

Editor's Note

I trust you enjoyed our first newsletter and found the information useful. We hope to publish every month and provide you with relevant content to help you invest and grow your wealth.

This month, I'd like to focus your attention on two of our projects. The first is our Ongata Rongai land, the property is adjacent to the Co-operative Bank Sacco land and only 2km from SGR service terminal. The land is ideal for a residential development and is close to well laid all weather road networks. The second project is in partnership with property developers in Embakasi area. This project, 90 degree and currently under construction, is in Fedha area of Embakasi. Located approximately 400m off Airport North road and very close to Taj Mall. Due to close proximity to industrial area, there high demand for rental units in the area. The 1 bedroom units are currently being sold at a competitive price of Kes 2.16m. All I can say is...hurry while stocks last.



Finally, I'm excited to introduce a sales & marketing intern, Kevin Muiruri, who has recently joined us at the Housing team. More about him is stated in this edition. He will be focused on reaching out to you, our dear members, who may have questions or want some clarification or site visits organized. Kindly engage him as much as you need to.

As usual, please take time to go through this edition and feel free to contact us and give us feedback on how we can serve you better.

Andrew Waititu, CHAIRMAN

New Appointments – Kevin Muiruri



Kevin Muiruri is joining Shelloyees Housing as a Sales and Marketing Intern. He is a graduate with a bachelor's degree in Marketing Management from Pearson Institute in Midland, South Africa (2014), and an Honours Degree in Strategic Management at the University of Johannesburg in South Africa (2015).

He is currently pursuing a diploma in professional marketing under the Charter in Marketing. Mr Muiruri has joined the Shelloyees Housing Society as the sales and Marketing intern. Please help us welcome Mr. Kevin Muiruri to the Shelloyees Housing family.



Featured Profile – Ms Dolly Ogutu

Ms Dolly Ogutu joined Shelloyees Housing Society Limited Board in May 2015. She holds a Bachelor of Commerce Degree (Accounting specialization) from the University of Nairobi and currently awaiting to graduate with a Master Degree in Commerce (Finance specialization) in 2018 from the University of Nairobi.

Ms Ogutu works at Vivo Energy Kenya Limited as a Supply Scheduler in charge of Exports and Specialty products. She is currently the secretary at Shelloyees Housing Society and her major role is to run the management of the society.

This year, she hopes that the society will be able to close out on all their projects. “I would like the Sacco to grow not only in membership but also meaningful membership. Said Ms Ogutu. She continued to say, “I would like young people to be educated on how to get involved with real estate and realise that it is not expensive”. Aside from being the Sacco’s secretary, MS Ogutu’s greatest hobby is cooking. Now you know more about Ms Dolly Ogutu, we wish her all the best.

Housing Projects

Ongata Rongai Plots

50x100 Plots @ Ksh800,000

We at Shelloyees Housing pride ourselves for having affordable rates for our members. With only 800,000 KSH you could own a 1/8 acre plot (50*100). Our rates are 20% cheaper than other saccos which sell plots in the same area with an excess of 1 million KSH. The land is situated only 2km from SGR service terminal and approximately 5 Km from the already marked SGR station. This property is adjacent to Co-operative Bank Sacco land and only 7Km from Nazarene university. The land is ideal for a controlled residential development and is subdivided into 1/8plots (50*100 plots).



Shellville Gardens Gardens – Kitengela

50x100 Plots @ Ksh950,000

We have managed to sell 92% of the land and also provide the title deeds to the members who bought land

Shell Ville Gardens is located 7KM from Kitengela town Centre, has good access roads, electricity, neighboring good international and local schools and a gated community concept.



Coral Bells – Kiambu Road

Studio Houses From 1.5M

Our newest project, Coral Bells is a residential development located in Thindigua. The proposed project is approximately 500m off Kiambu road. The site is in close proximity to Runda hence it is very attractive to the upper middle class, investors are able to charge proportionately higher rents. This prime property will have special features such as a communal **Swimming Pool** among others. The Studio Deluxe will be going for 1.5M with a projected income of Ksh 132,000 per year while the Studio Convertible will be going for 2.5M with a projected income of Ksh 216,000 per year.



