

Newsletter

FEBRUARY 2024

ISSUE

CENTUM 

sales@tworivers.co.ke

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+254 702 26 26 26

Your Vacation/Retirement Home Awaits at **Kingswood Park** in Vipingo



Fully serviced 1/8 acre residential plots, from KES 3 Million, with flexible payment plan" Call Lilian **0793 999 517**



AVAILABLE
FOR RENT

PHASE 2 NOW SELLING FROM KES 17.4M

Love Life at Riverbank

BASELINE RENT PER MONTH

1 BED: KES 150,000 | 2 BED: KES 200,000 | 3 BED: KES 250,000



Your Home is now Ready for Occupation



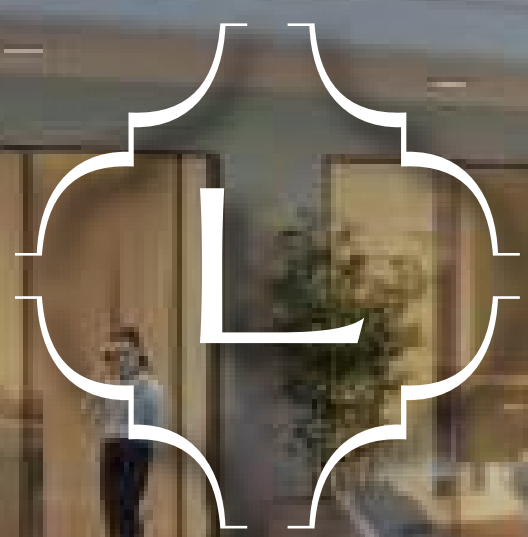




APARTMENTS
TO LET / FOR SALE
0713 877 777

LOFT
RESIDENCES

AVAILABLE
FOR RENT



Everyday Elegance at Two Rivers

4 BEDROOM + DSQ BASELINE RENT PER MONTH

**UPPER DUPLEX: KES 300,000 | LOWER DUPLEX: KES 350,000
TRIPLEX: KES 360,000**

The above prices are for unfurnished units, service charge included

A smiling couple, a man and a woman, are standing in a modern loft apartment. The man is wearing a teal t-shirt and the woman is wearing a white t-shirt and a grey cardigan. They are both looking at each other and smiling. In the background, there is a large window with a view of a city skyline, a potted plant, and a wooden shelf with various items. The overall atmosphere is warm and inviting.

LOFT RESIDENCES

Block A-D Ready for Occupation

DEVELOPMENT UPDATE

FEB-24 PROGRESS

TASK	TARGET	%COMPLETE
<u>BLOCK A to D</u>		
Move in ready	100%	95%
<u>BLOCK E, F</u>		
Internal painting	100%	40%
Floor tiling	100%	90%
Cabinetry Installation - Kitchens	100%	70%
Wardrobe Instalation - Bedrooms	100%	50%
Electrical cabling - for lights, sockets and switches	100%	50%
<u>BLOCK G</u>		
External painting	90%	50%
Floor screeding	100%	50%
Internal first coat of painting	75%	50%
Gypsum ceiling studworks	75%	75%
<u>CLUB HOUSE</u>		
External 1st coat of painting	100%	40%
Swimming pool tiling	100%	40%
Electrical & plumbing 1st fix	100%	100%

MARCH-24 TARGETS

TASK	TARGET
<u>BLOCK A to D</u>	
Move in ready	100%
<u>BLOCK E, F</u>	
Internal painting	100%
Floor tiling	100%
Cabinetry Installation - Kitchens	100%
Wardrobe Instalation - Bedrooms	100%
Electrical cabling - for lights, sockets and switches	100%
Bathroom fixtures installation	50%
<u>BLOCK G</u>	
Gypsum ceiling studworks	100%
Internal first coat of painting	100%
External painting	100%
Alluminium windows and doors installation	50%
<u>CLUBHOUSE</u>	
External 1st coat of painting	100%
Swimming pool tiling	100%

