



NANYUKI PLOTS INVESTMENT BRIEF

Introduction

This is the view of surrounding landscape, from our property site. Our new and intimately small scheme of plots tucked away in the Kariunga area of Nanyuki, offers savvy buyers the opportunity to purchase land for investment or a future weekend get-away/holiday home in this idyllic out-skirt of Nanyuki.

Since its founding over a century ago (1907) as a railway town by British settlers, Nanyuki has always enjoyed a privileged position among Kenyan towns and has in the last couple of years experienced a notable resurgence of interest from international visitors, Kenya's expatriate

community and most importantly, the local urban-investor set. The offerings in Nanyuki and the larger Laikipia area are diverse and taken together, present perhaps the most varied listing of what Kenya has become well-loved for.

A brisk two and a half hour drive from Nairobi, Nanyuki has steadfastly maintained its status as Laikipia County's main market-town and economic hub, as evidenced by the presence of nearly every Kenyan banking and financial institution in its down-town/commercial section. This is in large part due to its soil's high agricultural productivity at the foot of Mount Kenya as well as its unmatched livestock-ranching industry on its leeward side towards DolDol and Isiolo. Nanyuki's economic engine, which has in times past been propelled by the railway line, is expected to continue its robust growth trajectory, partly as a direct result of the rail's conceptualised interlinking with the currently-underway, Lamu Port/South Sudan/Ethiopia Transport Corridor (LAPSSET) project under the Vision 2030 national blueprint, which seeks to develop neighbouring Isiolo town into a major tourist and transport hub.

More recently, Nanyuki's vibrant economy has been further spurred on by its tourism industry, due to its accessibility by air via the Nanyuki Airstrip which lies only 9.2 kilometres southwest of the town, along the Nyeri-Nanyuki road. Air service operators offering flights into Nanyuki include, Air Kenya, Safarilink, Yellow Wings and Tropic Air, all for the convenience of business travellers and tourists who steadily stream into town and the greater Laikipia area, to enjoy the more than 80 species of protected free-ranging wildlife including, the reticulated giraffe, the endangered





Grévy's zebra, black rhino, elephants, lions, leopards, and plains game. In recent years, wildlife has become a valuable asset in the County with many ranches establishing conservancies, complete with guesthouses, home-stay properties and private camps within their boundaries. [Excerpted from Magical Kenya]

Some of the better known game reserves in Laikipia include the Mount Kenya National Park, Sweetwaters

Game Reserve, Ol-Pejeta, Lewa Wildlife Conservancy, which is a short 62 Kilometre drive from Nanyuki town and further north, the Samburu and Shaba National Reserves. Other less locally-known but internationally celebrated luxury properties include Sosian, Sasaab, Loisaba, Ol-Jogi Ranch, Ol-Ari Nyiro, Segera Retreat and Sirai House (please see www.siraihouse.com)

Nanyuki has also recently seen the significant expansion of the British Army Training Unit in Kenya (BATUK), from the Agricultural Society of Kenya's show grounds, to a new and currently-being-developed site, hundreds of acres in size, adjacent to Kenya's own Air force base and along the

Nanyuki-Rumuruti tarmac road. Over the last couple of years, the British Army's presence has played a major role in escalating the property rental rates within Nanyuki, a trend that is projected to continue over the coming years. Another reason for the vibrant property market is that world-class standards of lifestyle and hospitality have been matched and exceeded in this tranquil Kenyan town, with noteworthy residential developments in the area such as the Mount Kenya Wildlife Estate (www.mountkenyawe.com) and Mukima Ridge (www.mukimaridge.com), having redefined open-space country-living, offering the opportunity to live in a private wilderness and in close proximity to wild game. With established sale prices of 33 Million and 60 Million Kenya Shillings respectively at these two developments, Nanyuki's real-estate market portends positive growth and value for early investors.

Catering to its discerning residents and guests, Nanyuki boasts a resplendent array of social activities and amenities like academic brand-name institutions such as Braeburn Nanyuki International School, Local

farmers markets, quaint family-friendly eateries such as the famous Trout Tree, Nanyuki Airfield's Barney's Restaurant, and restaurant-galleries such as Le Rustique. Activities for the sporty and adventurous such as mountain climbing, the annual Safaricom Lewa Marathon, Rhino Charge, polo, horse riding, golfing and white water rafting are all available.



Bottom right: The famous Barney's Restaurant located at the private Nanyuki Air Strip along the Narumoru-Nanyuki Road.



About Kariunga

Flanked by the majestic mountain that gave our beloved country her name, the lazily undulating Lolldaiga hills and the Ol-Pejeta Conservancy, Kariunga is a scenic and pristine area of Nanyuki that has maintained its characteristic shrub and grassland appeal. It lies a short 20 minutes north-westerly drive from Nanyuki's main town centre, in the vast Laikipia plateau, and is easily accessed by the tarmacked Nanyuki-Doldol road, .

