

RoadSide Stations (RSS)

Northern Corridor  
RSSs in **Kenya**.

# PROJECT INFORMATION PAPER



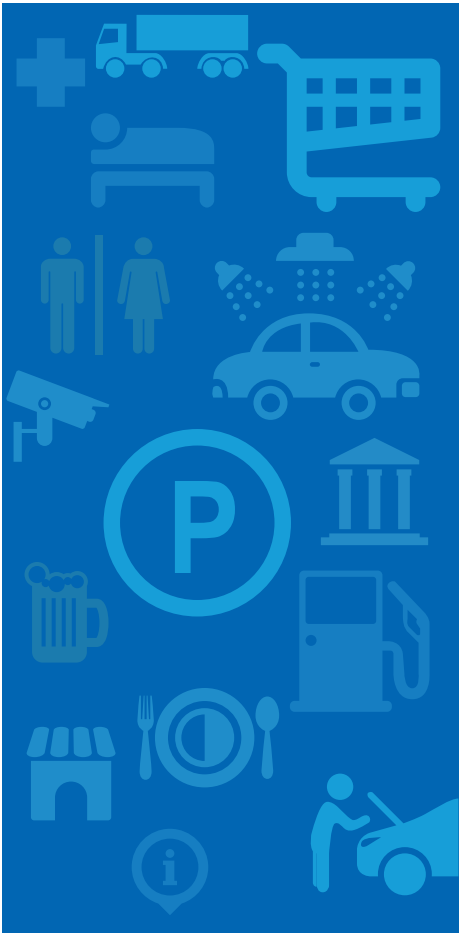
[www.roadsidestations.org](http://www.roadsidestations.org)



