



CORASSET
INVESTMENT LIMITED

Building Wealth

SELLER'S CREDIBILITY PACKAGE



ROPHINE MWAKIDIMI

Founder / President



OVERVIEW

Are you looking to sell your property? Then you have come to the right place, welcome to **Corasset Investments Ltd** we buy property, just like yours. Kindly go through our credibility packet and let us help you.



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WHO ARE WE?

CORASSET INVESTMENTS LTD is a professional, full service real estate solutions firm that buys and hold- Properties through-out Kenya and round the world. Founded in 2017 by **Rophine Mwakidimi** and **Jacinta Ndiritu**, *We are proud to provide real estate services in the following areas:-*

- Real Estate Investment.
- Residential Re-development.
- Real Estate brokerage.
- Foreclosure Solutions.
- Buying, Development & leasing of properties.
- Maintenance & Construction.
- Property Management.

With over 5 years of knowledge on the real estate transactions and market in Kenya since 2015, Corasset Investments is excited to be part of the Kenya's vibrant growth and we aspire to continue contributing to the economic rejuvenation of Kenya.

Since its inception, Corasset Investments Ltd has passionately pursued our goal to help people in our Community find answers to their real estate needs. Our organization is proud to soon be a member of the Kenya Property Developers Association and Urban Landlords & Tenants Association of Kenya.

At Corasset Investments Ltd, our team is highly motivated, knowledgeable, ethical and resourceful. Qualified to handle any real estate transaction, our dedicated staff is committed to helping people with their real estate needs and making successful deals happen. Our team of professionals has the expertise to navigate any transaction and the integrity to follow up on our promises.



THE STORY OF CORASSET INVESTMENTS LTD

Since the formation of the company both **Rophine** and **Jacinta** had a goal to work together in real estate doing what they love, and wanted to share their passion in real estate with others. They've developed a solid foundation of real estate knowledge, the expertise necessary to navigate transactions, and the integrity to follow up on promises.

From 2015, as they began to develop the company and carve their niche in the big real estate world, they quickly realized that there was a distinct need for certain real estate services they originally did not foresee. So they decided to create a company that would offer a package of real estate solutions services under one roof, known as Corasset Investment Ltd.





Both **Rophine** and **Jacinta** came from a very humble backgrounds. Prior to learning about real estate, both Rophine and Jacinta had successful careers working as Accountant and Credit officer respectively at a reputable financial service provider in Kenya. With a desire to learn about real state, they invested many hours learning from some of the most successful people in the business as to how they can become excellent investors who know their trade. From that experience, they have been able to create systems that help run their company and help people with many real estate needs.

Jacinta and Rophine are business partners, but they are also a married couple team.

OUR MISSION STATEMENT

When a passion for real estate is combined with talented individuals who have an uncompromising drive to succeed, amazing things will happen. At Corasset Investments, it's our goal to not only have a positive effect on ourselves and our families - but also to inspire, motivate and create lasting change in everyone we encounter. We will treat our clients and team members with respect at all times. Our motto is and will always be, "Where there's a will, there's a way - and failure is merely lack of effort." Our company will dedicate itself to everlasting education and professional growth and will always stick to our core values, which are:- ● Integrity ● Stewardship ● Accountability ● Professionalism ● Attitude

Working With Us

Why work with Corasset Investments Ltd?

Most property owners have no idea what options are available to them beyond listing a property with a real estate agent or to sell on their own and just hoping for the best. At Corasset Investments Ltd we provide a unique alternative.

When we work directly with a property seller, what we provide can not only make for a smooth transaction, but it can also add up to thousands of shilling in savings as compared to selling a property through traditional means. With the ability to directly purchase property and make cash offers, we can create extremely fast and hassle free transaction.

There are many creative ways to help you out of any situation. We pride ourselves on our reputation for working one on one with each customer to handle each individual situation, even more important is to provide a WIN-WIN scenario.

Corasset Investments Ltd vs Traditional buyer

Here are just a few benefits sellers have on working with us when selling their Properties:-

- ✓ CASH OFFER
- ✓ NO COMMISSION
- ✓ QUICK CLOSE
- ✓ NO FEES
- ✓ PAY NO CLOSING COSTS
- ✓ WE BUY THE HOUSE AS IS
- ✓ NO APPRAISAL
- ✓ NO LENDING RESTRICTIONS

How do we compare to a Traditional buyer?

Method of Payment	Bank Financing	CASH
Repairs	1-8% of Property Value	None (Sold AS-IS)
Closing Timeframe	45+ Days	10-14 Days
Commissions	6% of Sale Price	None
Seller Paid Closing Costs	1-6% of the Purchase Price	Zero
Appraisal	Mandatory	None
Length of Time on Market	150 Days on the Market (Main Average)	0 Days



WHAT WE OFFER

Cash Purchase Program

Utilizing cash funding from our national network of investors and lenders allows us to circumvent many of the nuances of a traditional real estate closing. We can purchase your property directly from you, and you won't have to pay any hefty Real estate Agents commissions. In addition to our funding source, we will be buying the property absolutely AS IS – meaning, we would never ask you to make a single repair on the property. Even more important we understand value of timing. You as the seller may be in a situation where you need to close quickly. We can facilitate a fast and easy closing in 14 days or less or as long as you need.

Credit Repair Program

Whether you are looking to repair your credit from unfortunate financial event or improve your credit score in order to purchase another property in future, our network of credit repair specialists can produce results quickly.

OUR RISK

According to our understanding there are no such properties as perfect, even the newly constructed ones, will potentially have some issues.

Our company build value by rehabilitating properties in need of repairs, whether cosmetic or significant repairs.

In most instances we buy properties that have fire damage, foundation problems roof problems, pests infected properties, or in need of major repairs. Properties in these condition scare most buyers, and most real estate agents don't like listing them because they know such properties are hard to sell. We actually enjoy talking to sellers with these types of properties, because we can see the properties potential value.

Here are some of the risk involved when we purchase properties:-

- Work permit complications, local restrictions and other legal problems.
- Costly repairs not previously estimated which would delay income generation and affect projects budget such as plumbing and foundation.
- Previously unknown property conditions or environmental hazards.



FREQUENTLY ASKED QUESTIONS

How does the process work to sell my property?

After you provide us with basic information about your property, a member of our team will contact you shortly with a cash offer (usually within 48 hours). In some situations, we will need to gather additional information about the condition of the property and discuss all the details with you to make you an unconditional offer. If you accept, we will handle everything else.

What sort of properties do you buy?

We buy properties in any condition, in any area, in any price range, in any situation. We will buy your property as is you don't need to do any repairs. Our vision is to revitalize communities customize properties from ground up so condition does not matter to us.

What do you mean by "any condition, area, price range or situation?"

Whether your property is in foreclosure, over-leveraged, condemned, with liens or health department violation, not maintained, fire damaged, or about to fall down, we will buy it.

What will your service cost me?

Nothing! We do not charge you any fees to discuss your situation, make you an offer or to buy your property.

Are you a real estate agent?

Corasset Investments Ltd is a real estate investment company we invest in real estate, but work closely with real estate agents to find fair market value for properties. Our primary focus as investors is to come up with an amicable solution to your situation and buy and restore your property.



Building Wealth

GETTING STARTED WITH US

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