



COMPANY **PROFILE**



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ABOUT US

Sayin Properties Limited is a Real Estate and Property Firm that offers a unique and unprecedented value proposition covering all the core skills and requirements fundamental to the success of a real estate venture.

We are the home for property consultancy whether for sale or for development and our aim is to deliver the best services and cater for the real estate success in the country. We are actively involved in property development, to meet ever increasing need for housing in Kenya.

Sayin Property development includes a range of activities from the purchase of land, development of facilities and buildings to meet customer's requirements. It also includes either the sale or lease of land or properties of completion.

Sayin has registered valuers qualified to undertake the valuation of various types of real estate in Kenya whether for sale purposes, insurance, mortgage or estate planning.

They provide comprehensive and professional valuation service from taking instructions, visiting property, verifying titles and other documentation as may be appropriate through completing and submitting to the client a detailed Property Valuation Report.



THE COMPANY

Developing a property group spanning all facets of real estate and development doesn't come without the dedication and experience of a team focussed on delivering the service and market knowledge necessary in today's economic market.

Sayin Property Limited is a diverse company servicing all areas of property and our vision is to create a group that can service any property requirements from leasing and selling through to development, construction and business sales.

The property market has evolved into a billion dollar industry and the knowledge required to provide accurate feedback is critical in the decision making for both property owners and potential buyers.

Our team is actively involved in training in such areas and having strong leaders in every division ensures that the skills and knowledge required remains at a high level. Our expansion into business sales and project development has resulted in expanding into the city market and provide a better service for our clients based in this area.

With a strong movement in the development industry being focused on mixed use sites, we can provide a total service to our clients through both residential and commercial sales and leasing figures which result in a smoother feasibility process.

VISION & MISSION STATEMENTS

Vision

To redefine the method in which real estate property goals are met.

Mission

Dedicated to giving world-class service and market-leading expertise to our clients, by passionately providing the extra value through integrity and consistency, making impressive results to be the signature of our service.



OUR CORE VALUES

As our team has grown, it's become more and more important to identify and outline the core values that guide everything we do.

Our core values develop and define our culture, our brand, our business strategies and who we are as professionals in today's corporate world.

It is our goal to consistently live these core values out in our lives on a daily basis and we encourage both our teammates and our clients to hold us accountable to these values;

- ***Innovation and Leadership Mandate***
- ***Embracing Accountability***
- ***Focusing on Practical Solutions***
- ***Building Valuable Relationships***
- ***Never Settling for Less***



OUR BUSINESS FOCUS

Sayin Property Limited has a commitment to serving the needs of astute property investors. We realise that the real estate and asset management industry is evolving rapidly and we continue to be on the cutting edge of the ever changing economic and real estate climate.

The objective of the Real Estate Asset Management is to foster a close relationship with Clients, whilst maintaining a harmonious relationship. This will ensure that the services provided for your investment property are managed professionally and efficiently at all times.

Securing an Agent who can consistently deliver sound asset management services is paramount to the future success of your property and its financial viability.

Our team of Asset Managers are experienced, long term career real estate agents. Our experience assures you of the highest standard of client services available.

Sayin Property Limited currently manages a large portfolio of properties, ranging from land, industrial, warehouses, retail shopping centres, as well as a wide range of office space.



BUYING AND SELLING OF PROPERTIES

When it comes to buying and selling a property with a real estate agent, the first thing that comes to mind is the commission and the money that could be saved if you weren't to use one.

However, if we look at the bigger picture, it is worth reconsidering and you will streamline the entire process.

From navigating the complexities of the real estate market to handling legal paperwork and negotiations, Sayin Properties Limited offers valuable expertise and guidance. Whether you're looking to purchase your dream home or sell a property at the best price, we as professional agents ensure a smooth and stress-free transaction, providing essential support at every step.



Buying or selling a property requires a lot of time and dedication. In addition to the various processes to sell the property, you will also have to deal with all the parties.

When buying, the process is practically the same, therefore it is faster and easier to find the house of your dreams through Sayin; a trustworthy estate agent.

In Sayin we have various means (network, website, experience, market knowledge, etc.) that will allow you to find potential buyers at an ease. We also have a large portfolio of properties and collaborators, where you can find a property that meets all the characteristics you are after. It is crucial that we show all the properties available, regardless of the commission.

We have a sales and management strategy when closing a sale. From the first meeting, it is essential that we talk you through the general process of buying or selling a property, and, in particular, go through the details of the house you are about to view. Communication is extremely important, together with honesty and integrity.

Thanks to the profound market knowledge, you will obtain an accurate valuation of your property, advising also the potential buyer in the different ways to complete the purchase, and, if necessary, help guide and intermediate in the application of a mortgage.

If applicable, an explanation needs to be given as to why the property is overpriced, supported by comparative market analysis and current recent sales.

Sayin Properties Limited can represent both the buyer and the seller in a transaction, a practice known as 'Dual Agency'. However, this must be disclosed to both parties, and both must agree to the arrangement.



BUYING AND SELLING OF LAND

Land transactions may look simple but are complex in their simplicity. There is more to them than just buying and selling. You may know what to do but fail to know how to do it. You can thus seek the services of Sayin Properties Limited who have a vast experience in buying and selling of land to help you navigate and sail through land transactions successfully.



After you have gone through the preceding steps and are satisfied that you are dealing with a genuine owner, we help you proceed to sign a sale contract.



We ensure the Sale Agreement with the seller is in writing, signed by both of you and witnessed. It is important that you engage us to help you with due diligence, the land and company searches, the preparation of the Sale Agreement and transfer of land.