PROJECT PROGRESS

February 2024: Block A to D



PROJECT PROGRESS

February 2024: Block E



February 2024: Block F

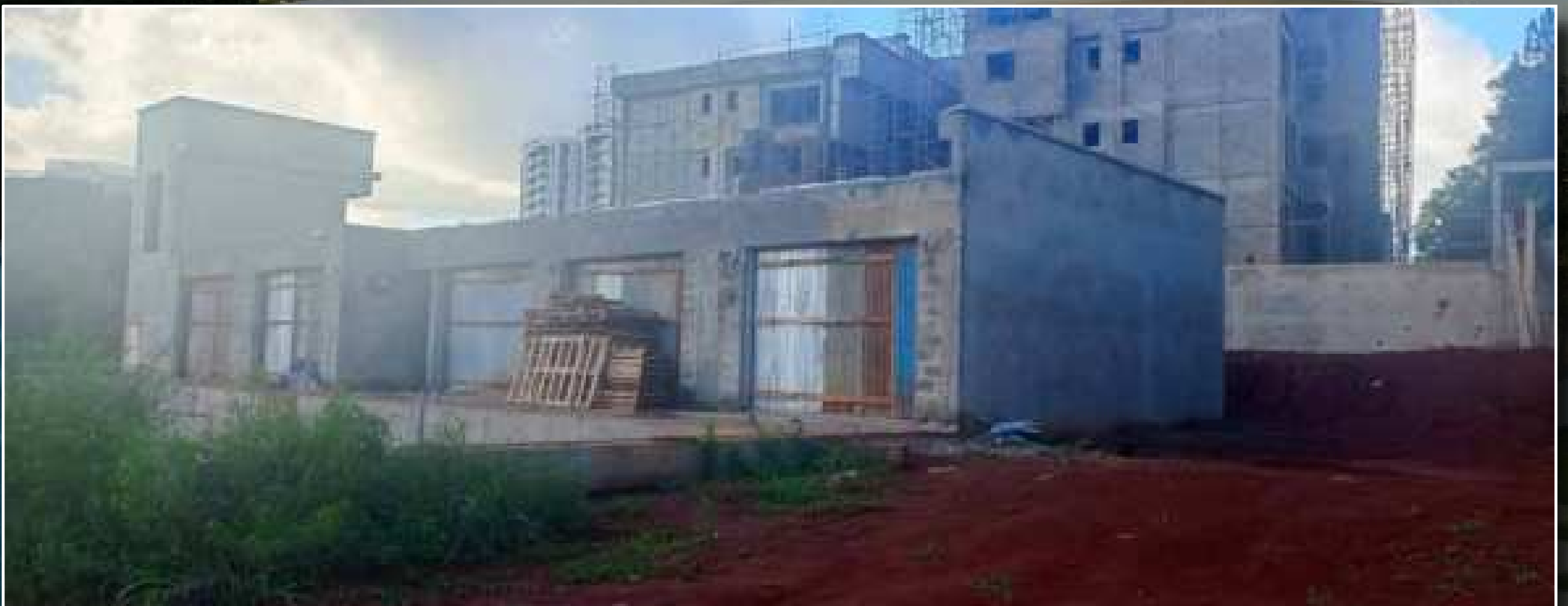


PROJECT PROGRESS

February 2024: Block G



February 2024: Club House







Real Estate with
Real Experience

DEVELOPMENT UPDATE

FEB - 24 PROGRESS

TASK	TARGET	ACHIEVED
<u>BLOCK A</u>		
Level 13 Slab	100%	30%
Level 12 Slab	100%	50%
Level 6 Masonry works	100%	30%
Level 7 Masonry works	100%	30%
<u>BLOCK B</u>		
External plasterworks	100%	100%
Level 7 & 8 Floor screed	100%	100%
1st floor tiling works	100%	0%
1- 4th Floor Door Frames	100%	100%
<u>BLOCK C</u>		
Level 6 Slab	100%	50%
Level 7 Slab	100%	30%
Cascade - 2 Slab	100%	30%
<u>BLOCK D</u>		
Level 4 Plasterworks	100%	30%
External plasterworks	100%	40%
Level 2 Floor Screed	100%	30%
Level 3 Floor Screed	100%	30%
<u>BLOCK E</u>		
Level 13 & 14 Plasterworks	100%	30%
Level 16 slab-Laundry area	100%	40%
Level 12 Plasterworks	100%	50%

MAR - 24 TARGETS

TASK	TARGET
<u>BLOCK A</u>	
Level 12 & 13 Slab works	100%
Level 6 & 7 Masonry works	100%
<u>BLOCK B</u>	
1st floor tiling works	100%
Level 9 & 10 Floor Screed	100%
5-7th floor door frames	100%
<u>BLOCK C</u>	
Level 6 & 7 Slab	100%
Cascade level - 2 Slab	100%
<u>BLOCK D</u>	
External plasterworks	100%
Level 4 Floor Screed	100%
Level 2 Floor Screed	100%
Level 3 Floor Screed	100%
<u>BLOCK E</u>	
Level 12, 13 & 14 plasterworks	100%
Level 16 slab-Laundry area	100%

