Ground rent · Kisumu · 22 November 2026

What This Project Can Pay In Rent

A youth development ground in Kisumu needs 3.621 acres. On this county's own wages, prices and 15-34 population it would take KSh 15,655,776 a year net and leave KSh 517,878 before any land cost. Everything below follows from those two numbers.

The site and the trading

Facility	Youth development ground (Grassroots)
Land needed	3.621 acres (14,655 m²)
Net income a year	KSh 15,655,776
Operating profit before land	KSh 517,878
Market ground rent for that acreage	KSh 1,749,986 a year (11.2% of income)

What the project can pay

Band	Rent a year	A month	Per acre	Or a premium instead	Profit left
Comfortable 8.0% of net income capped at half the operating profit	KSh 258,939	KSh 21,578	KSh 71,510	KSh 2,876,527	KSh 258,939
Tight but workable 15.0% of net income capped at half the operating profit	KSh 258,939	KSh 21,578	KSh 71,510	KSh 2,876,527	KSh 258,939
Only on cheap land or a grant 25.0% of net income capped at half the operating profit	KSh 258,939	KSh 21,578	KSh 71,510	KSh 2,876,527	KSh 258,939

Our opening position is **KSh 258,939** a year and our ceiling is **KSh 258,939**. The market rent is KSh 1,491,047 a year above that ceiling, so this site only works on a reduced rent, a turnover rent, a longer term or public land. Whatever share of income it looks like, the rent is larger than everything the operation earns after its own costs. Free, donated or public land only.

The terms worth asking for

— **A rent-free build period.** No rent until the pitches open. The site earns nothing while it is a building plot, and a rent charged through construction comes straight out of the build budget.
— **Rent as a share of takings, not a fixed sum.** A turnover rent moves with the business. In a quiet year the landowner earns less and the facility survives; in a good year the landowner earns more than a fixed rent would have paid.
— **A term long enough to recover the capital.** Fifteen years is the minimum anything permanent is built on. Below that the pitches outlive the lease and no funder will put capital in.
— **Reviews on a published index, capped.** Rent reviewed against inflation with a stated ceiling, so a twenty-year plan cannot be undone by a single review.
— **Security of tenure and a registered lease.** A registered lease, a clean search and consent from every interested party. Funders lend against title, not goodwill.
— **Community hours written in.** Guaranteed hours a week for schools, girls' sessions and the county league, at a stated price. It is the reason the project exists.

Method

Ground rent is the commercial yield on our modelled land value for the acreage that facility type needs, at the location chosen. Income and operating profit come from the facility planner on the same county's living wage, 15-34 population and utility prices, with the land line removed so the rent is not charged twice, and restated at the live exchange rate so they match the planner exactly. Anything above a quarter of net income is treated as unaffordable at market rent.

— Planning estimates on both sides — the land and the trading. A valuer's report and a real operator's budget replace them before anything is signed.

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INDICATIVE ESTIMATES ONLY — BUILD COSTS SUBJECT TO SURVEY AND DETAILED COSTING, LAND SUBJECT TO A REGISTERED VALUER'S REPORT AND AN OFFICIAL SEARCH.