

UKUEM Investment Complex

Donor Proposal



Introduction

- UKUEM Investment Complex is proposed to serve as the dedicated headquarter for UKUEM in Mombasa.
- It is designed as a mixed-use facility integrating administrative offices with commercial and residential spaces.
- This facility will both house UKUEM operations and generate revenue through leasing.



Why It's Matter?

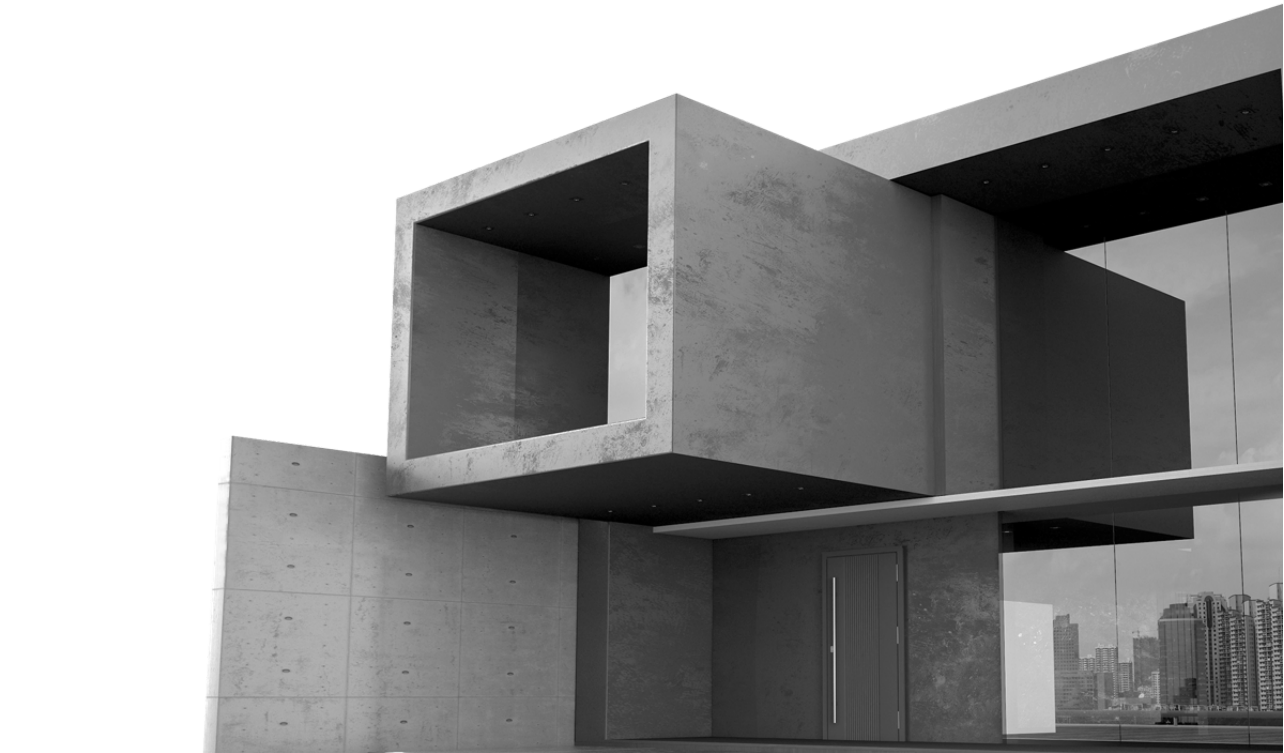
- **Donor Contributions:** Enable establishment of a permanent headquarter for UKUEM.
- **Functional Facility:** Meets the need for a mixed-use facility in Mombasa.
- **Sustainable Revenue:** Provides a self-sustaining source of income for ongoing NGO activities.

The Objectives

- Construct a dedicated headquarter for UKUEM in Mombasa.
- Develop a mixed-use facility that generates revenue through leasing.
- Meet both administrative needs and market demand.



Building Configuration



Basement	Two staircases, two elevator shafts, and parking facilities.
Ground Floor	Up to 12 commercial spaces.
First Floor	4 office units.
Second Floor	4 office units.
Third Floor	Multipurpose Hall.
Fourth Floor	4 apartment units (each with 3 bedrooms).
Fifth Floor	6 apartment units (each with 2 bedrooms).