SHOWHOUSE



Two Bedroom Showhouse

SHOWHOUSE

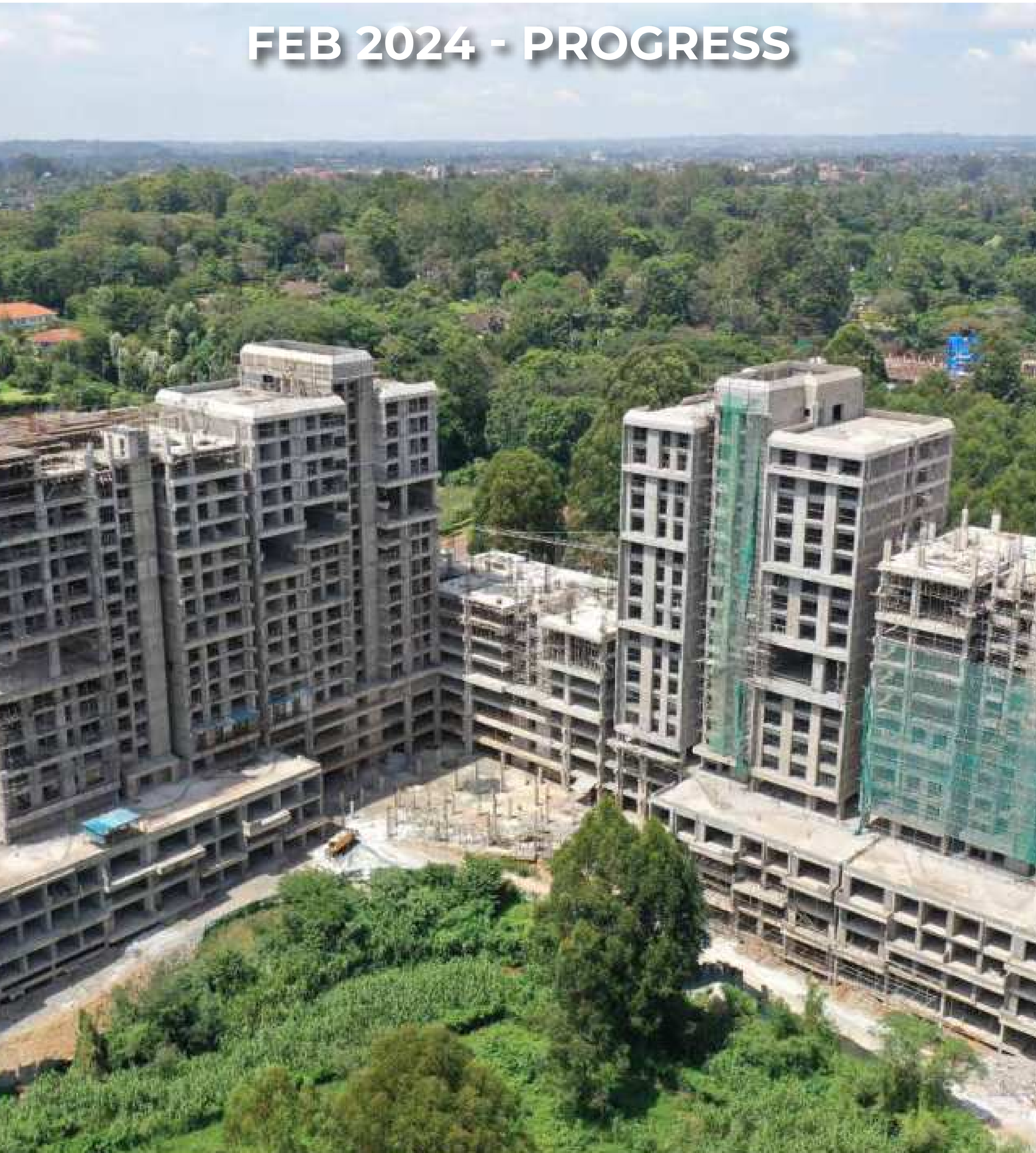


One Bedroom Showhouse

FEB 2024 PROGRESS



FEB 2024 - PROGRESS



FEB 2024 - PROGRESS





26

MZIZI

C O U R T

Remarkable Value.
Unbeatable Location

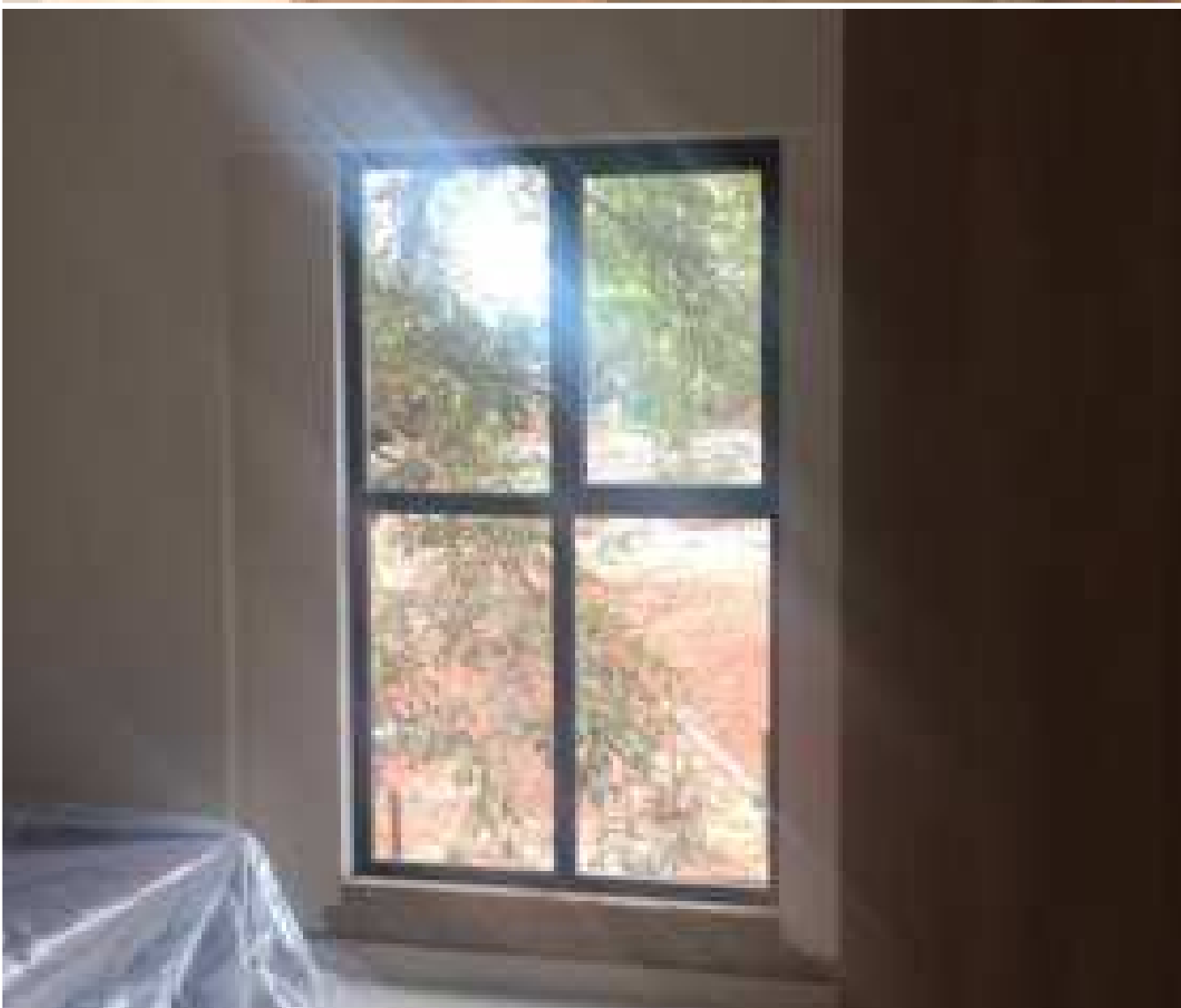
FEBRUARY - 2024 PROGRESS

ACTIVITY	TARGET	%COMPLETE
Block B - 16th floor slab & beam formwork , reinforcement& casting	100%	20%
Block B -13th to 14th floor column casting	100%	100%
Block B - Walling level 11 to 15th	100%	90%
Block B - 15th floor slab & beam formwork , reinforcement casting	100%	60%
Block B -15th to 16th floor column casting	100%	40%
Block C - 15th to 16th floor column casting	100%	20%
Block C - 15th floor slab & beam formwork & reinforcemen	100%	40%
Block C - 14th floor slab & beam formwork , reinforcement& casting	100%	100%
Block C - Walling level ,9,10,11,12	100%	90%
Block C - 14th to 15th floor column casting	100%	60%

MARCH - 2024 TARGET

ACTIVITY	TARGET
Block B - 15th & 16th floor slab & beam formwork , reinforcement& casting	100%
Block B -14 to 16th floor column casting	100%
Block B - Walling level 13, 14, 15	100%
Block B -14th to 16th floor column casting	100%
Block B - 17th to 18th floor column casting	20%
Block C - 14th to 15th floor column	100%
Block C - 14th & 15th floor slab & beam formwork & reinforcemen	100%
Block C - Walling level 11,12, 13	100%