Northern Corridor  
Transit and Transport  
Coordination Authority





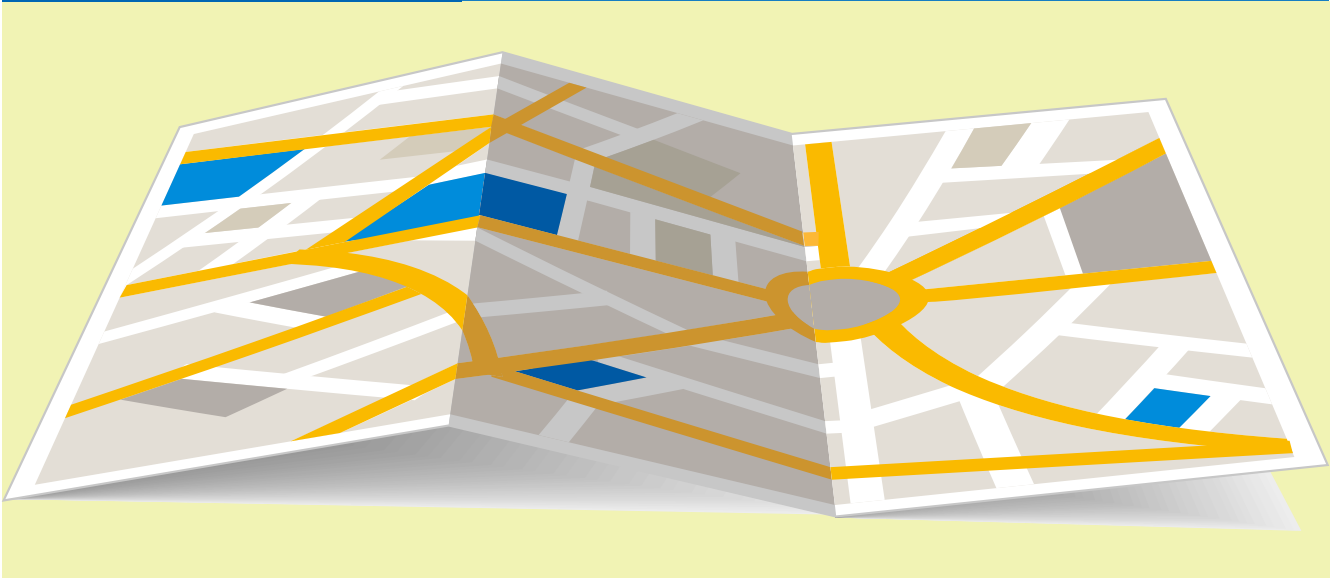


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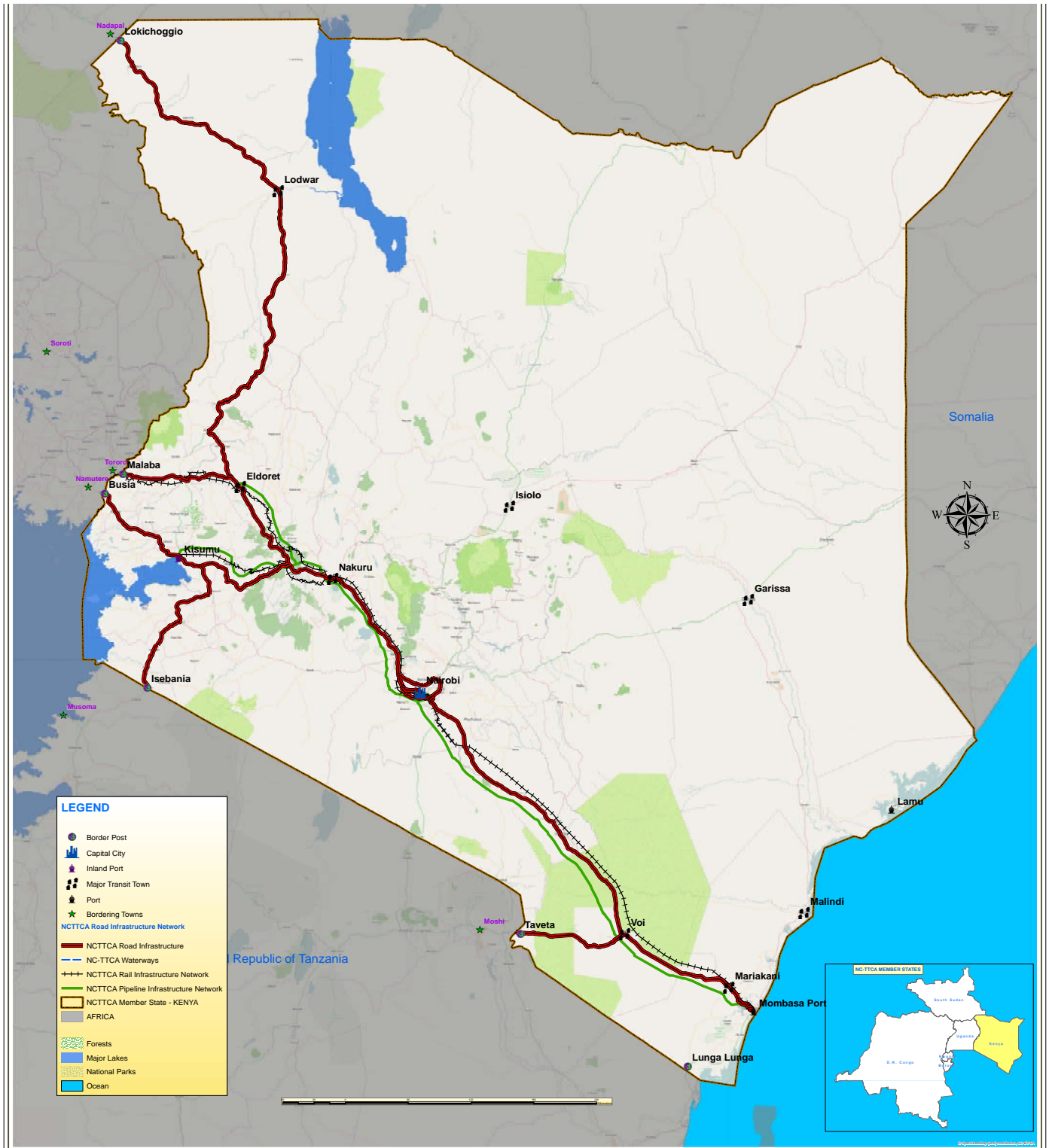
## RoadSide Stations

