



Cytonn Sharp-land Project
Kanzi Plains
Ongata Rongai



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I. Cytonn Sharpland

Cytonn SharpLand

Cytonn Sharpland is a concept that provides a Safe, Secure and Sharp investment opportunity in land

General features.

- The Cytonn Sharpland projects are a unique concept that allow you to own land in prime areas with ease of access to major highways and key amenities at pocket-friendly and flexible payment plans.
- The parcels are carefully selected through a thorough research process by the Cytonn Real Estate research team – the authors of the authoritative Cytonn Real Estate Report. Land appreciation is a key element we consider in our research and product development thus ensuring the clients has a good return on investment.

Unique features of Cytonn Sharpland:

- Guaranteed title deed or money back
- One stop shop – get loan access at 18% and buy land from the same company
- Flexible payment plan
- Title deed cost included for cash buyers, no separate cost
- A trusted brand that delivers to promise
- Controlled development

Present locations;

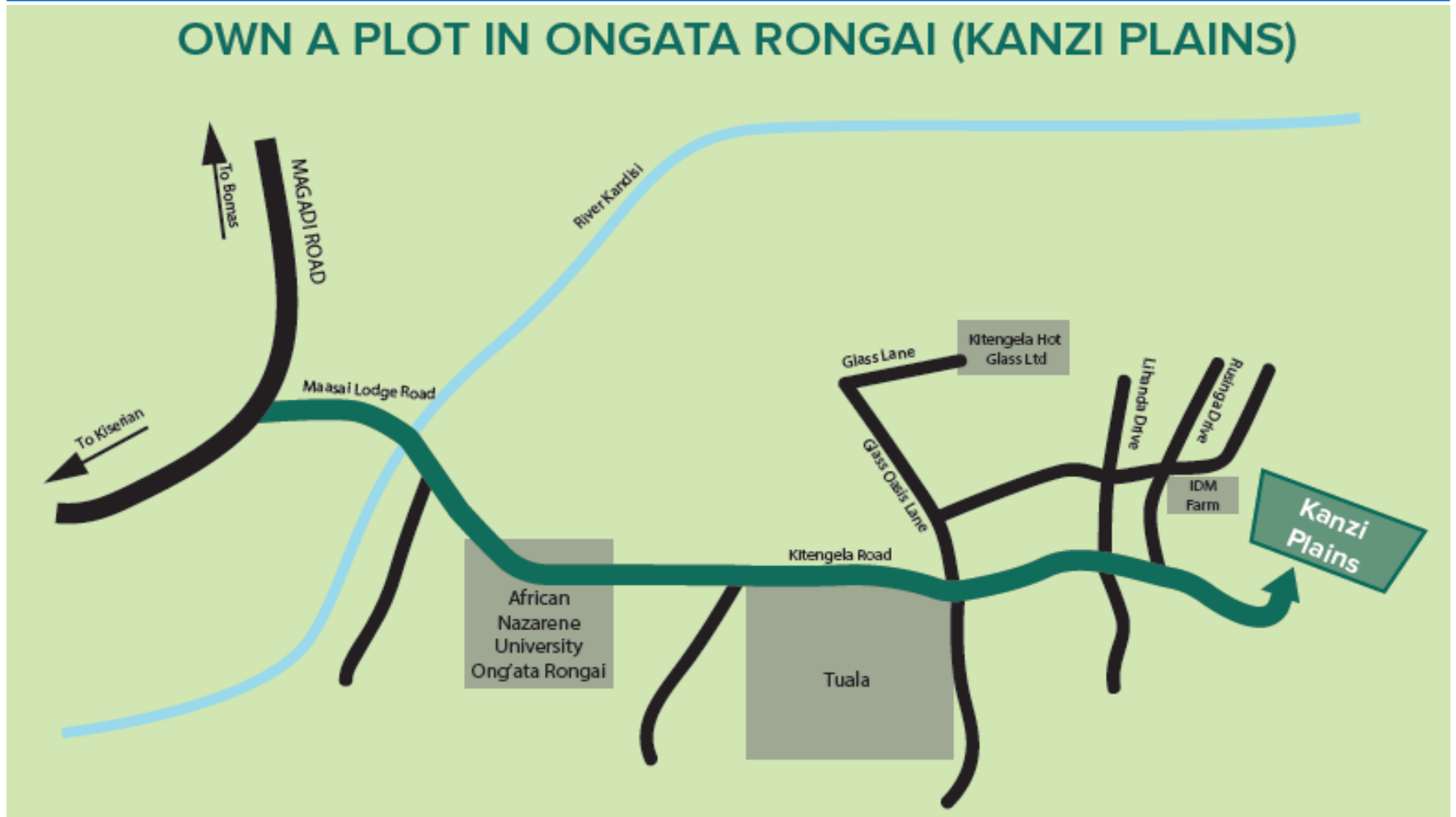
- Current Cytonn sharpland: **Kanzi Plains in Ongata Rongai**
- The sizes of the plots: **1/8th acre plots**



II. Kanzi Plains

Location

The land is 5 km from African Nazarene University



Why should you buy?

