cost

Milestones, comma separated

Contractors, comma separated

Gallery URLs, comma separated

Description

Create

Search project or location

All statuses

Filter

Lagoon Crest Construction

lagoon-crest-construction

Lagos, Nigeria

On Track

4.8

assets/demo-images/projects/project-lagoon-crest-construction.w

Lagoon Crest Construction

X-STATE Gardens Infrastructure

x-state-gardens-infrastructure

Lagos, Nigeria

On Track

4.7

assets/demo-images/projects/project-x-state-gardens-infrastructu

X-STATE Gardens Infrastructure

Atlantic Heights Finishing

atlantic-heights-finishing

Lagos, Nigeria

Delayed

4.5

assets/demo-images/projects/project-atlantic-heights-finishing.wel

Atlantic Heights Finishing

Project tracker.

ADMIN ERP

Reports

CSV property and lead exports plus a PDF revenue report. Management gets numbers on demand — no waiting for the accounts team.

The screenshot displays the 'Reports' section of the X-State Enterprise ERP system. The interface includes a dark sidebar with a comprehensive menu of system functions. The main content area is divided into a top summary section and a lower 'EXPORTS' section. The summary section provides quick access to key metrics: 9 Properties, 5 Leads, Revenue of NGN 27,600,000, and Outstanding of NGN 64,400,000. Below this, the 'EXPORTS' section offers three report options: Property Performance CSV, Lead Conversion CSV, and Revenue PDF, each with a brief description of the data it contains.

X-State
ENTERPRISE ERP
Reports

Search ERP

X-STATE Super Admin Website Logout

Properties	Leads	Revenue	Outstanding
9	5	NGN 27,600,000	NGN 64,400,000

EXPORTS
Management Reports

Property Performance CSV	Lead Conversion CSV	Revenue PDF
Portfolio status, locations and pricing.	Pipeline stage, source and estimated value.	Successful payments and outstanding balances.

Reports centre.

ADMIN ERP

Audit Logs

An immutable trail of every create, update and delete on key domain models. Attached to every important record. Directors can trace exactly who did what and when.

X-State

- Dashboard
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ENTERPRISE ERP

Audit Logs

Search ERP

X-STATE Super Admin

Website

Logout

Audit Logs

EVENT	USER	RECORD	IP	DATE
seeded.platform	X-STATE Super Admin	Setting #1	127.0.0.1	Jul 04, 2026 22:47

Audit log viewer.

ADMIN ERP

Settings

Company branding, integration keys, and a per-provider status snapshot. Non-technical staff can edit branding without touching the code.



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ENTERPRISE ERP

Settings

Search ERP

X-STATE Super Admin

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Integration Readiness

Paystack
PENDING KEYS

Flutterwave
PENDING KEYS

Google Maps
PENDING KEYS

SMS
PENDING KEYS

Mail
PENDING KEYS

Paystack
pending real keys

Flutterwave
pending real keys

Google Maps
pending real key

SMS
pending provider key

Save Integrations

Settings Registry

GROUP	KEY	PUBLIC
branding	company	yes
settings	integrations	no
website	navigation	yes
website	footer	yes

Settings and integrations.

Portal Dashboard

X-State
X-STATE REAL ESTATE MANAGEMENT

Tunde AdewaleWebsiteLogout

CUSTOMER PORTAL

Tunde Adewale

Purchased Properties
1

Outstanding Balance
NGN 64,400,000

Inspections
1

Support Tickets
1

Notifications

No notifications yet.

Purchased Properties

Palm Crest Maisonette
XS-SO-0001 - Active
NGN 92,000,000

Invoices & Payments

XS-INV-0001part paid
Balance NGN 64,400,000

XS-PAY-0001 - NGN 27,600,000Receipt

Paystack64400000.00Pay

Documents

Palm Crest Deed of Assignment agreement · v1Download

Customer portal dashboard.

SECTION 6

Workflow

The end-to-end journey moves smoothly across three surfaces — public website, admin ERP and customer portal.

1. A visitor lands on the public website, browses properties and submits an enquiry.
2. The enquiry appears in the CRM Kanban; a sales agent moves it through stages.
3. Once the buyer decides, the admin creates a Sale — invoice and deposit receipt auto-generate.
4. The buyer is issued a customer account and can log into the portal for purchase details.
5. Every subsequent payment is captured against the invoice; the audit log records every change.
6. Property and estate managers update project progress; the portal reflects updates automatically.
7. Support tickets and inspection bookings from the portal land in the admin queue.
8. Directors and managers review live dashboards and download reports on demand.

SECTION 7

Future Enhancements

- Companion mobile app on the Sanctum API for sales agents and customers.
- Multi-tenant SaaS mode — one installation, many real-estate companies.
- Advanced analytics dashboard with cohort payment behaviour.
- Deeper integrations — WhatsApp Business API, e-signature for agreements, virtual property tours.
- Regional currency and language packs for expansion beyond Nigeria.

SECTION 8

Appendix — Demo Credentials

All demo accounts share the password password. Click any role chip on the login page for one-click sign-in.

Role	Email	Primary use
Administrator	admin@x-state.ng	Full system access
Managing Director	md@x-state.ng	Executive dashboards, reports

Role	Email	Primary use
Operations Manager	operations@x-state.ng	Cross-team operational oversight
Sales Manager	sales-manager@x-state.ng	Pipeline oversight, agent productivity
Sales Agent	sales@x-state.ng	Working leads and inspections
Property Manager	property-manager@x-state.ng	Property and estate register
Project Manager	project-manager@x-state.ng	Construction progress and budget
HR Manager	hr@x-state.ng	Staff profiles
Accountant	accountant@x-state.ng	Invoices, payments, revenue reports
Customer	customer@example.com	Buyer portal only

SECTION 9

Contact Information

SENUX DIGITAL SOLUTIONS

Website — senux.xyz

Portfolio — senux.xyz/portfolio

About — senux.xyz/about

Services — senux.xyz/services

Applications — senux.xyz/applications

Contact — senux.xyz/contact

Business email — business@senux.xyz

WhatsApp — +234 707 219 7858