

## PRICE GUIDE

Sandy shore Apartments were conceptualised with the idea of owning a personal beach front, sea facing apartment which can offer a complete change of lifestyle, representing a welcome retreat from everyday life.

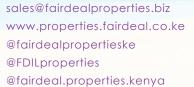
The idea of waking up each morning to the sound of waves lapping at the shore is a charming one, especially if the ocean is at your walking distance.

The project consists of sea facing luxurious 1, 2, 3 & 4 bedroom apartments.

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CONTACT

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PROPERTIES

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SANDY SHORE PRICES									
CATEGORIES	APARTMENT TYPE	SIZE (In Sq. Ft)	PRICE (In <b>Ksh)</b>						
LUXURY									
Sea Shell	1 BR	800	7.25M						
	2 BR	1100	9.5M						
PREMIUM									
Pearl Oyster	2 BR	1240	10.5M						
	3 BR	1600	14.0M						
ELITE									
Dolphin Cove	1 BR	800	7.5M						
	2 BR	1100	9.75M						
Starfish	1 BR	1000	9.0M						
	2 BR	1250	11.0M						
Seagulls Nest	3 BR+Dsq	1865	17.5M						
Coral Ridge	1 BR	1000	10.5M						
	2 BR	1250	12.5M						
Turtle Cay	3 BR+Dsq	2000	25.0M						
	4 BR+Dsq	2400	28.0M						

## INDIVIDUAL INVESTOR RETURNS SANDY SHORE APARTMENTS RENTAL RETURNS

LIKELY

**OPTIMISTIC** 

		SCENARIO			SCENARIO			SCENARIO					
	Launch Price (kshs m)	Daily rate (kshs)	Occupancy rate	Annual income (kshs)	Annual rental yield	Daily rate (kshs)	Occupancy rate	Annual income (kshs)	Annual rental yield	Daily rate (kshs)	Occupancy rate	Annual income (kshs)	Annual rental yield
(Luxury) Sea Shell													
1 BR (800 Sq Ft)	7.25	4,000	30%	438,000	6.0%	4,500	50%	821,250	11. <b>3</b> %	5,000	70%	1,277,500	1 <b>7.6</b> %
2 BR (1100 Sq Ft)	9.5	5,000	30%	547,500	5.8%	5,500	50%	1,003,750	10.6%	6,000	70%	1,533,000	16.1%
(Premium) Pearl Oyster													
2BR (1240 Sq Ft)	10.5	5,750	30%	629,625	6.0%	6,250	50%	1,140,652	10. <b>9</b> %	6,750	70%	1,724,625	1 <b>6.4</b> %
3BR (1600Sq Ft)	14	8,000	30%	876,000	6.7%	8,500	50%	1,551,250	11. <b>9</b> %	8,750	70%	2,235,625	17.2%
(Elite) Dolphin Cove													
1 BR (800 Sq Ft)	7.5	4,500	30%	492,750	6.6%	5,000	50%	912,500	12.2%	5,500	70%	1,405,250	1 <b>8.7</b> %
2 BR (1100 Sq Ft)	9.75	5,500	30%	602,250	6.2%	6,000	50%	1,068,000	11.0%	6,500	70%	1,660,750	17.0%
(Elite) Star Fish													
1 BR (1000 Sq Ft)	9	5,200	30%	569,400	6.3%	5,700	50%	1,040,250	11. <b>6</b> %	6,200	70%	1,584,100	1 <b>7.6</b> %
2 BR (1250 Sq Ft)	11	6,500	30%	711,750	6.5%	7,000	50%	1,277,500	11. <b>6</b> %	7,500	70%	1,916,250	1 <b>7.4</b> %
(Elite) Coral Ridge													
1 BR (1000 Sq Ft)	10.5	6,500	30%	711,750	6.8%	7,000	50%	1,277,500	12.2%	7,500	70%	1,916,250	1 <b>8.3</b> %
(Elite) Seagul's Nest													
3 BR w/DSQ (1865 Sq Ft)	17.5	10,000	30%	1,095,000	6.3%	11,000	50%	2,007,500	11. <b>5</b> %	11,750	70%	3,002,125	17.2%
Typical apartment investment Nairobi	20			1,000,000	5.0%			1,000,000	5.0%			1,000,000	5.0%

CONSERVATIVE