



**AQUAPONICS CONFERENCING AND DEMONSTRATION TRAINING CENTER FOR CLIMATE SMART  
AGRICULTURE (CSA) FRANCHISE MODEL INCORPORATING HERBAL REMEDY PRODUCTS**

A REAL ESTATE & URBAN FARM DEVELOPMENT OFF THE THIKA SUPER HIGHWAY, 30 KM. FROM  
NAIROBI CITY CENTRE AT RUIRU/ MUGUTHA BLOCK I 187/189, COURTESY BEACH



Front view



Back view



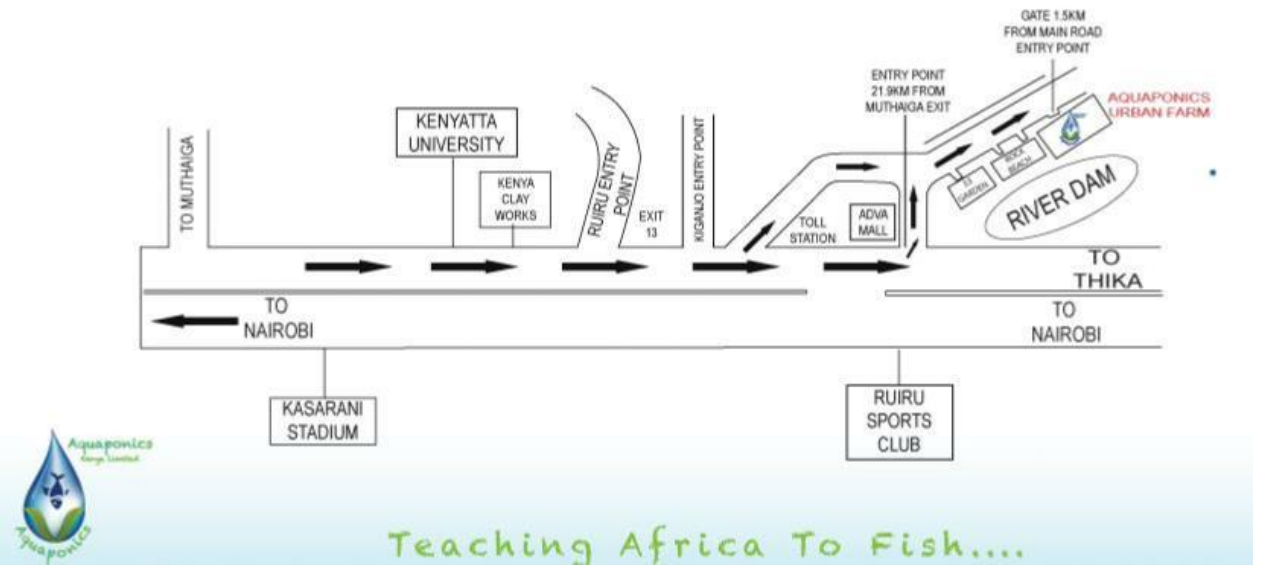
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## LOCATION

- The Site is 1.2 Km from the main tarmac road at Thika Road Weighbridge (Nairobi-Thika Highway) and 5 Km from the Eastern bypass Intersection.
- It also has easy road access to Kenyatta University Campus, Zeetech University, Adva Mall, Ruiru Sports club and golf Course, GSU Camp, Nairobi Institute of Business Studies, PCEA Toll Church, ACK ST. Stephens Mugutha Church, St. Teresa Catholic Church, Toll Station shopping Centre, Circular connections Restaurant
- Affordable schools, clinics, shopping centers as well as other facilities are well covered in this location.
- Security has been improved substantially in recent years and Mugutha is now considered to be a secure part of Ruiru and Juja towns.



Teaching Africa To Fish....

## **BRIEF**

The overall development to be a highly secure 44 bed Conferencing and training center with high end luxury rooms OR Exquisite 24 bed elite rooms comprising a Gym with Spa, ample parking incorporating a state of art urban aquaponics farming demonstration site, recreational jetty with fishing and boating facilities overlooking a beautiful exquisite river dam. It is anticipated that an additional plot adjacent to the project will also be purchased upon completion of Phase 2 including helipad in phase 3.