90 Degrees – SOLD OUT

1 Bedroom Houses From Ksh 2.16 M

We are happy to announce that our third project is underway as we are engaging with a property developer to buy houses off plan in Embakasi. A studio house will be going for 1.4 million KSH while a one bedroom house will go for 2.16 million KSH. This property will also have special features such as a communal **Swimming Pool** among others. Just as our slogan says: *'let us invest and grow together'* we urge you to take up these opportunities and invest with Shelloyees Housing today at an affordable rates and secure your future.



McGregor Apartments, Waiyaki Way

2 & 3 Bedroom Apartments From Ksh 5.5M

McGregor is strategically located along Waiyaki way by the turn off to Magana Flowers. It is 30 Min drive from the CBD and five minutes to the southern by pass. Kianda School, Aga khan and Consolata schools are some of the schools near McGregor Apartments. Malls around McGregor are ABC shopping mall, West Gate shopping mall and Sarit Centre. Mc Gregor will enjoy a grocery shop on the ground floor, a guard house and a boundary wall with an entrance gate. The development is set to have 168 units in total. Get an exclusive chance to invest in this development.

The ground breaking ceremony will be on 17th February 2018.



To download an offer form please click or copy the link below to your browser.

<http://shelloyees.co.ke/wp-content/uploads/2017/12/RESERVATION-FORM.pdf>

Product Highlight: Let Money Work for You!

You work so hard to earn every coin you get, whether you choose to spend on basic needs, luxuries or to save. The thought of investment should continuously be on your mind as it is of utmost importance. When your money has the right direction and path it can earn you more than you expect. A fixed deposit account is one of the right paths that can make your money work for you. We at Shelloyees know this and that is why we have an amazing offer that you can be a part of with as little as Ksh 20,000.

The Offer

We are offering you preferential interest rates on a fixed term deposit account. The fixed term period for the investment will be 12 (twelve) months, at an interest rate of 12% per annum. Once it matures, a member will be paid principal plus interest earned for 12 months or may opt to rollover the investment for another term. The minimum investment will be Kshs 20 000 (Twenty thousand Kenya shillings) whereas the maximum investment will be Kshs 5,000,000 (five million Kenya shillings).

WHO QUALIFIES FOR THIS OFFER

- Be a member of Shelloyees Housing Co-operative
- Fully paid up share capital of worth Kshs 20,000 i.e. hold 1000 minimum shares of Kshs 20.00 each.
- Paid a membership fee of Kshs 2000

HOW TO TAKE UP THIS OFFER

Fill the application form and submit to Shelloyees Sacco Office at Vienna Court State House Crescent Road.

Should you need further clarifications with regards to the offer do not hesitate to contact Shelloyees office.

THE PROMOTION PERIOD

This Offer runs from 1st October 2017 and it's still open to interested members.

[Go to www.shelloyees.co.ke/housing/ for more information](http://www.shelloyees.co.ke/housing/)



Testimonial

“All I wanted was a clean clear process and that is what made me invest with Shelloyees Housing Society.” Said a seemingly satisfied Ms Lois Ndetto. This was her first time investing in Real estate and having heard many horror stories of comen selling property, she wanted to be very cautious. Ms Ndetto, who works at Vivo Energy Kenya as the HR Services Manager, was among the first people to invest in the Shelloyees Housing projects in 2011. “I had been trying to get a clean and legal Real Estate investment and I had finally found one.”

According to her, the buying process was easy and even though it took time she was sure she could trust the system. When asked about the benefits she got from her investment Ms Ndetto shared, “I am happy that I have something that I can call mine and I can look forward to in the future”. She hopes that the Sacco would negotiate better deals in prime areas as well as provide more variety. Ms Netto concluded by saying “I would definitely recommend anyone to invest with Shelloyees Housing Society it’s a clear and clean process.”

Facts About Shelloyees Housing Sacco

1. Shelloyees Housing was established and registered on 21st Sept 2012 and has a current membership of over 160 members.
2. You need to be a member of Shelloyees Sacco to be a member of Shelloyees Housing.
3. You only need 20,000 Ksh to access all the benefits of the Sacco.
4. Did you know that by depositing your money with Shelloyees Housing you are guaranteed to earn a 12% interest return?
5. Click [here](#) to learn more about Shelloyees Sacco and Shelloyees Housing.