

# DG JKIA



Fully Furnished Hotel Apartments  
Opposite Jomo Kenyatta International Airport



Reportage ●

Properties

SSS DEVELOPERS

# FULLY FURNISHED & SERVICED HOTEL APARTMENTS



# PRIME LOCATION, RIGHT OPP JKIA

## Location Features



Drive to JKIA - 5 mins

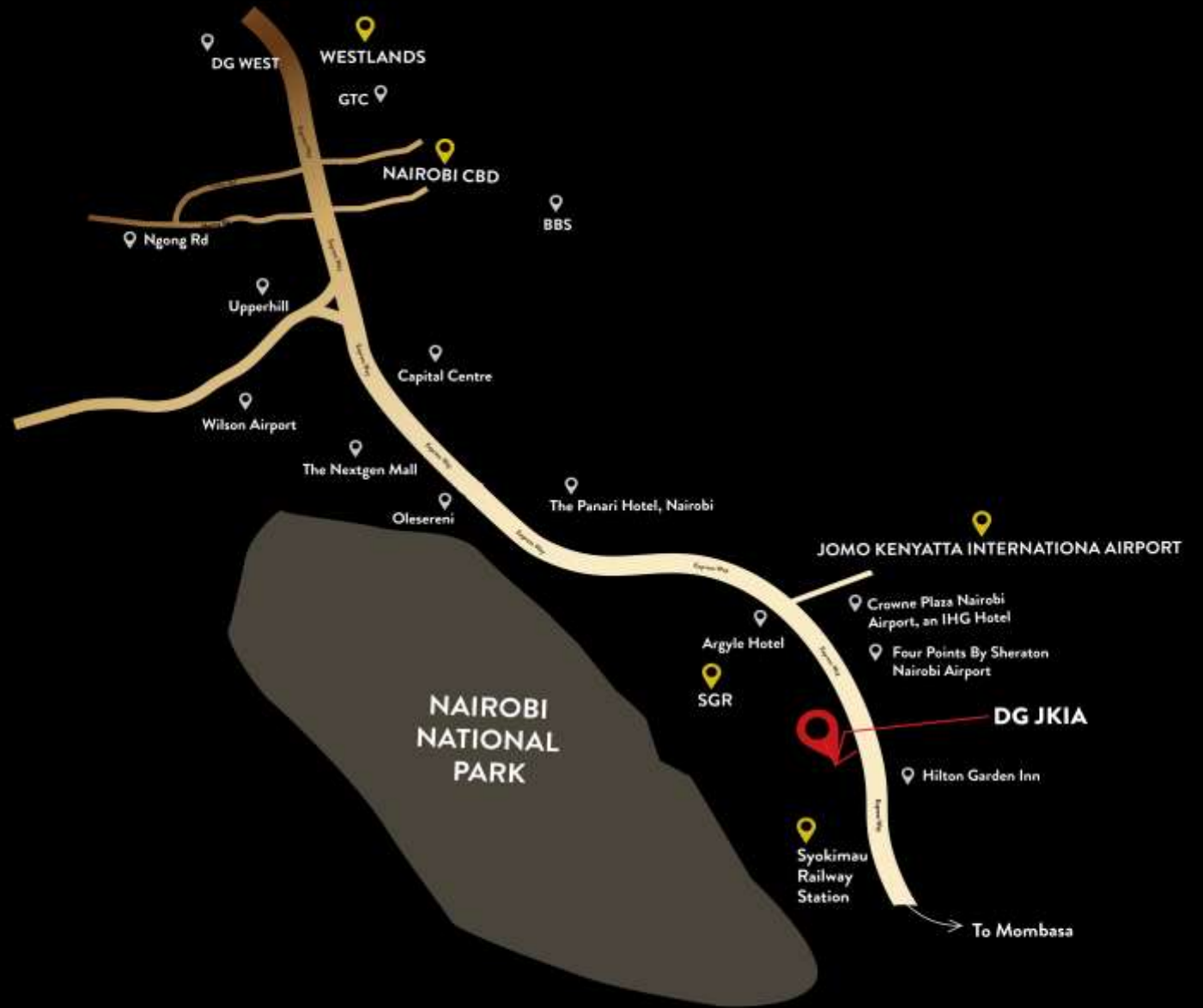
Drive to SGR - 2 mins

Drive to Syokimau Railway Station  
- 6 mins

Drive to Nairobi National Park - 10  
mins

Drive to CBD via Expressway- 10  
mins

Drive to Westlands via Expressway  
- 15 mins



# DG JKIA BUILDING STRUCTURE

Basement 2	<ul style="list-style-type: none"><li>• 76 parking spaces</li></ul>
Basement 1	<ul style="list-style-type: none"><li>• 72 parking spaces</li></ul>
Ground Level	<ul style="list-style-type: none"><li>• 35 parking spaces</li><li>• 24 hr. hotel concierge</li><li>• Lounge</li><li>• Hotel Restaurant and Bar</li><li>• Hotel Retail Shops</li></ul>
1 <sup>st</sup> Floor	<ul style="list-style-type: none"><li>• Outdoor Swimming Pool</li><li>• Courtyard Garden</li><li>• Gym</li><li>• Spa(Massage Room, Steam and Sauna)</li></ul>
2 <sup>nd</sup> – 6 <sup>th</sup> Floor	<ul style="list-style-type: none"><li>• Apartments</li></ul>
Rooftop	<ul style="list-style-type: none"><li>• Yoga Garden</li><li>• Barbeque Area</li><li>• Children Play Area</li><li>• Private Gazebos</li></ul>

# 24 hr. Hotel Concierge

- Inquiries
- Reservations
- Hotel Bookings
- Concierge services



# DG JKIA Lounge

- Guests waiting lounge
- Light snacks & beverages



# Hotel Restaurant & Bar

Bar Area



# DG JKIA Hotel Retail Shops

Retail shops to offer shopping convenience to all the hotel guests checking in.





# Outdoor Swimming Pool Area



Courtyard Garden

First Floor

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# Hotel Fitness Centre/Gym



DG JKIA offers a leading-edge gym fully equipped with free weights, strength training and cardio equipment.



