

COMPANY PROFILE

PINNACLE VALUERS LIMITED

A. PRELIMINARY INFORMATION

COMPANY NAME: Pinnacle Valuers Ltd.
(Registration No. C. 82495)

PHYSICAL & Head Office Thika Branch Office
CONTACT ADDRESS:

7th Floor, Post Bank Building
3rd Floor, Thika Arcade

Banda Street/Market Lane Kenyatta Avenue
P.O. Box 70731-00400, Nairobi Tel: 067-20070
Tel: 2244210/2211802
Mobile: 0711100853/0736-929864
Email: valuer@pinval.co.ke

CONTACT
PERSONS:

BRANCH CONTACT PERSON

Head Office –Nairobi Paul E. Njathi Ngugi
Thika Branch Michael Kinyanjui Mbugua

PROFESSIONAL

INDEMNITY: The company has a current professional indemnity cover with

UAP Insurance Co. Limited

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BANKERS:

- 1) Standard Chartered Bank, Kenyatta Avenue Branch
- 2) Barclays Bank of Kenya, Moi Avenue Branch
- 3) Co-operative Bank of Kenya, Gigiri Branch
- 4) Equity Bank Limited, Corporate Branch
- 5) Consolidated Bank, Koinange Branch
- 6) Family Bank Limited, Kenyatta Avenue Branch

- 7) Ecobank Limited, Thika Branch
- 8) Kenya Commercial Bank Ltd., Limuru Branch

V.A.T. REG. NO.: 0109090X

P.I.N. NO.: P051122750Z

AUDITORS: Mugo Waweru & Associates
2nd Floor, Brunei House
Witu Road
P.O. Box 28389
NAIROBI

LEGAL ADVISERS: Gathumbi & Co. Advocates
5th Floor, Rehani House
Koinange Street
NAIROBI

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B. THE COMPANY

Pinnacle Valuers was established in 1983 as a partnership and incorporated in 1998 as a private limited company.

The firm is headed by four (4) highly qualified and competent directors who are holders of B.A (Land Economics) degrees in addition to other academic and professional qualifications. The directors are backed by over ten qualified associates and administrative staff with good educational backgrounds and several years of experience.

Our Vision

“To be the model company championing professionalism and excellence in delivering real estate solutions in the region “

Our Mission

Our mission is to work with all our partners in providing superior, professional, accurate, cost effective and environmental friendly real estate solutions that meet individual needs and international standards.

We commit to excel, lead with passion and enthusiasm, driven by the desire to be exemplary in word and deed.

Our Core Values

- We always fulfill our partnership obligations
- We always perform with professionalism, integrity, teamwork, reliability, honesty, openness and courtesy with clients and amongst ourselves.
- Continuous training, career development and process improvements

OUR DEPARTMENTS

1. Valuation Department

This is headed by our Managing Director Mr. P.E.N. Ngugi. He is in-charge of the day to day running of the company, financial management, marketing and networking. Mr. Ngugi holds a B.A (Land Economics) degree and is currently pursuing on M.A. (Urban Management) at the University of Nairobi. He has over 24 years working experience in the property industry. He is a full member of the Institution of Surveyors of Kenya, a Registered and Practicing Valuer and a Registered Estate Agent. He is currently serving on the Estate Agents Registration Board.

Our valuation services include;

1. Valuation of land, buildings, site works, plant and machinery, furniture, fittings, computers, trade stock etc for
 - Sale or purchase purposes
 - Mortgage/Bank loan
 - Book purposes/ Financial reporting
 - Insurance purposes
 - Court bond purposes
 - Compensation purposes
2. Rental assessments
3. Feasibility studies
4. Investment appraisals
5. Environment impact assessments

2. Management and Agency Department

This is headed by Mr. V.K. Muroki. He holds a B.A (Land Economics) degree and has over 17 years working experience in the property industry. He is a full member of the Institution of Surveyors of Kenya, a Registered and Practicing Valuer and a Registered Estate Agent.

Our property management services include;

- Letting and re-letting of new and old Shops, Offices, Godowns, Exhibition Stalls, Residential Houses, Flats/apartments and vacant sites.
- Collection and remittance of rents, service charges and utility bills in good time.

- Receiving and attending to tenants and landlord complaints.
- Selection of tenants.
- Lease administration and lease renewals.
- Engagement and supervision of service providers such as cleaners, garbage collectors, security guards, building contractors, architects etc.
- Training and supervision of caretakers.
- Make periodic and regular inspections to ensure that properties are well cleaned and maintained.
- Ensure that properties are adequately insured against risks such as fire
- Payment of annual land rents and rates

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Our real estate consultancy services include;

- Arrangement of Mortgage finance
- Construction projects management
- Building design consultancy. We offer advice on building designs, market trends, building materials, finishes and services.
- Property marketing and sales.