SHOWHOUSE



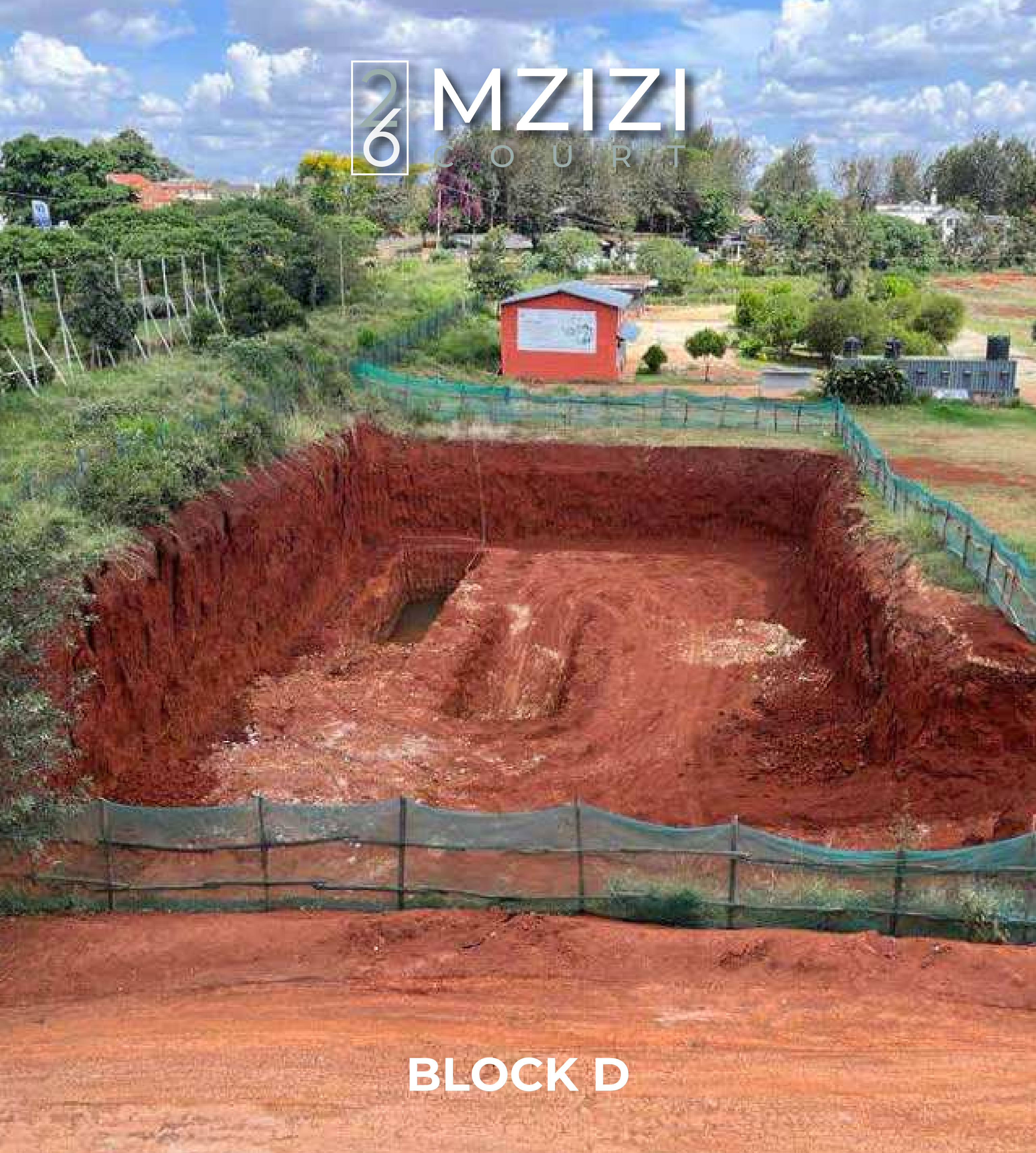
FEB 24 - PROGRESS



FEB 24 - PROGRESS



26 MZIZI COURT



BLOCK D





265 Elmer One



Invest in Affordable Luxury

PROJECT PROGRESS UPDATE

FEBRUARY 2024

Awarding of the finishes contract ongoing



TWO BEDROOM SHOWHOUSE



FEB 24 - PROGRESS



Block A



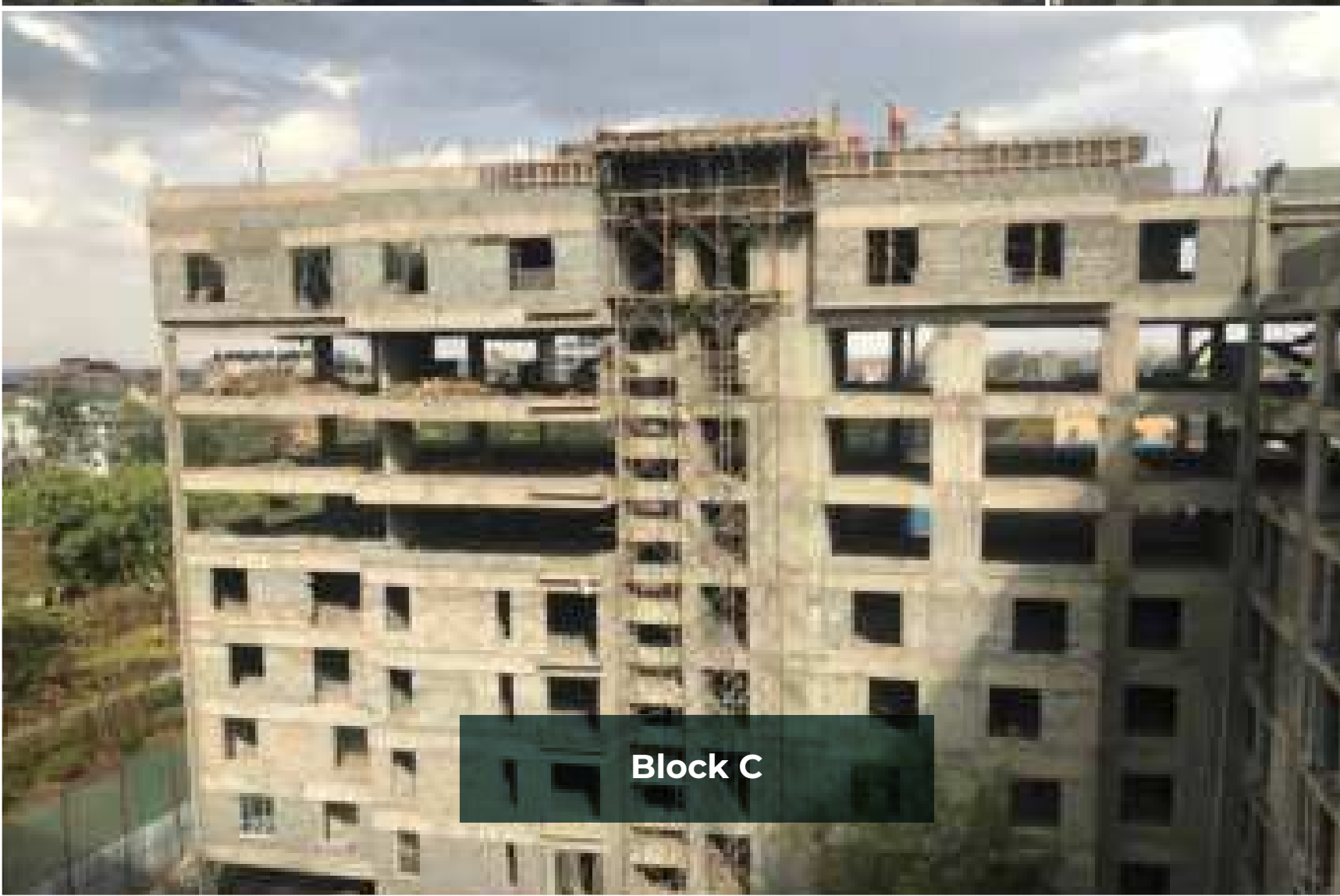
Block A



Block B



Block C



Block C



Duplex Units

FEB 24 - PROGRESS

Duplex Units

Interiors

Interiors

Block A

Duplex Units

FEB 24 - PROGRESS

Block B

Block A

Block C

BENEFITS OF OWNING A HOUSE BY CENTUM RE



Property Management

We offer quality property management services, including tenant screening, lease management, budget management, and eviction management, ensuring a stress-free and profitable investment for property owners.



Enviably Location

Strategically set in the diplomatic blue zone bordering Nairobi's exclusive suburbs for Two Rivers projects. Elmer is located in one of the most sought after neighbourhood of Kasarani for affordable housing.



Exquisite Lifestyles

Neighbourhood is yours for the taking in an eclectic combination of culture, entertainment, fashion, food, hotels and premier offices.



Exceptional Infrastructure

With a USD 10 Million investment in security systems and ICT infrastructure, Two Rivers is a safe, smart city.



30% Greenery

Landscaped parks, promenades and plenty of safe and secure picnic and play areas.