# SPA

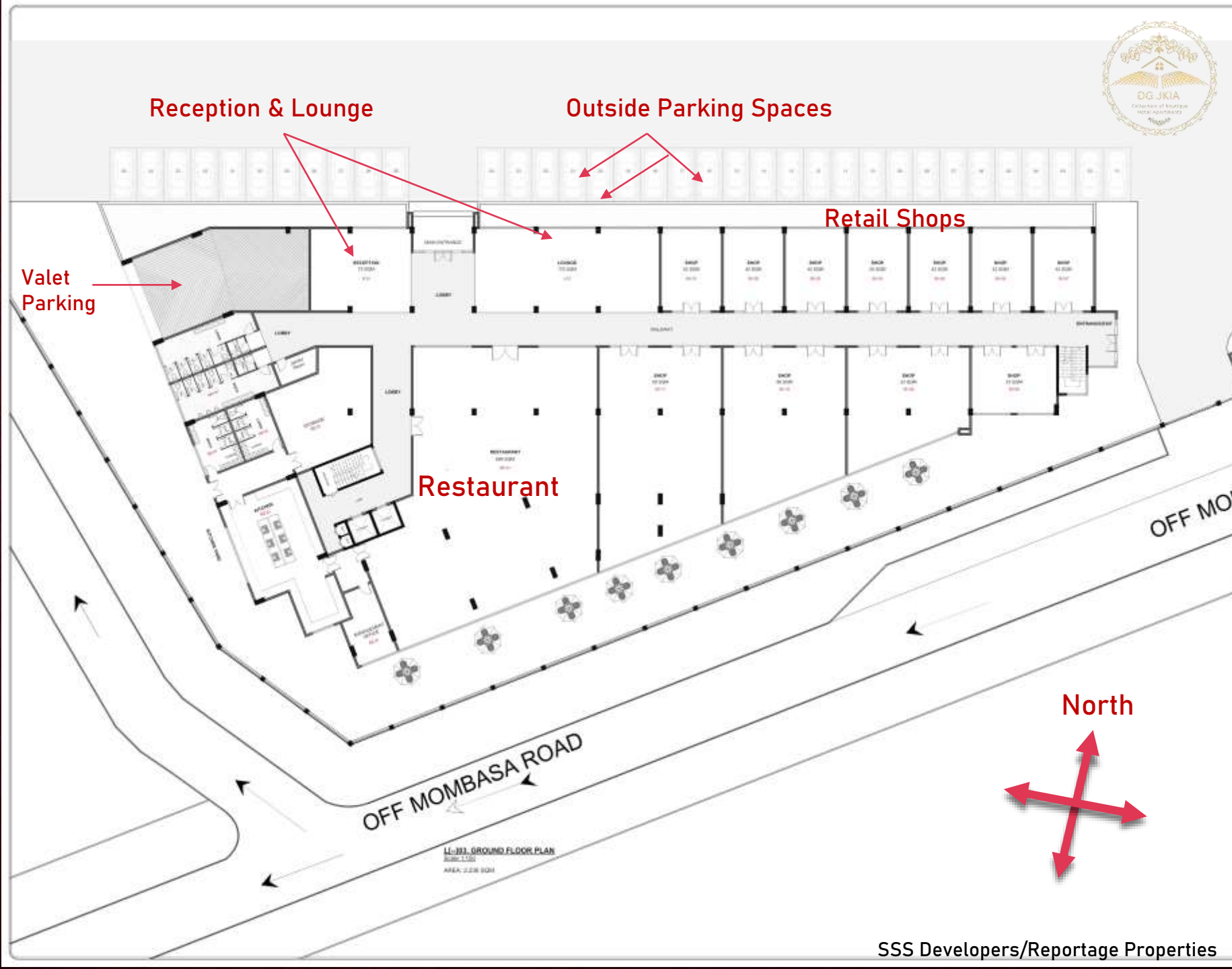


- Private Massage Rooms
- Steam & Sauna

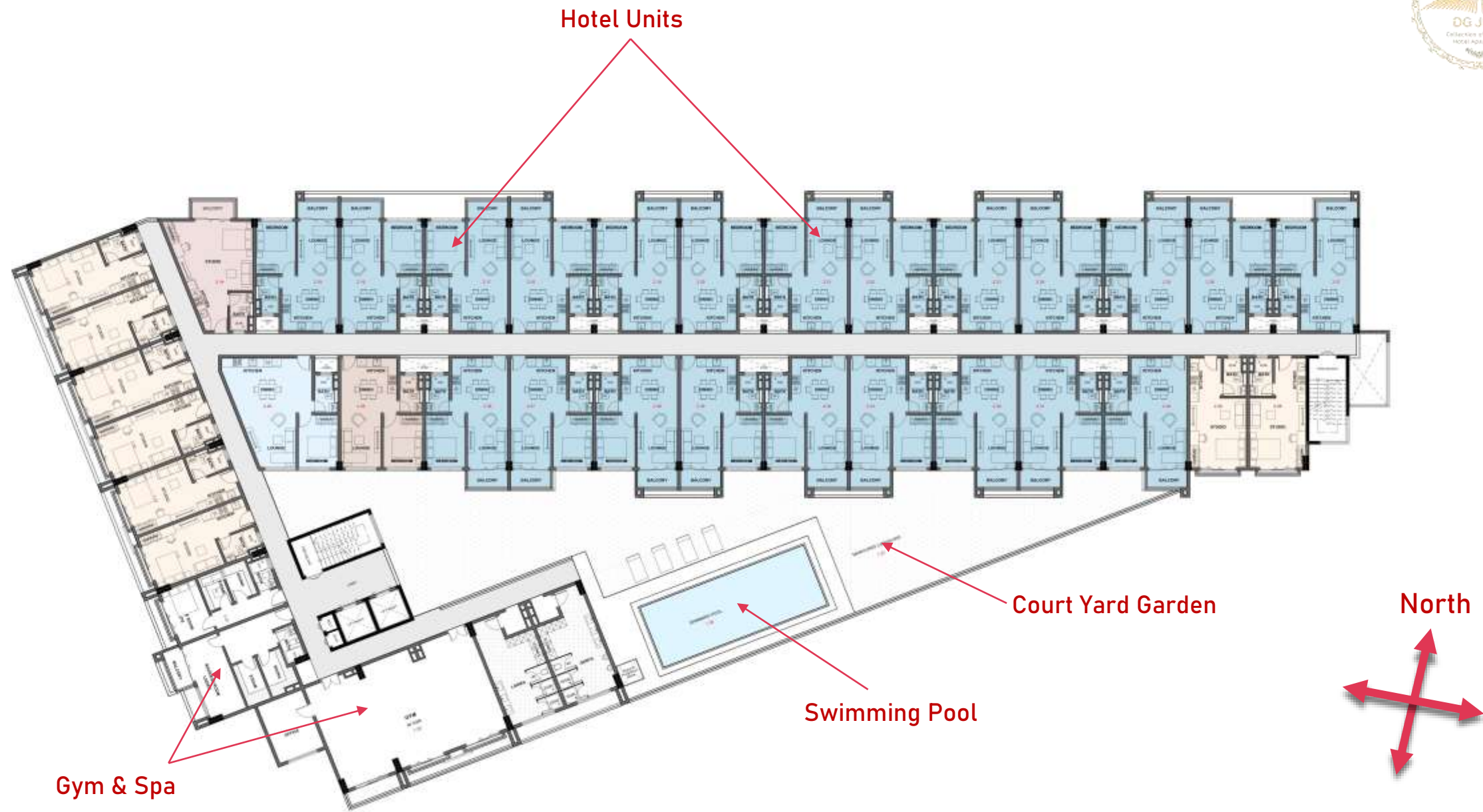


# GROUND FLOOR

- Commercial shopping complex (shops)
- Hotel Reception.
- Lounge area.
- Restaurant & Bar.
- Outside Parking Spaces.



