



shelloyees
housing co-operative

Let us invest and grow together...

Housing Newsletter

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KITENGELA PLOTS

- 50x100 Prime plots at 950,000 Kshs
- 5% Commision for Cash Buyers
- 3% Commision for Loan Purchases



We are back after a short commercial break from COVID-19. We've learned a few things during this period about the property sector:

- We have learned the importance of innovation for business continuity.
- Our clients are now and will continue to spend their time online; we need to have a strong online presence to serve them better.
- Our clients have placed their buying decisions on "hold" as they analyze the post-COVID situation.
- Our clients have had to renegotiate their payment plans because of low cash flow.
- Social distancing, travel restrictions, curfews and county lockdowns have negatively impacted the property markets.

RONGAI PLOTS

50x100 Prime plots located just past Tuala
at 750,000 Kshs for members with 100%
financing from the Sacco. 21 plots remaining



These plots are ideal for those who wish to own a piece of land intended for housing development on the outskirts of Nairobi town. Located in Ongata Rongai in Rangau Township, the plots are 7 kilometers from Africa Nazarene University and approximately 5 kilometers from the SGR Rongai terminal. The parcel is less than 2km from Rockfields Senior School.

The plots are sized an eighth of an acre sitting on a ten-acre parcel adjacent to the Cooperative Bank SACCO parcel that is about 100 acres in size. We have sold 37% of the plots with several plots available for sale.



Why you should invest in Rongai?

- Proximity to Standard Gauge Railway (SGR) station
- Expansion of Nairobi – Magadi & Kiserian – Isinya roads
- Market value potential with a 5.6% growth rate in land .
- Cosmopolitan set up
- Quality schools in the area such as Rusinga schools.

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Why Invest Land in Kitengela Town:

The plots are located near MUSTI PHASE 3 LTD, past Thorne Grove Schools. Kitengela Town is still the best place to invest with Shelloyees Because:

1. Kitengela Town is Easily Accessible to Nairobi County: Kitengela outskirts Nairobi County towards the South and is home to a huge number of families searching for land to construct and own property.
2. Kitengela has ideal and Prime land for property advancement: Kitengela is a piece of the huge Athi Plains and the geology of the land is reasonable for improvement i.e.no rocks underground to obstruct development, high water table appropriate for borehole improvement in addition to great red volcanic soil because of the volcanic action of Mount Kilimanjaro, which isn't far away.
3. Kitengela has a very much Developed Infrastructure; Kitengela is all around presented with cleared streets, power, and water and sewerage offices.
4. Kitengela is a cosmopolitan town: 15 years prior Kitengela was a dusty residential community on the stations of Nairobi, now it has grown ten times to a smaller than the normal city.
5. Kitengela is a generally safe region to assemble and purchase land



**Only
6 Plots
Remaining!!**

TSAVO Apartments

You can now access a customized payment plan from the Sacco to allow you to own a finished apartment. Call us for more info.



1. Studios
@2Million with an
expected rent of Kes.
15,000 a month

2. Junior 1Br
@2.5Million with an
expected rent of Kes.
19,000 a month

3. 1Br
@3Million with an
expected rent of Kes.
23,000 a month.

As we continue providing investment solutions we would like to introduce you to Tsavo investments. They are a real estate company who build and sell apartments.

This is a chance you can't let pass you by especially now when atleast the tax on income for most of the employed people was reduced. You might have an extra ksh 10,000 which when you top up you can access a normal loan and buy apartment owner in 5 years! We will offer financing for the members who are intrested to purchase the apartments.

The project started in June this year and will be complete in July 2022.

Why you should invest in Tsavo

- Extra source of Income
- We all need a predictable, stable source of income during this tough economic times.
- The monthly rent can be used to offset the loan. Since the expected rent is around ksh 20,000 this can be used to pay off the loan which makes it less strenuous to service the facility
- The apartments are located in a prime and location for residential development in Kilimani, off Naivasha road 1.5km from the Junction mall.
- Immediately after completion of payment the apartment ownership is transferred to you.



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