**VALUE ADDITION SERVICE WRITE UP**

The following document highlights the core business of Value Addition.

**What is value addition?**

Value addition is the creation of extra value over and above the original value of land and real property. It is a higher-return/risk strategy, with returns based primarily on capital growth through careful, active asset management. The risk/return profile of an asset determines its market value. As a result, investors seek to increase their capital value by increasing their potential Return On Investment or lowering their future risk.

**What are the benefits of Value Addition?**

Avenue for asset appreciation.

Long-term cash flow.

Potential boost of Return on Investment

**How can one add value to bare land?**

a) Ensure there is good accessibility.

Accessibility to a parcel or piece of property is a high-ranking need, that deserves top priority. Whether the parcel is located in an urban area or in a rural area, access to the parcel should be navigable and unobstructed. Lack of good access can have some adverse effects not only on the potential use of the parcel but also on its value. This can be done by providing access roads, through road construction, or by digging up temporary pathways to the area. Road grading can also be an option for improving access. Whatever the case, as an investor, access to any property should be easy and convenient.

b) Add on utility lines.

One of the key ways of adding value to bare land is through the provision of utility lines. Utility lines include electricity, water, and sewer connection. All these are important for the survival and operation of people who reside in the parcel or hope to make use of the parcel in any way of benefit to them. This means that connection to utility lines is a crucial need, that has a direct bearing on realizing the potential value of the piece of property.

c) Build structures.

Adding structures s simple as a caretaker housing or storage point is known to greatly help in increasing the value of the land. However, it should be well noted that the structure needs to be beneficial to the current and future use of the land.

d) Conduct a land survey.

Understandably, not very many people are aware that one can easily get land surveyance services for their small land investments. To make it worse, not very many people see the need for land surveyance, until they realize that there is a necessity for it prompted by new developments. Part of the information obtained from the survey includes;

- The boundaries of the property.

- The topography and soil types of the property.

- Any restrictions attached to the property. - The location of any easements.

e) Farm the parcel

If you own farmland, putting it to good use will greatly boost its worth. The crop will not only bring in money, but it will also improve the aesthetic appeal and also help in environmental conservation. Your production records will prove the land's worth and help in pojecting returns.

**VALUE ADDITION SERVICES OFFERED BY WEALTHSMITH**

**PROPERTY MANAGEMENT**

In our property management services, we offer operation, control, maintenance, and oversight of real estate and physical property. This can include residential, commercial, and land estate. We recognize the need of real estate to be cared for and monitored, with accountability and attention to its useful life and condition considered.

Services offered;

* Screening potential tenants
* Drafting, signing and renewing leases on behalf of property owners
* Rent collection
* Property maintenance and repair
* Eviction and auction handling
* Building survey

Optional services;

* Security provision
* Renovation
* Waste collection
* Landscaping

Benefits of procuring our property management services;

* High quality tenants
* Less legal problems
* Shorter cycles of vacancy
* Efficient rent collection sytem
* Lower repair and maintenance cost

Requirements;

* Copy of title deed/lease document
* Proprietor’s KRA Pin
* Tax compliance
* Health certificate
* Certificate of occupation
* Valuation report
* Manuals for equipments \*if any
* Building plans

Charges for the service are dependent on services procured and range from 7-10% of the net returns.

**FENCING**

One of the safest ways of safeguarding property from unuthorized access is by putting up fencing around the property. For this reason, we offer the bestfencing services in Kenya at an affordable price.

The fencing options include;

* Barbed wire fencing
* Chain Link fencing
* Razor wire fencing
* Recycled plastic post fencing
* Concrete pole fencing
* Stone wall fencing
* Electric fencing
* High tension wire fencing
* Picket fencing
* Composite fencing
* Live plant fence – Hedge fencing
* PVC palisade fence
* Rail/cleft fencing

Benefits of procuring our fencing services;

* Free quotations
* Timely delivery of service
* High standard quality material
* Flexible fencing solutions to meet individual requirements

All our fencing services come with an access gate provision, depending on package taken.

Prices are flexible and affordable.

Requirements;

* Title deed/Certificate of lease
* L.P.O
* Service level agreement

**UTILITIES CONNECTION**

We help our clients get varied connection services ranging from;

* Water
* Sewer connection
* Electricity connection Requirements;
* Title deed/ Certificate of lease
* Recent land rates clearance copy
* Identification documents and KRA pin
* Copy of water resource authority approval

Prices vary with size of property being serviced and distance form the nearest line of connection.