The area has been registering increased interest and profile over the last couple of years and already, Nanyuki's first 18-hole championship golf-course and country-homes gated community, Enaai Lolldaiga, has put Kariunga on the leisure, and real-estate investors' radar. Once complete, Enaai's 800-acre development with its proposed holiday/residential villas, international school, health centre, spas and hotels, will add to Nanyuki's appeal as the consummate holiday, business travel, or retirement destination in Kenya. For more information on this development, please visit www.enaai.co.ke

Suffice it to say that such a development would affect its immediate and surrounding areas in a myriad of positive ways, not the least of which would be the hastened development of roads, connection to power grids, water supply and not to mention, the already accelerated appreciation of property values, with

Enaai Lolldaiga's developers already pre-selling Half-Acre (0.5 Acre) plots for 3,500,000 Kenya Shillings. It is worth noting however, that being an entirely private endeavour solely subject to its principals, any investor's/buyer's decision to acquire our available property adjacent to this development should be made with a 'long-term-hold' strategy, for future appreciation and/or value gains, as is customary with any prudent investment in raw land.



DISCLAIMER:

While much effort has been expended in the research and due diligence relative to the mentioned 'Enaai Lolldaiga Golf Course & Country Homes' Development, we offer

no guarantees or confirmations whatsoever as to its eventual execution or materialization. Furthermore, we are neither involved with, nor do we represent in any way, manner

or capacity, the principals of the above mentioned Development. Any and all references to the 'Enaai Lolldaiga Golf Course & Country Homes' are purely made for the sole

purpose of providing a contextual back-drop regarding the immediate location of Goshen Acquisitions Limited's available plots for sale.



Panoramic view of the landscape from the plots, with Aberdare Range in the background.

The Site

The site of your future country home in Kariunga, is a mere 512 metres from the planned Enaai Lolldaiga development's boundary line, and at a fraction of the cost, offers the intimate cluster of seventeen (17) primly located, Half (0.5) Acre plots to investors.

With reliable access via 8.8 Kilometres of all-weather murram road from the tarmacked Nanyuki-Doldol road, our plots are a mere 4 kilometres from the Ol-Pejeta Conservancy's **Mount Kenya Wildlife Estate**. All plots on the property enjoy stunning views of the majestic **Mt. Kenya**, the **Aberdare Range** and the **Lolldaiga Hills**. In honouring our commitment to passing on real value and equity to our buyers, Goshen Acquisitions Limited has further invested in the clearing and grading of more than 1.7 Kilometres of public access roads, providing each plot, direct and unfettered accessibility. Additionally, our plots' boundaries have been clearly demarcated by our erecting of 6 feet x 8 Inch, Steel-reinforced and clearly numbered Concrete beacons on all four corners of each plot, making them ready for immediate possession.