This way, you will discover the truth and instead of losing a 100% of your purchase money, you may lose only the little required percentage of deposit and your precious time, making a better outcome.





We will guide you safely in the case of paying any amount even a deposit before signing a Sale Agreement. We make sure other agreements for sale of land are made required by law and we will put it in writing for enforcement.

Otherwise, you will only pay the deposit after you and the seller have signed a Sale Agreement.

You will also only pay 100% after the land has been transferred into your name and the title deed has been issued in your name by the land registry.



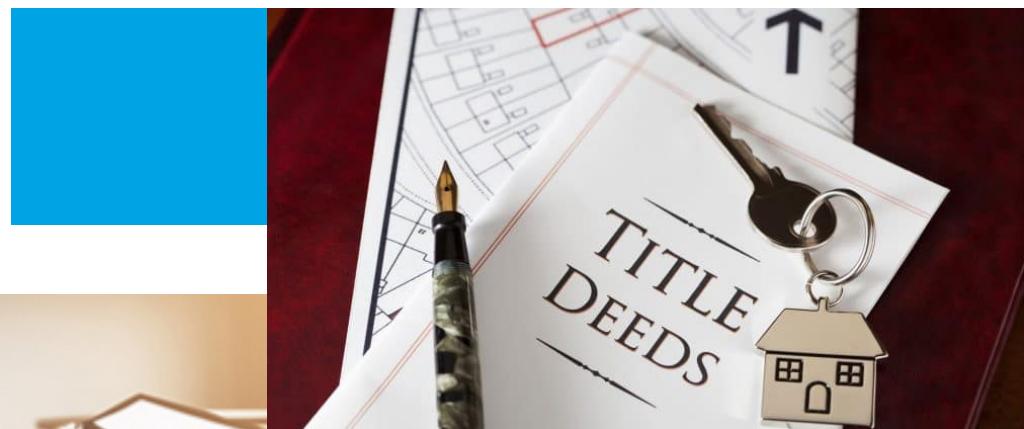
CONVEYANCING

As licensed conveyancers, we specialize in property law, working on behalf of clients buying or selling property in Kenya.

As a qualified, professional property firm, Sayin works on behalf of clients buying or selling houses, flats, business premises or land in the country. We deal with all the legal matters, administration, finance and queries involved in a property transaction.

Our role involves processing and agreeing mortgage and lease contracts, arranging transfers and handling other documents that sellers must sign when purchasing property.

We also advise clients on the technical content of the documents and their financial implications. We may act on behalf of the vendor or the purchaser, and in certain circumstances for both in the same transaction.



Sayin Properties Limited makes a thorough research of information and communicates with clients and others in person, on the phone, by letter or by email, using a computerized case management system, as conveyancing tasks are increasingly being completed online.

We take instructions from clients by seeking to protect clients' interests at all times, while taking precautions against potential fraud and money laundering. We send terms of engagement and estimates of fees and disbursements.

Sayin also obtains or checks Land Registry documents or title deeds (if the land is unregistered) draft or check sales contracts and agree terms with the conveyancer acting for the other party to the transaction.

We collate and send or check supporting legal and financial documents dealing with all financial aspects of a transaction and exchange contracts to complete the transaction.

If the property is ready for sale, we obtain the client's agreement to the sale or the change of mortgage and deal with service charges.



REAL ESTATE CONSULTANCY

Sayin's Real Estate Consultants are real estate specialists that provide consultancy services to clients.

We identify and implement business solutions throughout the land and property lifecycle, particularly in the development, buying and selling of property.



Sayin Properties Limited as Real estate professionals in this area have a wide range of responsibilities in their role, including:

- ***Developing and implementing global and domestic real estate strategies for a client's portfolio.***
- ***Offering professional advice to clients on potential real estate transactions (e.g. developments or purchases)***
- ***Coordinating and leading business and financial reporting across the country's estates.***
- ***Participating in the development of suitable estates-related policies, processes and procedure.***
- ***Conducting research and market analysis to support recommendations and make informed decisions.***
- ***Writing reports for clients.***
- ***Keeping up to date with the latest industry and market trends.***
- ***Acting as an intermediary between different parties and facilitating transactions.***
- ***Engaging with other industry professionals.***
- ***Preparing legal and financial documents for clients.***

REAL ESTATE DEVELOPERS (CONSTRUCTION)

Sayin Properties Limited is a real estate development company, engaged in acquisition of virgin sites for new development; existing properties for redevelopment; and rehabilitation of dated properties to meet current functional needs and trends.

When undertaking residential development schemes, we build quality homes with great attention to functionality, space flow efficiency, structural stability, façade and finishing details. Our homes, typically within nature friendly environment, range from single family units to multi-units development.

In our commercial developments, whether office, retail or leisure, we distill our understanding of the functional and complimentary needs of the users into the scheme concept, designs and finishing. Our aim, in both development undertakings, is to deliver products with strong features of functionality, quality, value and sustainability.



Our development products have continued to enjoy patronage of our chosen markets, whether they are for sale or lease.

Real estate is a complex venture requiring multi-disciplinary skills, knowledge and demonstrated experience. Underestimating this complexity has, time and time again, resulted in financial losses, unrealized dreams and in some cases, total ruin among other unpleasant consequences.

Real estate investors, financiers, promoters, users, and other players can have their positions significantly enhanced for success in real estate ventures by leveraging our advisory services. We can work with you on your real estate initiatives.

We have the pedigree to do this, as we have people with deep knowledge, skills and extensive experience in various areas of real estate.

We can help in Development Conception, Design & Build, Development/Investment Appraisal, Rehabilitation, Structuring Real Estate Ventures & Deals, and Policies & Processes' Designs.



GALLERY







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