Plot Size: 2,027 Sq. m (0.5 acres)

Ground Coverage: 850 sq. m (41.9%)

Built up area: 1,562 sq. m

Recreational: 320 Sq. m

Green Spaces: 1,150 sq. m. i.e. 56.73%

Parking: 40 cars i.e. 1 car per room with availability of a plot opposite on lease for additional parking, if required.

### **SPACE**

### **REMARKS**

### **AREA**

Room Size  
(single/double)

all rooms are en-Suite

18- 20 Sq. m.

Car Park

on Upper Ground level

400 Sq. m.

Spa & Gym

on 1st Level

40 Sq. m.

Urban Farm

on Ground Floor

300 Sq. m.

Restaurant area

on Lower Ground Level

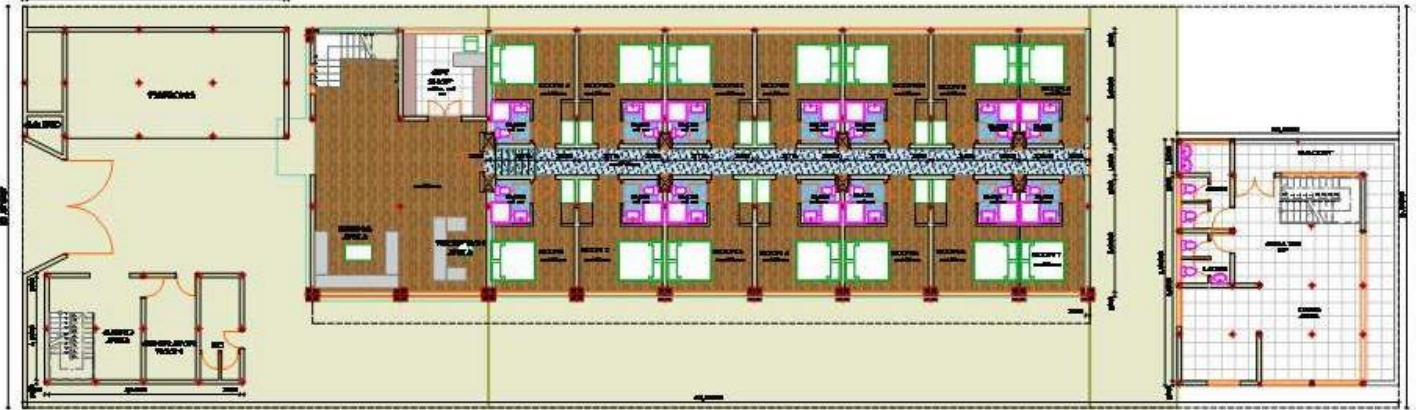
200 Sq. m.

## **THEME**

- VIEWS: Modern conferencing in a pleasant beach setting overlooking a river dam with unrestricted views on all sides of the development
- GREEN SPACES: Green spaces account for at least 50% of the plot landscaping and water features will provide for an additional serene environment with hydroponic green walls facade, enhancing the surrounding natural beauty.
- ENTERTAINMENT: Restaurant and cocktail bar to cater for residents and day visitors with superb cuisine including a 'koroga' self-cooking section; Children will have a playground; Spa with Jacuzzi, Sauna and steam as well as Gym facilities are provided for residents including Aerobics; Secure Jogging and cycling tracks in the surrounding vicinity; Recreational club with pool table, dance and playing cards w/table games at the top of the training centre partly unused on weekends and evenings; Jetty with fishing facilities and boating as well as kayaking and jet skiing on the river dam; The Urban farm access will provide for a farm house social experience and memorable learning and capacity building experience.
- URBAN FARM: Aquaponics and Hydroponics fodder systems for 'Climate Smart Agriculture' for demonstration training purposes including supply of tilapia fish and organic vegetables for cooking in the kitchen will be complemented by a small chicken hatchery and 'Kienyeji' chicken grow out for the 'Karoga' section of the restaurant. The site for future franchise will provide a learning opportunity for those who seek to understand innovative soilless gardening and purchase of such systems, accessories and inputs essential for food security. Aquaponics Kenya Limited was established in October 2013 for this purpose. Synergies with Companies in South Africa (Bio Boost Solutions), India (Emaar) and Zhengzhou Lyine, China have been established for innovative technology transfer.
- SUSTAINABILITY: Sewer line supplemented with sewage treatment plant w/bio-digesters, energy efficient design and solar lighting with North/ South facing windows avoiding solar gain, incorporation of solar heaters and rain water harvesting. Furthermore WARMA approval for daily pumping and filtering 15m cubed of water from the river dam is provided for the showering, ablutions and Urban farming needs; 3 phase power supply and water from the County water supply is also in place; All rooms are designed to receive natural day light; Bio-gas production for clean energy kitchen heating. 3 No. Underground storage tanks were fabricated during the building works construction to enable adequate water supply at all times with CCTV and Wi-Fi services.



