

EXPRESSION OF INTEREST (EOI)

FOR THE PURCHASE OF THE JABAVU ROAD MANSE PROPERTY, KILIMANI of NAIROBI BAPTIST CHURCH

REFERENCE N^o: NBC-EOI/001-6/2025

Advert Date: Thursday, 19th June 2025

Mandatory Site Visit: Friday, 27th June 2025 at 11:00 AM

Submission Deadline: Friday, 4th July 2025 at 11:00 AM.

1. INTRODUCTION

The Disposal Committee of the Jabavu Road Manse Property, Kilimani, hereby invites sealed Expressions of Interest (EOIs) from qualified individuals (citizens and foreigners), corporations, organisations, and real estate firms interested in purchasing the Jabavu Road Manse Property. This disposal is being undertaken through a transparent and competitive bidding process in line with applicable legal and governance standards.

2. PROPERTY OVERVIEW

The Jabavu Road Manse Property is located in the heart of Kilimani, Nairobi — a prime residential and commercial area. Detailed property features, title documents, zoning, and development regulations will be made available during **the mandatory site visit scheduled for 11:00 AM on Friday, 27th June 2025**. For reference, here is the geolocation link for the property: [Google Maps Location](#)

3. ELIGIBILITY

This opportunity is open, but not limited to:

- (i) Private individuals (local and foreign),
- (ii) Registered companies and legal entities,
- (iii) Consortia and partnerships,
- (iv) Licensed real estate agents, brokers, and firms.

4. SUBMISSION REQUIREMENTS

Interested bidders must submit the following documents:

1. **Cover Letter:** Brief introduction and expression of interest and purpose in acquiring the property.
2. **Bid Price:** A financial offer clearly stated in KES or USD. Bids below the confidential reserve price may be disqualified.
3. **Proof of Identity/Registration:**
 - a. Individuals: National ID/Passport (certified copy)
 - b. Companies: Certificate of Incorporation/Registration, CR12 or equivalent
4. **Declaration of Source of Funds** (signed and stamped Affidavit, the declaration must be in accordance with the Proceeds of Crime and Anti-Money Laundering Act, Chapter 59B Laws of Kenya)
5. **Certified Bank Statement for the past one year from a reputable financial institution**

6. **Proof of Financial Capability:** Evidence that the bidder has adequate funds to meet the bid.
7. **Any relevant references or proof of previous property purchases** (optional but recommended)

5. EVALUATION CRITERIA

Submissions will be evaluated based on the following weighted criteria:

Criteria	Weight (%)
Bid Price (Highest Offers Preferred)	40%
Financial Capability & Bank Statements	25%
Legitimacy & Legal Compliance	15%
Declaration of Source of Funds	10%
Demonstrated Readiness to Transact	10%
Total	100%

6. SUBMISSION PROCESS

All EOI submissions must be sent electronically in one PDF format to:
procurement@nairobi baptist.co.ke

Email subject line: "EOI – Purchase of Jabavu Road Manse Property-Kilimani"
Submissions must be received no later than 11:00 AM on Friday, 4th July 2025.

7. IMPORTANT NOTES

- 7.1. Only those who attend the mandatory site visit will be eligible for consideration.
- 7.2. The Disposal Committee is under no obligation to accept the highest or any bid.
- 7.3. The reserve price remains confidential and will not be disclosed to any party.
- 7.4. Bidders found to be non-compliant with legal or ethical expectations will be disqualified.

8. ADDRESSED TO:

The Disposal Committee
Jabavu Road Manse Property, Kilimani
Nairobi Baptist Church
P.O. Box 44128-00100
Nairobi, Kenya

9. CONTACT INFORMATION

For clarification, kindly contact by email and cc either:

- a) David Onditi – onditi@nairobi baptist.co.ke
- b) Sophia Maina – sophia@nbcinvestment.co.ke

10. CONFIDENTIALITY

All documents and information shared for this property disposal assignment shall remain confidential and shall not be disclosed to any third party without prior written consent from Nairobi Baptist Church.