

Nairobi and Kisumu, side by side

Measure	Nairobi	Kisumu
Population today	5,447,529	1,431,639
Estimated players reached	22,200	10,200
Teams	204	124
Coaching places	80	68
Facility units proposed	7	6
Land needed, acres	20.1	18.6
Capex	\$6,920,050	\$5,720,050
Opex a year	\$544,628	\$412,628
Potential revenue a year	\$1,191,128	\$1,071,128
Operating surplus a year	\$646,500	\$658,500
Payback period	10.7 years	8.7 years
Economic and social value a year	\$18,117,969	\$8,362,584
Value per dollar spent	2.618	1.462
Health value a year	\$650,904	\$299,064
Tax a year	\$804,672	\$439,869
Jobs	129	107
Academy places	144	144
Professionals produced a year	2.6	2.6
Player trading income a year	\$1,156,740	\$1,156,740

On value returned per dollar built, Nairobi works harder on these estimates. Both sets of figures are research estimates: capex and opex answer to a survey and a detailed costing, land to a registered valuer.