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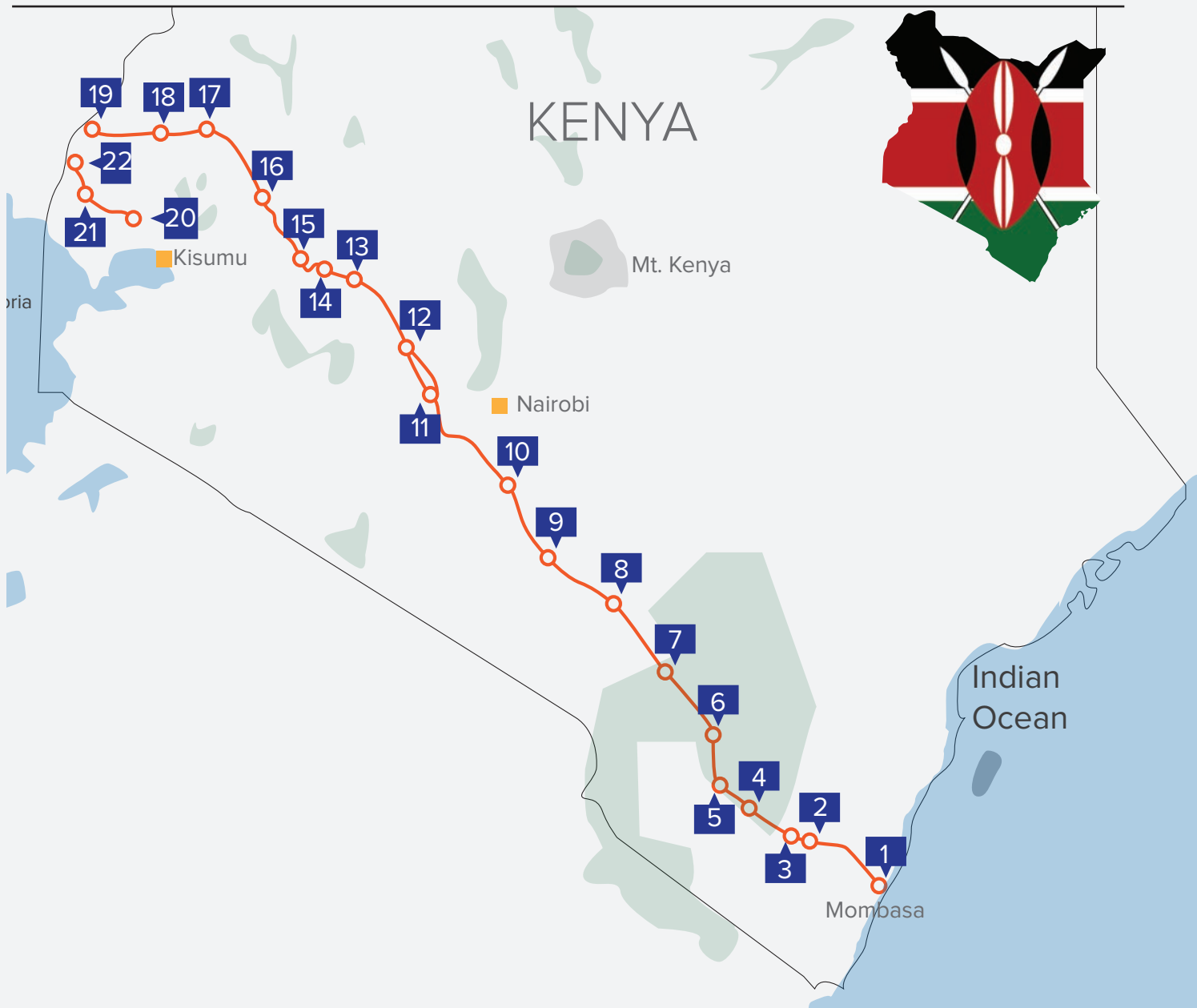
The Project Information Paper highlights the following information:

- > Traffic foreseen in the area of the RSS
- > Number of vehicles stopping in the RSS
- > Number of users per day
- > Average time parked in the RSS
- > Map of location in the corridor
- > Design scheme
- > Investment cost
- > Maintenance and operating cost
- > Global financial feasibility
- > Sponsors financial return
- > Solvency/Bankability
- > Weighted Average Cost of Capital (WACC), Debt
- > Summary of Financing Potential
- > Financial Cash Flow (FCF)
- > Equity cash flows