Cytonn sharpland is the ultimate product providing a potential capital appreciation of 37%

- The key beneficial factor is land value appreciation. Land in Rongai is appreciating in value at an exponential rate thus providing good investment solution to investors
- With the upcoming infrastructure expansion particularly roads in the area, the land value is expected to appreciate exceptionally
- Rongai is one such satellite town within the greater Nairobi Metropolis that has progressively grown with time, where land prices have skyrocketed and for some zones to unaffordable levels. We advice our clients to take advantage of the low sale prices being offered
- The minimum appreciation rate is in the regions of 14%

Location	Average Capital Appreciation
Kandisi	14%
Rangau	43%
Ole Kasasi	50%
Tuala	40%
Average	37%
High	50%
Low	14%

Why should you buy?

Rongai is strategically located providing convenience and access to social amenities

- Our research shows that majority of the people who buy land in Ongata Rongai seek home ownership while several for speculation. Cytonn endeavors to provide the ultimate product to all our clients
- For homeowners, there are unlimited amenities in the area as outlined below:
 - Financial institutions such as banks
 - Malls and retail entities: Masai mall and Tuskys
 - Public transport: Rongai Kitengela Road
 - Institutions of higher learning: African Nazarene University, Catholic University of Eastern Africa, and Multimedia University

Key services provided

We will provide essential services such as water and access roads

The following will be part of the Cytonn Sharpland product package:

- Electricity provision
- Access to water
- Internal all weather roads
- Greenification – tree planting along the roads
- Genuine ownership documents: Title deeds
- Free real estate investment advice

The land is sub-divided 1/8th acre plots



Payment Plans

A reservation fee of Ksh. 25,000 should be made to reserve a plot at the current price rate

- Two payment options:
 - Cash
 - Instalment
- The payment plans are as shown below:

Introductory Price (Kshs.)	No. of Plots remaining
980,000	52

• **Zero Deposit**

Level	Cash Price	1 year	2 Years	3 years	4 years	5 years
Installment Sale price		1,079,000	1,175,000	1,276,000	1,382,000	1,494,000
Monthly Installments		89,846	48,926	35,429	28,788	24,886
Number of Months		12	24	36	48	60

• **With 10% Deposit Kshs. 98,000**

Level	Cash Price	1 year	2 Years	3 years	4 years	5 years
Cash price	980,000					
Installment Sale price		1,069,000	1,155,000	1,246,000	1,342,000	1,442,000
Monthly Installments		80,862	44,033	31,886	25,909	22,398
Number of Months		12	24	36	48	60

• **With 20% Deposit Kshs. 196,000**

Level	Cash Price	1 year	2 Years	3 years	4 years	5 years
Cash price	980,000					
Installment Sale price		1,059,000	1,136,000	1,217,000	1,302,000	1,391,000
Monthly Installments		71,877	39,141	28,343	23,030	19,908
Number of Months		12	24	36	48	60

Payment plan Cont'd

A reservation fee of Ksh. 25,000 made to reserve a plot at the current price rate

- The effective cost of land in each category is the sum of all instalments made
- Once we agree on the payment plan, the client is expected to pay the instalment as set in the agreement
- Clients can make a reservation by paying Ksh. 25,000 reservation fee. A reservation form will also be signed as one awaits for the sale agreements to be prepared for signing between Cytonn and the client
- These documents are abiding and will ensure both the client and Cytonn are legally protected
- Those who pay first will be given priority in selecting their plots on the plans

Payment process and procedures

We have two payment plans with unique processes to ensure we cater for different clientele

Cash Payment	
Stage	Activity/Requirements
Reservation Form	Done to reserve a plot. Kshs. 25,000
Sale Agreement	Signed within 21 days of reserving and payments made
Payment Completion	Complete full payment within 3 months of signing the sale agreement
Registration of Transfer	Transfer of title to buyer The Vendor shall pay the stamp duty and conveyancing fees as a bonus for the buyer
Title	Issue buyer with title in his/her favour

Installment Payment	
Stage	Activity/Requirements
Reservation form	Done to reserve a plot. Kshs. 25,000
Sale Agreement	Signed within 21 days of reserving and payments made
Payment Completion	Complete full payment within the agreed period in the payment plan
Completion documents	Issue the buyer with completion documents: Original title deed, transfer documents in favour of buyer, consent to transfer, certificate of incorporation of LLP, PIN certificate NB: The buyer does the transfer and bears his own cost
Title	The buyer gets the title using the completion documents issued.

- Installment buyers will be responsible for the transfer registration, however, the vendor may assist the buyer in transferring at their own cost
- The transfer costs include fees for: Lawyers and title processing which shall be informed by the statutory fees prevailing at the time. The current transfer fees amount to approximately Kshs. 60,000, but may vary depending on the lawyer

Site Visits

Free group site visits will be organized

- We will organize group site visit for free. All interested clients should book in advance. The schedule will be released and clients who made prior bookings will be informed of the same
- Priority will be given to clients who have made a reservation, made payments and booked for the visit on time
- Clients can request for personal site visits at their own cost

Q&A