



NAWIRI VISION AGENCIES

— R E A L E S T A T E —

APPLICATION LETTER

ATT: PROPERTY OWNER

Dear Sir/ Madam,

Did you know that you can enjoy the fruits of your investment with minimal toil and worries?

Almost every investor desires satisfactory income from their properties without necessarily managing them.

As NAWIRI VISION AGENCIES, we offer we offer our expertise and unique technique for managing your property.

Our culture is founded in the core values of integrity, respect, customer care attitude and team work hence high quality real estate management skills in order to meet your investment needs.

We will be humbled to get the opportunity to manage your property, we look forward to beginning working with you.

Yours faithfully,

JOAN M NYATHORE

MANAGING DIRECTOR

NAWIRI VISION AGENCIES

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NAWIRI VISION AGENCIES

REAL ESTATE

COMPANY PROFILE





NAWIRI VISION AGENCIES is a property management company whose endeavor is to deliver quality services to investors, whether individuals or in the private sector based in Kenya. The firm was duly registered in the year 2019 under the registration of business names act chapter 499.

It was during the COVID hard times that we saw an opportunity as many people were adjusting their lifestyle and shifting to smaller houses and we started by house hunting on their behalf. With just one staff we shared an office in Ruai Town with a lawyer friend. After a few months we had a few clients and we were able to own an office in Utawala opposite Family Bank near Gates Club where we are operating up to date.

Today, we are gradually making progress in making our brand known and also our presence being felt in the Kenyan Property market.

Nawiri Vision Agencies offers a wide scope in management of properties for both residential and commercial use in Nairobi. We offer specialized and professional property management services with a humane approach. We have tailor-made systems that allow access to tenant – landlord data.

We manage apartments, halls, retail spaces and residential main houses plus Air BnB's. We will ensure investors get value for their investments and treat the tenant with the most care and humane approach.

VISION

Our Vision is to be the change in the culture of unprincipled property managers.

MISSION

Our mission is to be the real ideal solution to both the tenant and the landlord matters co-existence and respect to all.



PROPERTY MARKETING

There can't be any business for all the stakeholders if the houses to manage are vacant.

Our major endeavor is to market the properties so that they are fully occupied.

PROPERTY MANAGEMENT

Successful management requires highly skilled stewardship of the space and also create a healthy relationship with the tenants. Letting services include marketing, introducing the tenants, visiting the premises and also dealing with tenancy's renewals or termination.

TIMELY RENT COLLECTION PROCESS

Rent collection will be done on time every month which is the only way to maintain consistent cash flow. We also make the tenant understand the un-negotiated terms of lease since we are obligated to enforce them

TENANT SCREENING

Thorough screening is one of our most serious exercise as this brings along reliable tenants that rent longer, less wear& tear and pay on time.

RELIEVE FROM LEGAL PROBLEMS

One tenant can actually cause significant legal and financial problems. We are well armed with the latest landlord tenant laws such that there's no vulnerability to a potential law suit.



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COMPANY RESPONSIBILITIES

❖ RENT COLLECTIONS

- It shall be done efficiently and dues remitted to the principal's account by 10th of every month.
- Tenants shall pay up the rent to the company's account number before the above mention date.

❖ LETTING

The company shall use both the digital and referral method of marketing to ensure shorter vacant periods including hanging banners at its own cost.

❖ RENOVATION AND MAINTENANCE

- Our company shall make sure renovations are well done after vacation to ensure that the premises is well maintained.
- The agent shall lay down the rules and regulations to be followed by tenants during their stay in the premises to ensure minimal damages.

❖ EVICCTIONS

It obvious there are hardcore tenants and evictions shall be done on behalf of the principal and proper consultations will be done before execution.

❖ ACCOUNTABILITY TESTS

Statements shall be provided every 11th of the month.

After the principal verified back on 12th and 13th the final statements shall be done on the 15th.



PEACE OF MIND

Property Management is an area where it entirely entails dealing with human beings of diverse nature, emergencies in the middle of the night, evictions, property wrecking, faking payment slips, paperwork and so on is the order of the day. To avoid all these hustles, giving us the management opportunity allows you to have a *peace of mind* as the principal.

All your rent income is paid on an agreed specific date of the month without fail.

We will be very humbled if you appoint **Nawiri Vision Agencies** as your property manager. We will also be willing to come for an interview at the earliest opportunity.

Thank you in Advance

Joan M. Nyathore

Managing Director

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