# 1<sup>st</sup> Floor Level

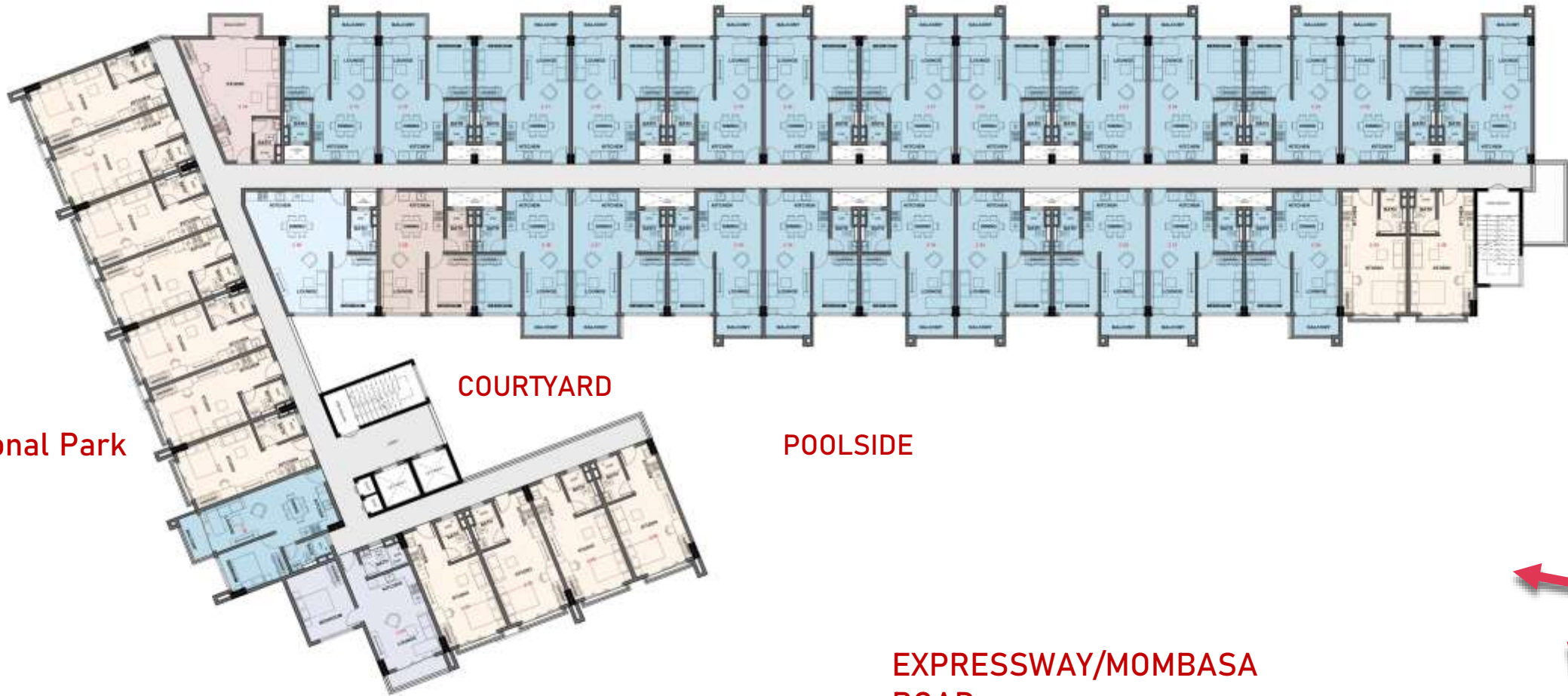


Typical Floor  
Plan Layout  
Floor 2-6

Views/Sides



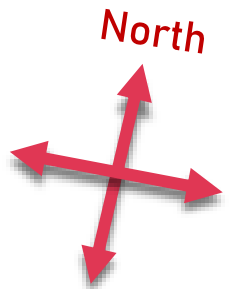
ARGYLE HOTEL/  
GODOWNS



COURTYARD

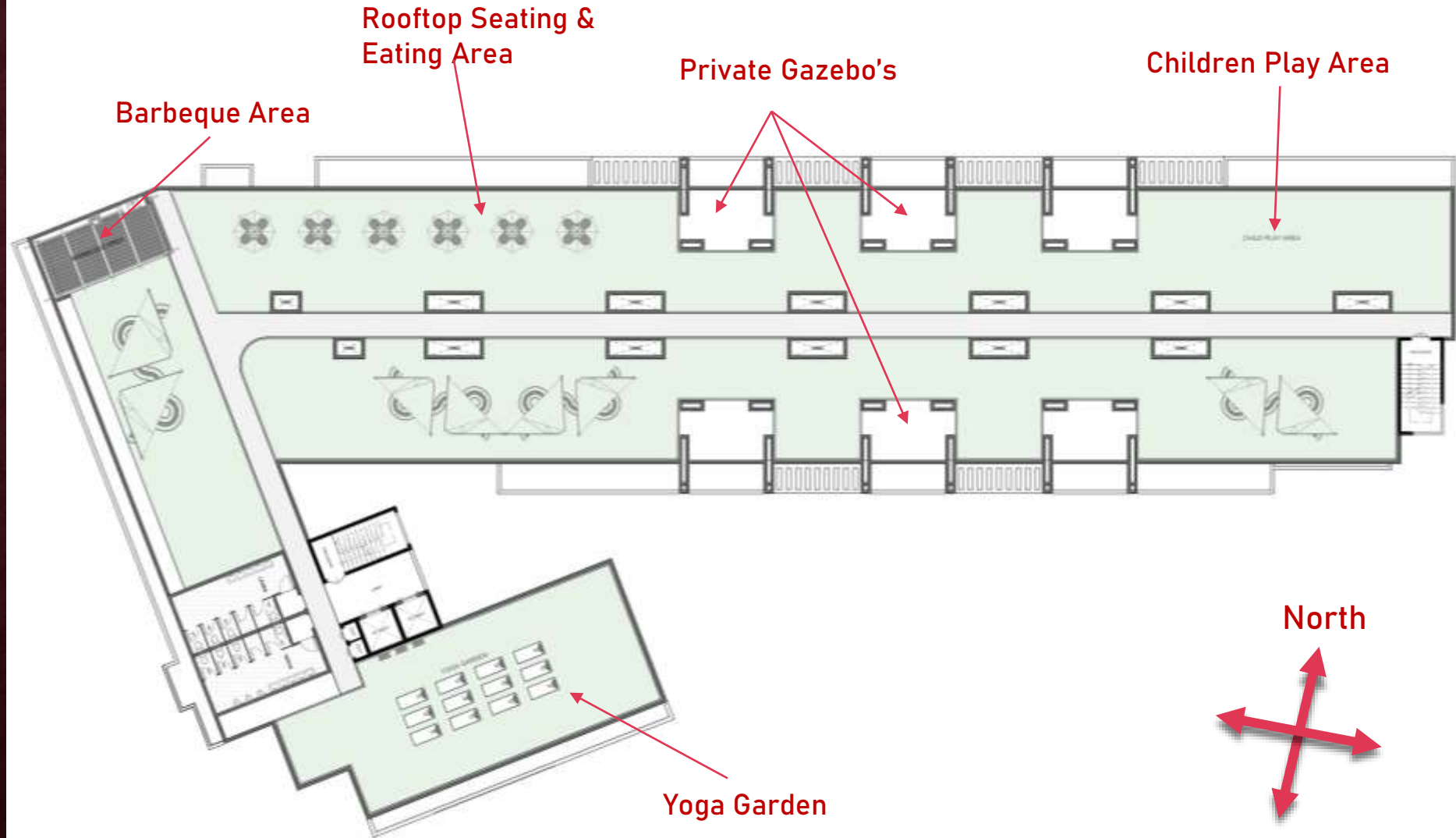
POOLSIDE

EXPRESSWAY/MOMBASA  
ROAD



SGR/National Park

# Rooftop Area



- Yoga Garden
- Barbeque area
- Private lounging gazebos
- Child play area.



Private  
Gazebos

Children  
Play Area

BBQ Area

Yoga  
Garden



# Unit Mix



Standard One Bedroom

AREA: 49 SQM



Standard One Bedroom

AREA: 45 SQM



Standard-One Bedroom

AREA 50 SQM



King One Bedroom

AREA 53 SQM



Standard Studio

AREA: 33 SQM



King Studio

AREA: 44 SQM

Standard Studio	33 sqm
King Studio	44 sqm
Standard One Bed	49 sqm
King One Bed	53 sqm

# Studio





# One Bedroom







# UNIT SPECIAL FEATURES



- Fully furnished & Serviced Hotel Apartments.
- Private balconies/terraces as per unit plan.
- Air Conditioning
- Double Glazed Windows
- WIFI internet & cable TV connection.