Tenancy

We take it upon ourselves to source reliable tenants for the rental units under our portfolio, ensure smooth transitions during the onboarding process, and build strong relationships among all parties from the start.















NAIROBI PICKLEBALL CLUB

OPENING HOURS
9AM - 8PM
EVERYONE
IS WELCOME

ABOUT THE CLUB
A friendly and inclusive
pickleball community

WE ARE OPENING
OUR DOORS





HMA MAX

KARTING





OTHER PROJECTS BY CENTUM RE



Pearl Marina Estate

Set on **389 acres at Entebbe**, Uganda, with over 3km of lake frontage, the Pearl Marina estate comprises of various residential units; villas, bungalows, townhouses and apartments costing from **USD 42,000 to USD 330,000**.

Vipingo Development

Vipingo Development is a modern mixed use development located at the **Kenyan Coast** on over **10,254 acres**, supported by an urban environment, high quality infrastructure and state of the art amenities and services. The development comprises of residential, land and industrial investment opportunities costing from **KES 2.45 Million**.



What Does the Gazettement of Two Rivers as a Private Services-Focused Special Economic Zone (SEZ) Mean for Residential Investments Within the Development?

64 acres of the 106-acre Two Rivers development was Gazetted by the CS Ministry of Trade and Investment (on 14th June 2023) as a special economic zone targeting private service businesses.