Demand Analysis

- Market assessments confirm the need for a quality mixed-use facility in Mombasa.
 - The project addresses local demand for functional office, commercial, and residential spaces.
-

Program Value

- Establishes a permanent headquarter for UKUEM.
 - Generates diversified income through leasing of commercial, office, and residential units.
 - Contributes to local economic and urban development.
-

Advantages

- **Location:** Centrally located in Mombasa for easy accessibility.
 - **Dual Function:** Serves as both the headquarter and an investment asset.
 - **Revenue Diversification:** Multiple income streams reduce investment risk.
-

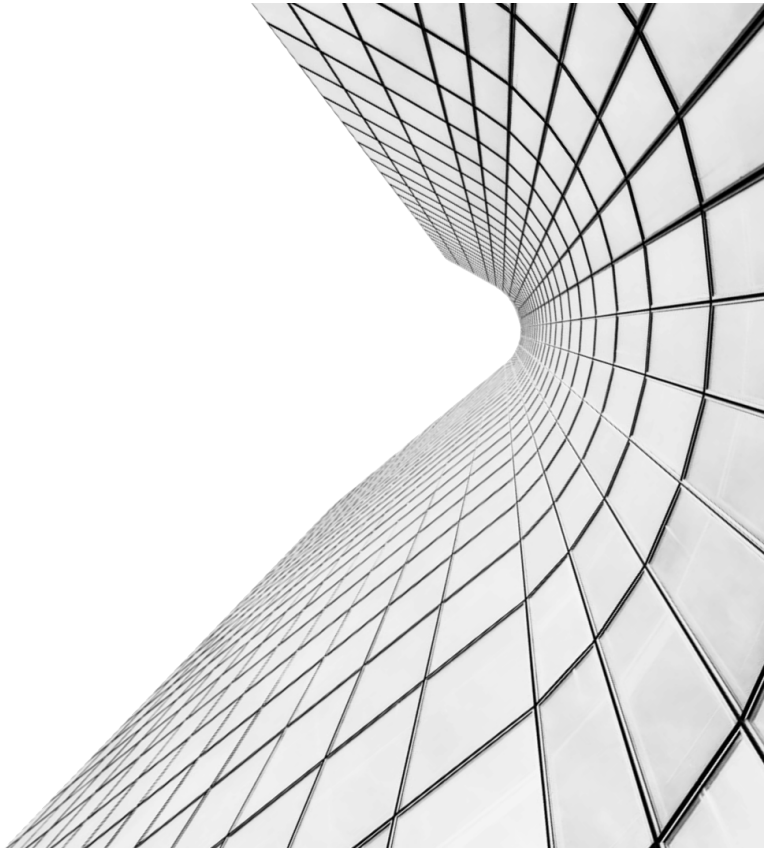
Business Model & Sustainability

- Financed through donor contributions and investment partnerships.
 - Revenue generated from leasing commercial, office, and residential spaces.
 - Managed by a dedicated team to ensure long-term sustainability.
-

Social & Economic Impact

- Creates employment during construction and operation.
- Enhances local infrastructure and urban development in Mombasa.
- Demonstrates a sustainable model combining NGO operations with revenue generation.

bg left:20%



Financing Summary

Revenue

Facilities	Quantity	Unit Market Price Monthly (USD)	Total
Office Rooms	30	100	3,000
Apartment	8	500	4,000
Multi-purpose Hall	2	400 * 2 (frequency)	1,600
Terrace - Mobile Tower	1	500	500
Penthouse	1	300	300
Grand Total			9,400

Initial Costs

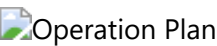
Component	Estimation Value (USD)
Construction Cost (initial)	1,500,000
Interior and Furniture	520,000
Total Initial Costs	2,200,000

Running Costs

Component	Estimation Value (USD)
Operation Cost	2,200
Taxes (15%)	1,050
Total Running Costs	3,250

Operation Plan

- **Basement:**
 - Two staircases, two elevator shafts, and parking facilities.
- **Ground Floor:**
 - Up to 12 commercial spaces.
- **First Floor:**
 - 4 office units.
- **Second Floor:**
 - 4 office units.
- **Third Floor:**
 - Multipurpose Hall.
- **Fourth Floor:**
 - 4 apartment units (each with 3 bedrooms).
- **Fifth Floor:**
 - 6 apartment units (each with 2 bedrooms).



Next Steps

- Secure donor funding and investment commitments.
- Finalize design details and financial planning.
- Proceed with detailed project planning and implementation.



Thank You

Thank you for your consideration and support.