LOCATION OF SOLD OUT
11.5 ACRES



ENAAI LOLLEDAIGA GOLF
COURSE DEVELOPMENT



LOCATION OF 17 HALF ACRE
PLOTS FOR SALE

DISTANCES

NAIROBI TO NANYUKI TOWN - 195KM

NANYUKI TOWN TO A - 8.3KM

A TO B (ENAAI ROAD) - 5.3KM

B TO C (ELDANA ROAD) - 7.3KM

C TO D (12 METRE ACCESS RD.) - 1.5KM

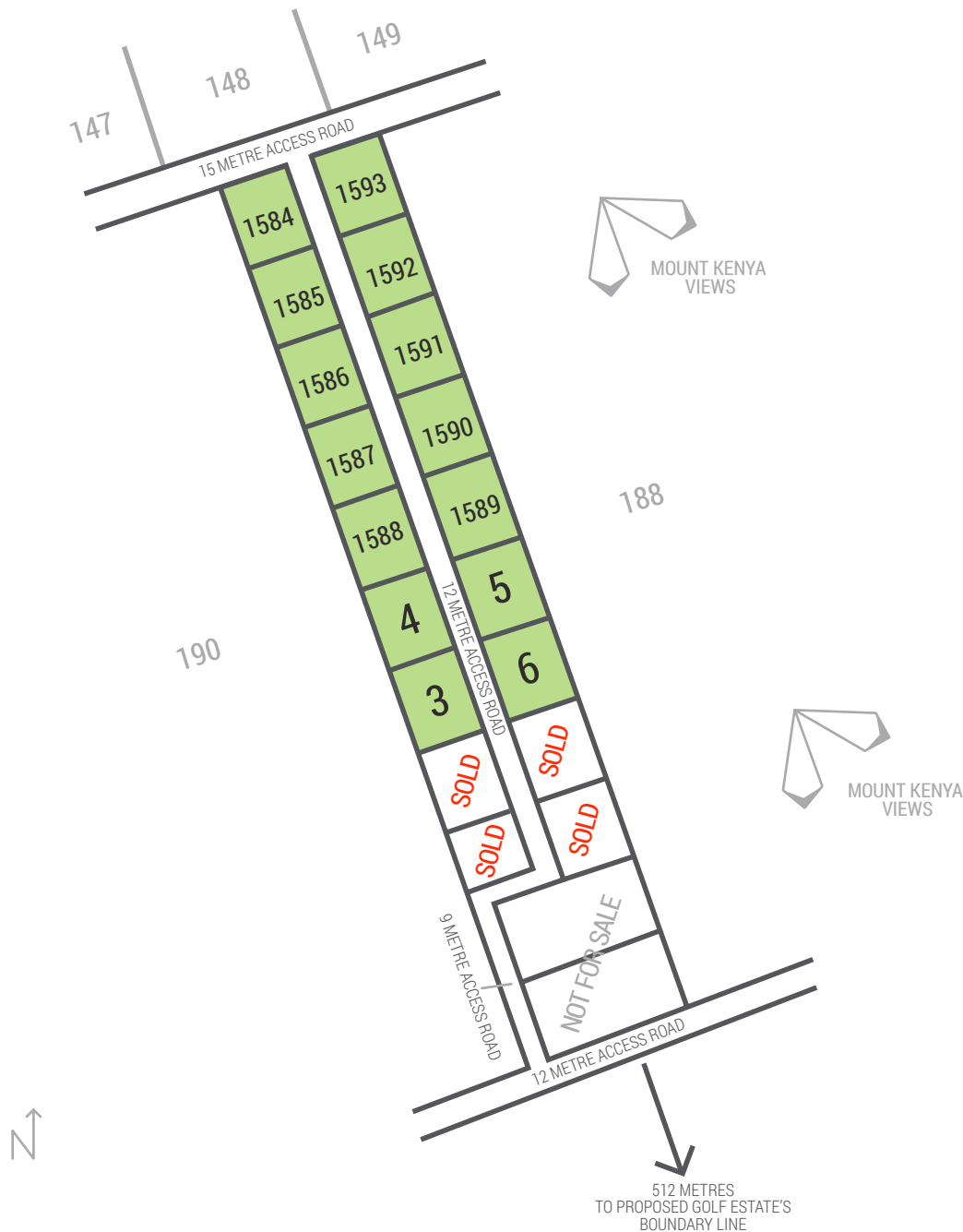
D TO PLOTS FOR SALE - 700M

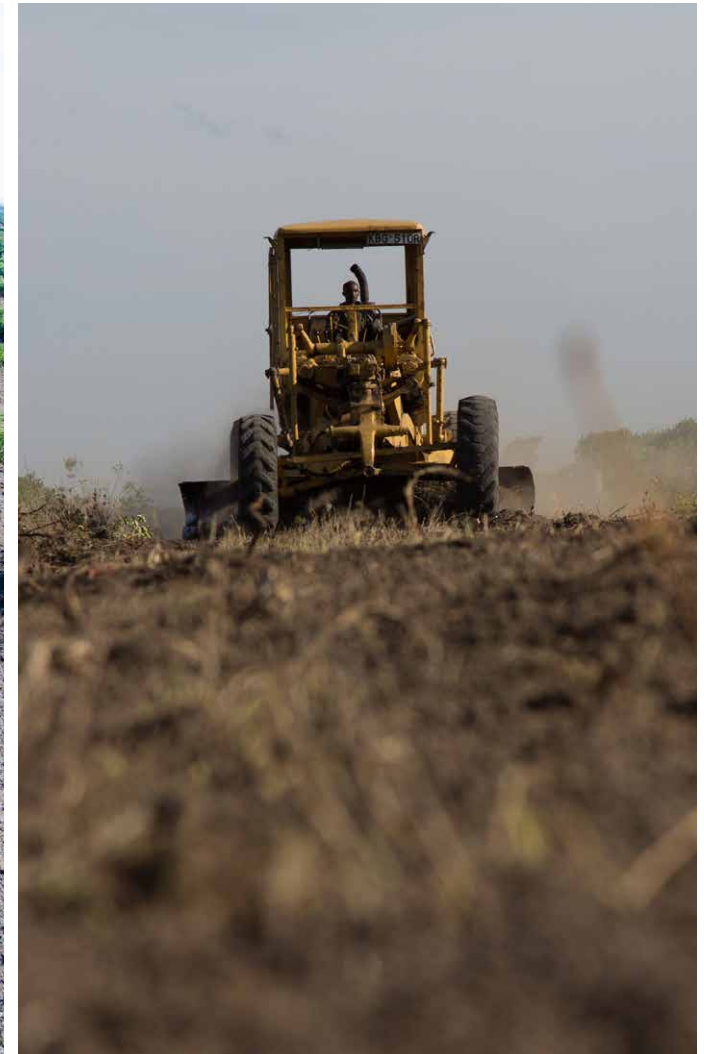
PLOTS FOR SALE TO ENAAI LOLLEDAIGA
BOUNDARY LINE - 512M

C TO E (NANYUKI-RUMURUTI ROAD
AT OL PEJETA ENTRANCE) - 1.6KM



0.5 ACRE PLOTS (SUBDIVISION OF 8.75 ACRE PARCEL)





Top left: Aerial shot of plots with planted beacons and access road.