This 64-acre territory is what has been zoned and named the “Two Rivers International Finance and Innovation Centre (TRIFIC)”

Private services-focused special economic zone (SEZ) targets businesses that render services, and such are required to apply to the SEZ authority (through Centum one-stop center- y.mega@trific.co.ke) to be approved as eligible enterprises under the SEZ regulations. Once approved, the firms can establish their operating base within TRIFIC and enjoy the fiscal and enterprise facilitation incentives available to SEZ firms. Global, regional, and local service businesses targeted include but are not limited to BPOs, Tech firms, financial institutions, professional services providers, accounting firms, NGOs, media and entertainment firms, international law firms, hospitality, and healthcare.

What Does This Mean for Residential Investors Within Two Rivers?

With the gazettelement and establishment of TRIFIC, and as more SEZ-approved enterprises move to take up commercial spaces, we expect the number of local and expatriate staff working within the development to go up. With the concept of live, work, shop, and play already established within the Two Rivers ecosystem, a large percentage of this workforce will choose to stay within the development to cut their commute time and enjoy the convenience and superior amenities available. This will likely lead to:

- High demand for rental units across the board ranging from high-end, mid-market, and affordable housing.
- Increased likelihood of earning dollar-denominated rental income as global firms that pay their staff in USD seek to establish within the TRIFIC.
- Above market rental yield (double digit) as demand for rental units gradually increases.
- Increased value of the residential homes (capital appreciation).
- Increased selling price for the homes in the construction pipeline.

How Can Our Residential Investors Take Advantage of This Opportunity?

- Refer potential clients to Centum RE (via email at sales@tworivers.co.ke) and have 1% of the sales value credited to your current house to reduce your outstanding balance or pay for your closing costs or service charges.
- Where possible (buy more houses) within Two Rivers in anticipation of the operationalization of TRIFIC for the below reasons:
 - R Passive rental income.
 - For resale in the open market later, to cash in significant value appreciation

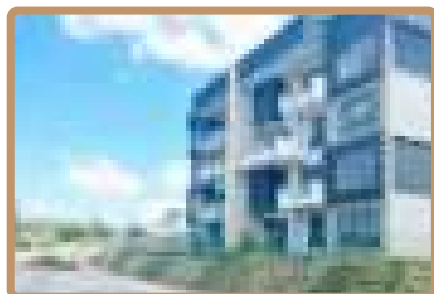


- ★ Refer a customer to us and earn a 1% discount of the sales value
- ★ Applicable to existing customers referring new clients only

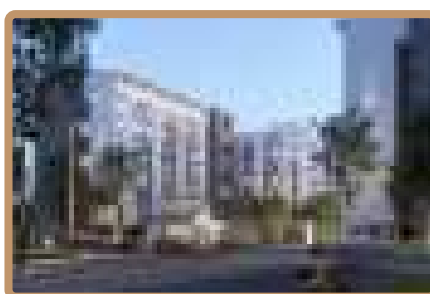
RIVERBANK



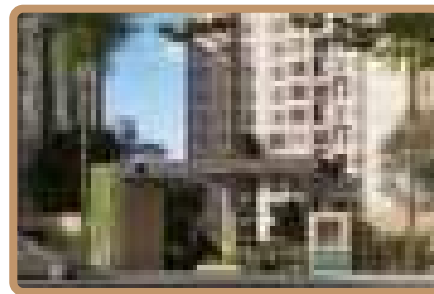
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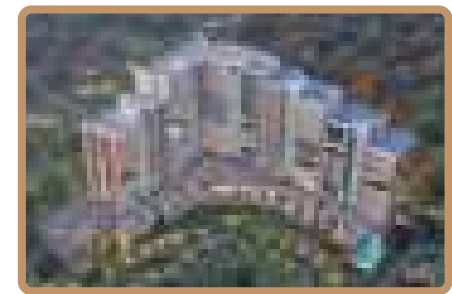
265 ELMER ONE



26 MZIZI COURT



CASCADIA



For details; talk to us on +254 713 877 777
or email centum.re@centum.co.ke



Centum RE's \$20M long-term financing deal signing with International Finance Corporation (IFC) at World Bank Offices in Nairobi-Kenya on 5th Dec 2023



I&M Bank and Centum RE's ,MoU signing at Two Rivers on 7th Dec 2023, to streamline property financing for customers looking to purchase homes in Centum RE's portfolio across East Africa

KENYA MORTGAGE REFINANCE CORPORATION

The Kenya Mortgage Refinance Company (KMRC) is a financial institution in Kenya that specializes in lending to Primary Mortgage Lenders (PMLs) such as banks, microfinance institutions and Savings and Credit Cooperatives (SACCOs) for onward lending to potential homeowners.