Benefits of procuring us for the connection;

* We do the ground supervision for you.
* Liaison with the local authorities o connection.

**BEACONING**

One of the ways of averting future lan disputes is by ensuring that your parcel has pemanent and well marked beacons showing the boundaries and extensions of the parcel.

We help you sort this out by providing th beaconing service at a charge of ksh. 10,051/= only. We have our land surveyors that will ensure quality and professional service. To top it all up, we give you a beacons certificate that will serve as proof of procuring professional surveyance services.

Requirements;

* Title deed/certificate of lease
* Recent land search
* KRA Pin and ID

Benefits of procuring us for this service;

* We spare you from the surveyance fees which can be quite costly
* Timely delivery of service
* Beacons certificate immediately works are done

**TREE PLANTING**

The current climatic conditions have called for a conservation movement that calls on everyone to partake in. This is why we have also included tree planting services to help actualize the conservation dream for a better world tomorrow. This also serves as a point of investment when venturing into commecial tree planting, which serves as an investment for you and also helps in meeting the conservation goal.

Benefits of commercial tree planting(eucalyptus);

* Electricity transmission poles
* Essential menthol oil
* Timber for furniture
* Fuel wod fo indutrial and domestic use
* Fencing poles
* Paper and paper products Tree species;
* Eucalyptus
* Pine
* Cedar
* Grevillea(mukima)
* Cypress
* Bamboo

Benefits of procuring us for tree planting;

* Fast turnaround of service
* Maintenance for 1 year
* Quality seedlings
* Market linkage

Prices vary according to land size and location of parcel.

**CONSTRUCTION SERVICES**

As a company, we have a great pool of resources ranging from machinery, capital and team of experienced professionals. With this, we offer a varied range of construction services. The services include;

* Building construction
* Dam contruction
* Renovations
* Plumbing works
* Road grading
* Architectural design
* Boreholle drilling
* Machinery and equipment leasing
* Outdoor sheds and structures e.g. gazebo
* Excavation
* Ground works
* Repairs and maintenance
* Installation of solar security lighting
* Interior design

Benefits of procuring our construction services;

* Service from experienced professionals
* Procurement of in-house machinery
* Assured delivery of high standard results
* Fast turnaround as per quoted timeline

**JOINT VENTURE**

As we endeavour to offer solutions in investment, we extend joint venture opportunites to our investors. We seek to partner either in developing enterprises, venturing into profit generating activities and also bearing the risk associated with the venture. Benefits of getting into a joint venture with us;

* Acces to our network of clients
* Equal share of risk an costs
* Access to a wide pool of resources i.e. technology and finance
* Access to our professional experts
* Opportunity to tap into our wealth of knowledge and information

Requirements;

* Business plan
* Well detailed financial projections
* Clearly defined marketing plan
* Clearly written agrements
* Well defined shareholding percentages

**LANDSCAPING AND LAND CLEARANCE**

Part and parcel of any development activity, there ill be need for land clearance and landscaping. Site clearance includes the removal of unanted walls, hedges, ditches, trees, vegetation and sheds from the grounds. On the othr side, landscaping involves creation of a garden or othe rpieces of land more attrctive by altering the existing design, adding ornamental features, planting trees and shrubs. All this to improve and modify the appearance of an area.

Prices are subject to the size of land and subequent choice of service.

**FEASIBILITY STUDY**

We endeavour to help our clients venture into plausible investment options. With the feasibility study, we evaluate whethr a particular project will be succesful or not. We evaluate the practicality of the project by looking into the particulars of th project, the law of the land and the financial obligations of running and implemnting the project.

**LAND SURVEY**

This invloves outlining of the grphic layout of a property. It maps the legal boundarie and other features of the property that are deemed necessary and vital. It also involves assessing the physical features of a property and enlisting the existing structures on the parcel.

Land surveys are not always required in a rea estate transaction, but they can be useful in instances of conflict or assesing the value of a particular property. Benefits of a land survey;

* Resolve Boundary disputes
* Define the parcel size

Services under land survey;

* Topographic survey
* Location survey
* Site planning survey
* Sub-division survey
* Boundary survey