C VALUATION PANELS

The Company always aims at giving quality service to clients of diverse nature.

We are currently listed in the panel of the following institutions:-

- * Standard Chartered Bank of Kenya Ltd
- * Co-operative Bank of Kenya Ltd.
- * Kenya Commercial Bank Ltd.
- * Equity Bank Ltd
- * National Bank of Kenya Ltd
- * Consolidated Bank of Kenya Ltd
- * Kenya Post Office Savings Bank
 - * Barclays Bank of Kenya Ltd.
 - * Family Bank Ltd.
 - * Medical Practitioners & Dentists Board
 - * First Community Bank
 - * Gulf African Bank Ltd.
 - * EcoBank Ltd.
 - * National Social Security Fund
 - * Laptrust
 - * Agricultural Finance Corporation

- * Stima Sacco Ltd.
- * United Nations Sacco

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D SAMPLE OF JOB PROFILE:

Some of the major jobs undertaken by the firm include:-

SAMPLE OF VALUATION WORK

National Irrigation

Board (NIB): Conducted a Resettlement Action Plan for the National Irrigation Board, that involves a census and social-economic study for the purposes of determining project affected persons, persons to be displaced, land acquisition requirements, and generally, the reinstatement of people's livelihoods, so as to ensure that the project benefits the communities sustainably.

Kenya Utalii College

Assets: Valuation of all assets of Kenya Utalii College including the prestigious Utalii Hotel and Utalii Village for insurance and book purposes.

Kenya Anti- Corruption

Commission : Valuation of all loose assets for Commission for book purposes and preparation of assets register.

SDV Transami

(K) Ltd.: Valuation of large industrial property comprising industrial go-downs offices, sheds and infrastructure.

Gimalu Estates

Ltd.: Valuation of 145 acres of agricultural land situated in Redhill, Kiambu with a variety of agricultural activities and related processing plants such as flower processing and cold rooms. Others include: green houses, farm office buildings and staff houses.

Mwambeja

Ranch: Large track of land of 18,000 plus acres comprising tourist cottages and several informal settlements.

Mbo-I

Kamiti: A large scale coffee estate situated in Kiambu area comprising coffee plantations and other ancillary infrastructure such as coffee factory, dams, irrigation system and staff houses.

Sport Arms

Hotel: A 3-star class hotel situated right in the heart of Nanyuki town comprising ample facilities, serene surroundings suitable for recreation purposes.

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Kisumu Paper

Mills: A prime industrial property situated in Kisumu's town industrial area comprising land, buildings, siteworks, all paper making plant, machinery and equipment.

Consolidated

Bank: Several properties in different towns for rental audit.

Local Authorities Pension

Trust: Valuation of two commercial properties in Nairobi's CBD namely Fourway Towers along Muindi Mbingu street, Kenwood House along Kimathi Street and two large tracks of land in Kitengela.

Kilimani: Valuation of ½ Acre plot strategically located in Yaya Centre neighbourhood within the greater Kilimani area. The site had been earmarked for development of 56No. two bedroom apartments on seven levels plus basement for parking.

Karen: This is a more or less 5-acre parcel situated in the up market Karen estate which is partly developed with a five bedroomed residential house among other outbuildings and partly afforested with various trees.

Pangani

Estate: Valuation of a well built eight storied commercial-cum-residential building comprising a basement level situated in Pangani estate within close proximity to Nairobi city centre for Insurance purposes.

Ngara Area: This is a more or less 5 Acres prime piece of land situated within a popular and easily accessible estate within walking distance to Nairobi City Centre.

Juja Area: This is about 10 acres prime vacant commercial parcel fronting Thika Superhighway and situated in the rapidly developing Muigai-Inn.

The Strand

Hotel: A triple storey commercial building situated along Gandhi Avenue in Nairobi West Estate offering forty six (46 No.) lodging rooms and conference hall.

Mudher Industrial

Complex: A godown situated along Mombasa Road in an industrial complex developed with eight (8No.) identical godowns within Syokimau area.

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SAMPLE OF PROPERTY MANAGEMENT WORK

Eagle Plains Estate Residents

Association: Management of common services at Eagle Plains Estate along Mombasa Road comprising 257No. Maisonettes.

Salyut Services

Ltd: Management of four storey Salute Place situated at Villa Franca, Embakasi

Koone Estates

comprising of shops on the ground floor and apartments on the three upper floors all totaling 40 units.

Ltd: Management of the double storey Kieni House along Limuru Road comprising shops on the ground floor and offices/shops on the upper floor.

Eagle Holdings

Ltd: Management of six storey building situated in Lucky Summer Estate comprising of shops on the ground floor and residential units on the five upper floors all totaling to about 100 units.

Kenda

Partners: Management of assorted commercial properties in Nairobi's Central Business District and Eastleigh Estate.