Top Right: 12 Metre Access road to the plots being graded by Goshen Acquisitions Limited, for value addition and easy accessibility.

Bottom left: A section of Eldana road towards the plots, being murramed by the local county government .



Photos of Goshen Acquisitions Limited's signature 6feet x 8inch, steel reinforced, concrete beacons on site (With graded 12 metres wide x 500 metres long access road). All our beacons are squarely planted 3 feet underground, with 3 feet above ground and clear numbered.



Bird's-eye view of Goshen Acquistions Limited's parcel of land and immediate surrounding landscape, with just-graded access road, and Mt. Kenya's iconic peak in the background, at the top left.

The Opportunity

Our prime 8.75-acre property offers a unique opportunity to interested early investors who choose to buy before the potential golf resort's groundbreaking ceremony. 0.5-acre plots are available for purchase at an early bird price, strictly on a first-come-first-served basis:

THERE ARE CURRENTLY ONLY ELEVEN (11) 0.5 ACRE PLOTS (FOUR (4) IN SUB-DIVISION PROCESS) **AVAILABLE FOR SALE**

Price per Half (0.5) acre plot: Only KES 899,000

Legally Binding Purchase agreements will be provided to purchasers along with Transferable Title Deeds and Beacon Certificates upon completion of the sub-division process. Please see the purchase terms on the last page.

Other pertinent details of the property include:

- ▶ Clean, Unencumbered and Legally Sound Title-deed transfers to be executed
- ▶ Beacon Certificates for each purchased plot
- ▶ Freehold property (absolute title, no land rates payable)
- ▶ Soil type: Black cotton soil
- ▶ Indigenous trees and shrubbery
- ▶ Breath-taking views of Mount Kenya on relatively cloudy days, as the photo on right shows



Close-up view of Mount Kenya from plots.

TERMS AND CONDITIONS

The sale/acquisition of parcels of land is subject to the following terms and conditions:

1. There is no limit to the number of plots of land interested investors can acquire in the project, subject-to availability.
2. The minimum size available for purchase is 0.5 (half) an acre.
3. The land is being sold on an as-is where-is basis.
4. Transferable Title Deed for each 0.5-acre plot to be provided.
5. Minimum acceptable deposit is 50%, with balances payable within 45 days of Contract Signing.
6. The price provided above (KES 899,000 per 0.5 (half) an acre plot is NOT inclusive of legal/ lawyer fees and the statutory 2% Title-deed Transfer Stamp Duty.
- 7. Under Kenyan law, only Kenyans are allowed to own freehold land. Land in this project will therefore be sold, transferred to and registered in the favour of Kenyan citizens only.**
8. Other terms and conditions are spelled out in the Land Sale

Agreement/Purchase Contract prepared by our Attorneys, whose contacts will be provided should you choose to pursue a purchase.

Interested investors are urged to contact Solomon Wangwe, while supply lasts, to arrange for site visits and viewing of all attendant documents.



Sunrise view of Lolldaiga Hills from our plots

About Us

Goshen Acquisitions Limited is a Kenyan real estate investment and trading company registered in February of 2012. It has since endeavoured to make savvy and strategic investments in pre-developed raw land, in specific areas or regions of Kenya that are slated to experience some development of either the private or public kind. This pioneering approach has enabled Goshen Acquisitions Limited to provide its customers with the consistent realisation of robust, short and medium-term capital and equity gains created by the up-surge in property values driven by increased demand for property around these areas as a result of new development.

Unlike property agents and brokers, Goshen Acquisitions Limited only sells land that it wholly owns, thereby ensuring the safe and accountable passage of real property and wealth

to its valued customers. The team at Goshen Acquisitions Limited is guided by an unwavering belief that the legal integrity of its transactions must be founded on irreproachable moral integrity. They have no tolerance for corruption and take no shortcuts in the due process necessary for secure land ownership documentation.

To date, Goshen Acquisitions Limited has successfully sold over 227 Acres of primly located raw land in Konza, Amboseli area, Nanyuki and looks forward to serving the investment needs of its discerning customers for years to come.

CONTACTS

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Please feel free to contact me should you have any questions or need further clarification.