Its main aim is to increase home ownership through issuance of affordable mortgages.

KMRC has two main types of products, they include:

1. Affordable Housing Loans: These are loans that are extended to Primary Mortgage Lenders (PML) to refinance mortgage loans capped at Kshs 8M for Nairobi Metropolitan Area (Nairobi, Kiambu, and Machakos & Kajiado) and Kshs 5M elsewhere, at single digit interest rate to individual borrowers whose monthly income is not more than Kshs 150,000.
2. Market Housing Loans: These are loans that are extended to Primary Mortgage Lenders to re-finance mortgage loans above the affordable housing loans threshold. The market housing loans have a limit of above Kshs 4.0 mn and will be issued at interests determined by the average market rates.

The applicable terms and conditions for the above loans include:

1. The properties eligible must be a residential unit meant for occupation by the owners or immediate family of the occupants,
2. The loans are eligible for both self-employed individuals and the employed,
3. The loan to value (LTV) ratio of all the eligible properties is up to 90.0% of the value of the properties, and this implies that a minimum deposit rate of 10.0% is required to be eligible for the loans,
4. The payment terms of the mortgage loans are fixed for 25 years for both the salaried and the non-salaried applicants, and,
5. The properties that qualify for financing needs to be valued for purposes of giving a quotation before the loan is approved

To access KMRC services, you may contact any of these primary mortgage lenders

- ABSA
- Bingwa Sacco
- Credit Bank
- Co-operative Bank
- Diamond Trust Bank
- HF Group
- Harambee Sacco
- KCB Bank
- NCBA Bank
- Imarika Sacco
- Kenya Police Sacco
- Safaricom Sacco
- Stanbic Bank
- Stima Sacco
- Unaitas
- Ukulima Sacco
- Kenya Women Microfinance Bank

Partnerships Signed to Facilitate Home Financing by Centum RE residential Investors



To further support customers, Centum Real Estate officially partnered with KCB Group to ease customers' process of acquiring funding. The partnership will allow customers purchasing property below KES 8M to acquire up to 9% mortgage interest rate financing. From Left Kenneth Mbae- MD, Centum RE and Boniface Mutua KCB, Head of sales Mortgages



In the picture to the left is Centum RE - MD, Mr. Kenneth Mbae, Centre is Dr. Nebart Avutswa - CEO UN DT Sacco. David Koome from WanaMataifa Ltd to the right. They signed a memorandum of understanding with Centum Real Estate on 18th May 2023.

Partnerships Signed to Facilitate Home Financing by Centum RE residential Investors



Centum Real Estate Limited, and Safaricom Sacco Society Limited, signed a Memorandum of Understanding (MoU) on 5th June 2023. This will allow more Sacco members (non-members can also join to take advantage), to access affordable mortgage financing at 8% for properties below Kes 8 million and 12% for properties above KES 8 million. The Sacco will charge the title to your property to offer you the mortgage facility.



From Left is Centum RE – MD Mr. Kenneth Mbae and Kimisitu SACCO CEO Mr. Lwanga Mbeche



JOIN US

Your financial partner of choice in making owning your own home a reality!

Safaricom SACCO Ltd is a Top Tier deposit taking Sacco formed in 2001 to provide members with an opportunity to access affordable credit & improve their economic & social status. The SACCO is now open to you to join and is regulated by SASRA with a membership of over 15K and an asset base of Kes.10Bn. We are now in partnership with Centum to allow you enjoy the most affordable mortgage facilities (for as low as 8%p.a) when you are a member of our SACCO.

REQUIREMENTS TO JOIN THE SACCO



Copy of ID



Copy of KRA PIN certificate



Passport photo



Registration Fee ksh. 1000.00



MORTGAGE LOANS FARAJI READY HOMES LOAN (KMRC)

Loan Issued: 5 times of member's deposits
Repayment period – 25 Years (300 months)
Interest rate – 8 % per annum on reducing balance.
Maximum amount – Kshs. 8,000,000
Financing : up to 100% of the Mortgage value

FARAJI HOME CONSTRUCTION LOAN (KMRC)

Features

- Repayment period – 25 Years (300 months)
- Interest rate – 9 % per annum on reducing balance.
- Maximum amount – Kshs. 8,000,000
- 0.5% processing fee charge on the loan issued.
- Financing: up to 100% of the Mortgage value
- Loan Issued : 5 times of member's deposits



MORTGAGE - USTAWI LOAN

Features

- Loan issued at 5 times of one's deposits.
- Maximum Repayment period 15 Years
- Interest Rate - 12% p.a. on reducing balance
- No Guarantors required
- Maximum Loan - KShs. 20M
- Minimum Value - KShs. 3M
- Property Insurance at 100% of Mortgage value
- Security : Title Deed or Sub lease
- Must have saved with the SACCO for 1 Year.

Contact on email via:

sales@tworivers.co.ke

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