RETURN ON INVESTMENT ANALYSIS (ROI)

BEACON
BY SYNINA

— Embrace the Extraordinary —

PAYMENT PLAN

30%
Payable upon signing of the offer letter

60%
Payable progressively during the construction period

10%
Payable upon handover of the unit

UNIT TYPE & ESTIMATED RENTAL RETURNS

UNIT TYPE	PRICE	MONTHLY RENT (KES)	ANNUAL RENT (KES)	ESTIMATED ROI (%)	PAYBACK PERIOD (YEARS)
3 Bed + DSQ Type A 248 Sq. M	31,900,000	200,000 – 220,000	2,400,000 – 2,640,000	7.5% - 8.3%	13.3 - 12.1 Yrs
3 Bed + DSQ Type B 221 Sq. M	29,000,000	180,000 – 200,000	2,160,000 – 2,400,000	7.45% - 8.23%	13.4 - 12.1 Yrs
4 Bed + DSQ Type A 335 Sq. M	40,000,000	250,000 – 280,000	3,000,000 – 3,360,000	7.50% - 8.40%	13.3 - 11.9 Yrs
4 Bed + DSQ Type C 337 Sq. M	40,000,000	250,000 – 280,000	3,000,000 – 3,360,000	7.50% - 8.40%	13.3 - 11.9 Yrs
5 BED + DSQ DUPLEX PH 454 Sq. M	58,000,000	400,000 – 430,000	4,800,000 – 5,160,000	8.28% - 8.90%	12.1 - 11.2 Yrs
5 BED + DSQ SIMPLEX PH TYPE A 452 Sq. M	55,000,000	350,000 – 380,000	4,200,000 – 4,560,000	7.6% - 8.3%	13.1 - 12.1 Yrs
5 BED + DSQ SIMPLEX PH TYPE B 461 Sq. M	55,000,000	350,000 – 380,000	4,200,000 – 4,560,000	7.6% - 8.3%	13.1 - 12.1 Yrs
5 BED + DSQ SIMPLEX PH TYPE C 478 Sq. M	55,000,000	350,000 – 380,000	4,200,000 – 4,560,000	7.6% - 8.3%	13.1 - 12.1 Yrs

Disclaimer: *Prices and Rentals Estimates are Indicative Only and Not Guaranteed*

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