

INVESTOR GUIDE

YOUR INVESTMENT

TYPE	EMERALD CONDOS			RUBY TOWNHOUSES	DIAMOND VILLAS
Average Price	12M	18M	26M	37M	80M
Bed	1	2	3	3	4
Max / Person	2	4	6	6	10
Low (Net) per day	10,000	20,000	30,000	40,000	80,000
High (Net) per day	15,000	25,000	35,000	45,000	100,000
RETURNS 180 Days Occupancy (low)	1.8M	3.6M	5.4M	7.2M	14.4M
% Return	15%	20%	21%	19%	18%
RETURNS 180 Days Occupancy (high)	2.7M	4.5M	6.3M	8.1M	18M
% Return	23%	25%	24%	23%	23%

SERVICE CHARGE

TYPE	AMOUNT (KSH)
Emerald Condos	Ksh 10,000
Ruby Town Houses	Ksh 25,000
Diamond Residences	Ksh 30,000



FOR ENQUIRIES, CONTACT CATHERINE:
0795 808080
sales@spbr.co.ke

THE BOOKING PROCESS

SIGNING THE LETTER OF RESERVATION:

This is accompanied by a Reservation Fee of 250,000/= in which both parties agree to reserve the unit for a maximum period of 40 days. Take Note that this fee is NON –REFUNDABLE and once the purchaser has issued the said amount the unit automatically goes off the market. This stage is not compulsory and it only applies when a purchaser is still making financial arrangements for the deposit.

SIGNING THE LETTER OF OFFER:

This has to be accompanied by a 20% Deposit. The deposit should be paid on or before signing the Letter of Offer.

PAYMENT DETAILS:

	INSTALMENT (%)	PERIOD
RESERVATION FEE	Ksh 250,000	IMMEDIATE
DEPOSIT	20	Upon Execution of Letter of Offer
1 ST INSTALMENT	20	After 3 Months
2 ND INSTALMENT	10	After 3 Months
3 RD INSTALMENT	20	After 3 Months
4 TH INSTALMENT	20	After 3 Months
5 TH INSTALMENT	10	After 3 Months



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