SITE PLAN

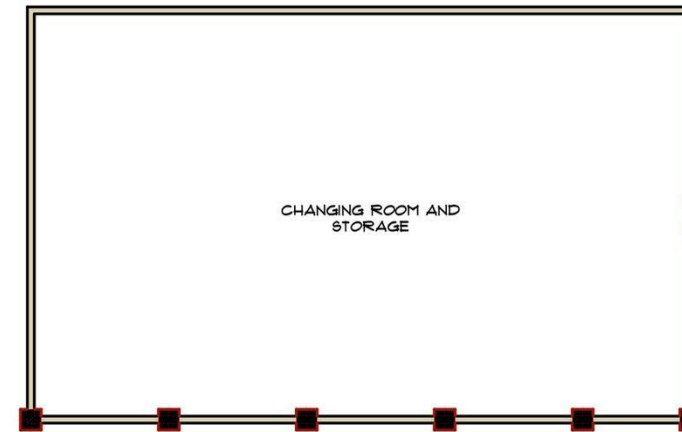


INTERIOR VIEWS





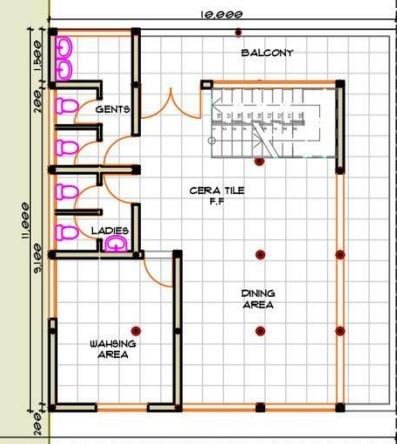
# 44 / 24 BED HOTEL

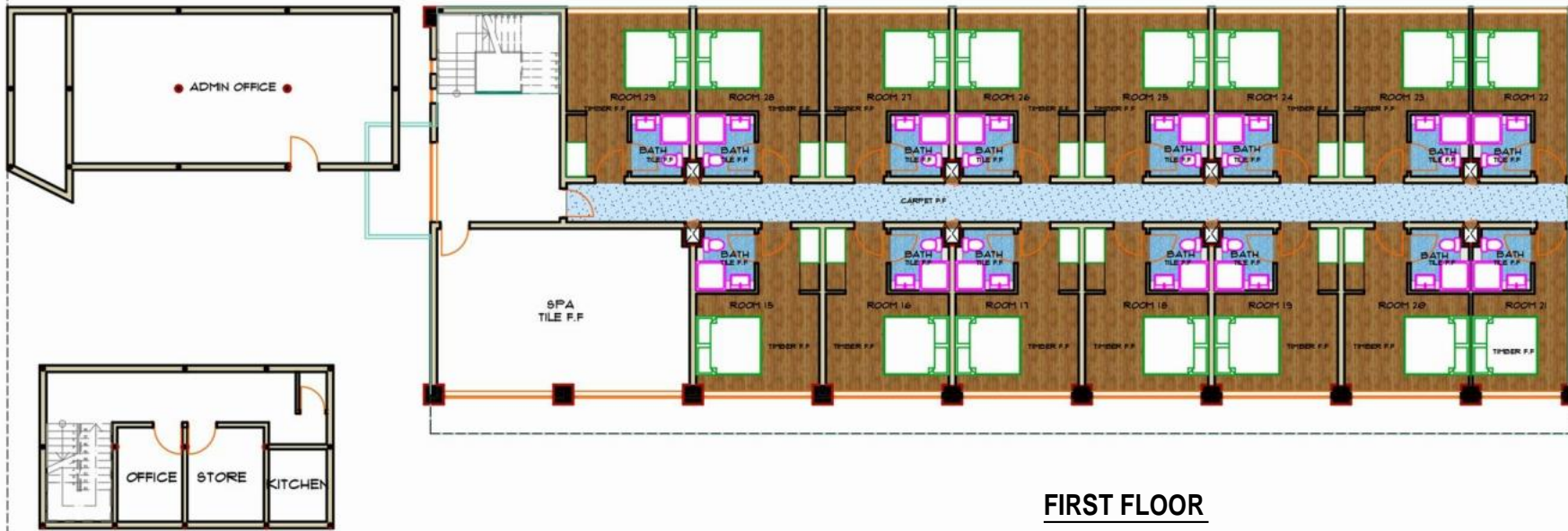


LOWER GROUND FLOOR

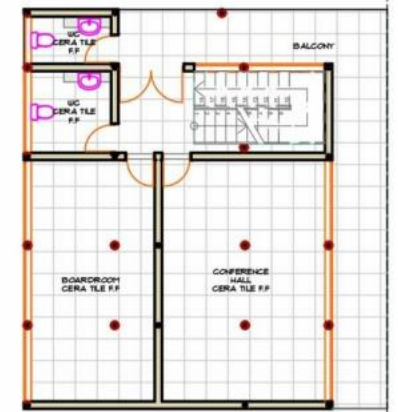


GROUND FLOOR

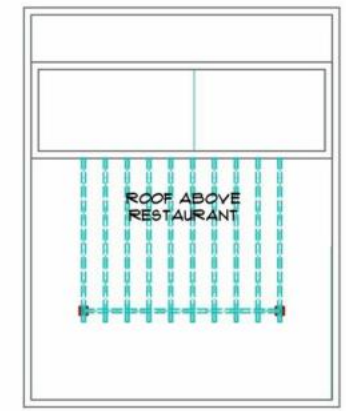




FIRST FLOOR



SECOND FLOOR





## **Comparisons in Neighboring Development**

**-3 S Gardens**

**-Rock Beach resort**

**-Tropical Gardens**

**-Beach Academy Private School**

**- Ruiru Golf Course**

## **Competitive advantages:**

- State of the art Conferencing facilities with exquisite luxurious Rooms presently not available in the area
- Management and systems with best practice
- Partnerships and Synergies
- Modern & Innovative training centre attracting Corporates
- On site demonstration for Urban Farming, permaculture and systems sales targeting women and Youth groups with fish grow out in cages
- Inspire local, regional and International Tourism
- Value addition cuisine with onsite produce of organic herbs, vegetables, fruits and fresh fish (including fish sausages) and a la carte as well as buffet menu.
- Unique Bar with on-site brewed beer and variety of cocktails & beverages and Restaurant with unique local & International menus with Asian-African self cook 'Karoga' gaining demand.
- Recreational facilities with fishing so close by to Nairobi for a great experience including boating and Kayaking.
- Excellent rooms with Spa and gym facilities as well as swimming pool in the vicinity at Rock Beach Resort for use by residents.



## **Unique project views:**

- A high demand continues to exist for Corporates, SME's to get out of the hustle and bustle of the Nairobi CBD and go to a serene location for in-house training programme, especially with a soothing water front, not too far away
- For the anticipated increased return on investment (ROI) the conferencing facilities and state of the art training centre will likewise attract NGO's and Government agencies to pay for the reasonably priced quality beverage, food & accommodation with recreational services at this unique river dam site incorporating a cafe restaurant for revellers including tourists.
- The project aim is to carry out the lucrative conferencing facility business simultaneously together with a farming demo model within a small area as proof of concept, while providing training and technical know how for the latest innovations with best practice in Urban farming methodology including manufacturing and packaging of herbal remedies from herbs produced using the Climate Smart Agriculture (CSA) systems.
- Aquaponics Kenya's unique advantage is that the holistic project has been built as a franchise model for profit as there is a huge need for Intensive Aquaponics and Hydroponics in-order to feed the large number of people moving into the urban centers of Kenya and Regionally and seeking adaptation to climate change.