- Integrated wardrobes.
- Gypsum ceilings with integrated lighting features.
- Solar heated water.
- Premium Imported Sanitary Ware.
- Security & Fire Standards to international requirements.



# HOTEL INVESTMENT PRICE

<b>Unit Type</b>	<b>Purchase Price</b>
Standard Studio	\$60,270
King Studio	\$80,960
Standard One Bedroom	\$90,160
King One Bedroom	\$97,520





# INVESTMENT PAYMENT PLAN

## 1.5 YEAR PAYMENT PLAN

- ★ 15% Reservation
  - ★ 15% on Signing Sale Agreement
  - ★ 50% Spread in 18 months
  - ★ 20% on or before Hand Over
- 
- ★ 40% Reservation (month 1)
  - ★ 30% - Month 2
  - ★ 30% - Final Payment (month 3)



# RETURN ON INVESTMENT

## Sample Hotel Rate Card

<b>Unit Type</b>	<b>Projected Hotel Rate per night.</b>	<b>ROI Based on 50% Occupancy (NET)</b>	<b>ROI Based on 60% Occupancy (NET)</b>	<b>ROI Based on 70% Occupancy (NET)</b>
-	-	-	-	-
Standard Studio	\$100	19%	23%	26%
King Studio	\$135	19%	23%	27%
Standard One Bed	\$150	19%	23%	27%
King One Bed	\$175	20%	25%	29%



# REVENUE SHARE

- 55% to Investors
- 45% to Hotelier

Hotelier's share takes care of all operational expenses

- By Pooling the hotel income, investors can't accuse the hotelier of favoring certain investors over others when allocating bookings.
- It also ensures all investors get a share of returns according to an income ratio that will be determined by the square footage of each of their units.

<b>Unit Type</b>	<b>Size/Revenue Allocation</b>
Standard Studio	33 sqm.
King Studio	44 sqm.
Standard One Bedroom	49 sqm.
King One Bedroom	53 sqm.



# OPERATOR/HOTELIER EXPENSES

1. All taxes, assessments, permit & inspection fees etc.
2. Monthly service charge.
3. Staff salaries & wages.
4. All advertising and marketing costs.
5. Cable Tv connection e.g. DSTV charges
6. Wi-fi charges.
7. Laundry & cleaning services.
8. Food catering on half and full board basis.
9. Electricity and water charges.
10. Insurance premiums

**NO Monthly  
Service  
Charge to be  
paid!**