

Kisumu on one page

Population today 1,431,639 · KSh 129 to the dollar

Measure	Kisumu
Estimated players reached	10,200
Teams	124
Coaching places	68
Facility units proposed	6
Land needed, acres	18.6
Capex	\$5,720,050
Opex a year	\$412,628
Potential revenue a year	\$1,071,128
Operating surplus a year	\$658,500
Payback period	8.7 years
Economic and social value a year	\$8,362,584
Value per dollar spent	1.462
Health value a year	\$299,064
Tax a year	\$439,869
Jobs	107
Academy places	144
Professionals produced a year	2.6
Player trading income a year	\$1,156,740

The facilities, and the land they need

Facility	Units	Land, acres	Capex	Players	Revenue a year
Stackable 5-a-side and futsal courts	3	1.05 (0.35 each)	\$71,250	7,200	\$46,128
Community 11-a-side pitch upgrades	1	2.5 (2.5 each)	\$96,000	1,800	\$15,000
County academies and coach education	1	5.0 (5.0 each)	\$52,800	1,200	\$80,000
Modular professional stadiums (Priority 18)	1	10.0 (10.0 each)	\$5,500,000	0	\$930,000

Land is an indicative take per unit — the fenced playing area plus run-off, circulation, parking and ancillary space. Courts can be stacked where land is the binding constraint, which cuts the acreage roughly in half.

Multi-sport use, per the KPL Multi-Sports Division

Facility	Also carries	Extra spec	Hire a year
Stackable 5-a-side and futsal courts	Futsal, Basketball, Netball, Handball, Volleyball	\$7,200	\$9,936
Community 11-a-side pitch upgrades	Athletics warm-up, Rugby sevens, Community events, School galas	\$6,500	\$4,416

Facility	Also carries	Extra spec	Hire a year
County academies and coach education	Multi-sport coach education, Strength and conditioning, Referee courses	\$5,200	\$4,140
Modular professional stadiums (Priority 18)	Football, Rugby, Athletics, Basketball show courts, Concerts and conferences	\$210,000	\$154,560

The Brazil gap in Kisumu

Brazil measure	Per million	Needs	Planned	Still short	Share
Verified futsal court businesses	9.0	13	3	10	23.1%
Municipal sports installations	195.9	280	1	279	0.4%
Registered football stadiums	3.7	5	1	4	20.0%
County academies	No register	1	1	0	—

Brazil built its technical base on small-sided volume rather than on wealth, which makes it the fair benchmark. Its own published counts are divided by its population and applied to this county's population today.

Every figure is a research estimate generated from this county's own population, wages and prices and from published build costs. Capex and opex answer to a survey and a detailed costing; land answers to a registered valuer.