***Note:- It is anticipated that the new shareholders of Aquaponics Kenya Limited will also get the opportunity to purchase 20 acres of land at Kekopey opposite Lake Elementaita in Gilgil, Kenya for a joint partnership venture with Altech International Agencies Kenya Limited (ALTECH) of establishing a Fish hatchery, Water bottling plant and envisaged Eco-lodge with Spa adjacent to a natural Spring Water source.***

## **AQUAPONICS CONFERENCING AND TRAINING CENTER AT RUIRU/ MUGUTHA BLOCK I 187/189, CORTESY BEACH**

A proposed 44/24 bed modern Conferencing and training Center at a beautiful site adjacent to a river dam 30 Km from Nairobi, incorporating an Urban demonstration farm with restaurant, poolside and recreational with entertainment.

<b>ITEM</b>	<b>AMOUNT(KSH)</b>	<b>REMARKS</b>
-Phase 2 Project finishing works W/Urban Farm demo model	150,000,000	Architect re-design i.e. completion of project incl.
-Land Purchased & appreciation w/Sewage line	20,000,000	Title Deeds Received
-Phase 1 Foundation and Building works, Consultants fee	57,000,000	Completed
- Phase 1 Jetty w/Cages, Electricals, Plumbing, CCTV, Perimeter wall, Greenhouse, Bio-gas & Bio-digesters	9,000,000	Outsourced Services
-Finders Fee	1,000,000	Comm. & Facilitation
-Consultancy (A, Q.S. S.E.)	2,000,000	Project Completion
-Project Management	1,500,000	Building works done
-Legal Costs w/Stamp Duty	500,000	w/Comp. Formation



-Marketing & Advertising Costs	1,600,000	Initial expense
-Management fees	2,800,000	1st year operations
-County fees and Licensing	1,600,000	
Incl. NEMA/WARMA and re-design approvals		
-Vehicle and other Ancillary Costs		4,000,000
-Present Financing Cost (Excl. Land)		10,000,000
-Kekokey 20 acres Land (ALTECH)		50,000,000
<b>* Total Investment towards Project</b>	<b>311,000,000 (USD 3M)</b>	
-Future Financing cost for Phase 3 for adjacent additional Land acquisition For Business expansion. Loan on Ksh 50M over 5 years at 10% (RB) paid yearly and included in the Business Plan		15,000,000
<b>* Business Plan Projected Revenue (5 years ROI)</b>	<b>890,000,000</b>	
-Cost of Sales		319,000,000
-Gross Profit		571,000,000
-Total operating expenses		191,000,000
<b>*Profit (before tax)</b>	<b>380,000,000 (262M after TAX)</b>	

**Conclusion:** It is anticipated that the entire project completion shall be carried out within the budgeted proposal of Phase 2 (within approx. Ksh 150M) including the 'for franchise' demo model urban farm given priority including Farm shop followed by the following in order of priority: Passage access levelling works; Offices & Staff Quarters; Herbal remedies production plant Kitchen & Restaurant; Water filtration plant; Electrical lighting, solar heating systems and security light fittings with CCTV fitting; Plumbing and affluent works; Sound proof & audio-visual equipped modern training centre; Standby Generator; Luxury/Exquisite en-suite Rooms & storage facilities; Parking area Cabro; Spa & Gym and recreation facilities.

The Kitchen and ancillary equipment may be acquired on hire purchase basis (if necessitated for ease of cash flow in the business) including purchase of a Pick up and mini-bus vehicle on Lease hire.

*The Kekopey land of 20 acres acquired with the Title deeds by Altech International Agencies Limited with 50% shares allocated to the equity partner at a cost of Ksh 50M including substructure improvements of 3Ph power supply, solar lighting & heating as well as perimeter wall.*

## **FINANCIAL PARTNERSHIP**

Ksh. 300,000,000 (US \$ 3M) Capital Injection is required from the potential investment partner(s) that will give the Investor cum equity partner 50% immediate shareholding in Aquaponics Kenya Limited and Altech International Agencies Limited with 50% retained in both Companies by the current Shareholder cum Business Development Director Aryn Khan.

Future profits after tax shall be shared as agreed annually by the board of directors (to be established) taking into consideration maintenance and future expansion.

The Return on Investment (ROI) given above indicating maximum of 6 (six) years payback time on net profits realized and earlier ROI projected with increased Herbal Healthcare (Medicinal) range of Products and renewed targeted sales.

The AQUAPONICS and ALTECH proposed Business plan shall be revised as necessary by the newly appointed shareholder(s) and duly appointed additional directors by the established Board.