# Kenya Northern Corridor Transport Infrastructure Network



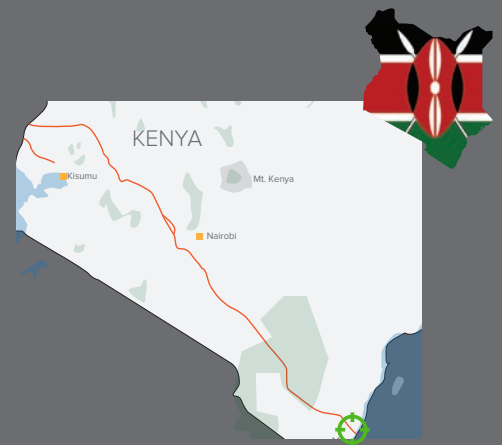
# RoadSide Stations in Kenya



- |                  |                       |                      |
|------------------|-----------------------|----------------------|
| 1. Miritini      | 9. Sultan Hamud       | 17. Jua Kali         |
| 2. Taru          | 10. Machakos Junction | 18. Webuye           |
| 3. Mackinnon Rd. | 11. Maai Mahiu        | 19. Malaba           |
| 4. Maungu        | 12. Naivasha          | 20. Yala             |
| 5. Voi           | 13. Nakuru            | 21. Segu Town        |
| 6. Manyani       | 14. Salga             | 22. Korinda Junction |
| 7. Mtito Andei   | 15. Mau Summit        |                      |
| 8. Makindu       | 16. Burnt Forest      |                      |



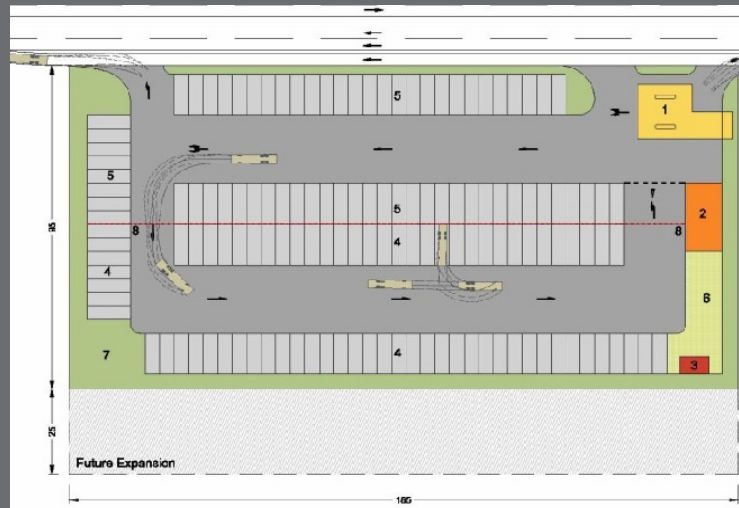
# Miritini RoadSide Station



## Proposed Amenities

1. Service Stations
2. Shops
3. Washrooms
4. Parking for trucks in transit
5. Parking for trucks in domestic traffic
6. Pedestrian and green areas
7. Green Areas
8. Fence

## Proposed Design



## Vehicle Statistics

### Passenger Cars



**5,330**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	2
Number of users per day	0
Average length of time parked (hours) per vehicle	0.5

### Minibuses



**81**

Number of Vehicles Stopping Daily	2
Average Number of Passengers per Vehicle	10
Number of users per day	0
Average length of time parked (hours) per vehicle	1

### Large Buses



**137**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	30
Number of users per day	0
Average length of time parked (hours) per vehicle	1

### Trucks



**3,460**

Number of Vehicles Stopping Daily	692
Average Number of Passengers per Vehicle	2
Number of users per day	1,384
Average length of time parked (hours) per vehicle	1

## Estimated Investment Cost

Investment Cost (US \$)

**1,208,633**

Maintenance and Operating Cost (US\$/Yr)

**21,622**

## Global Financial Feasibility

FNPV

**0.72 Mill. US\$**

FIRR

**13.33%**

Disc. P/B period

**14 y**

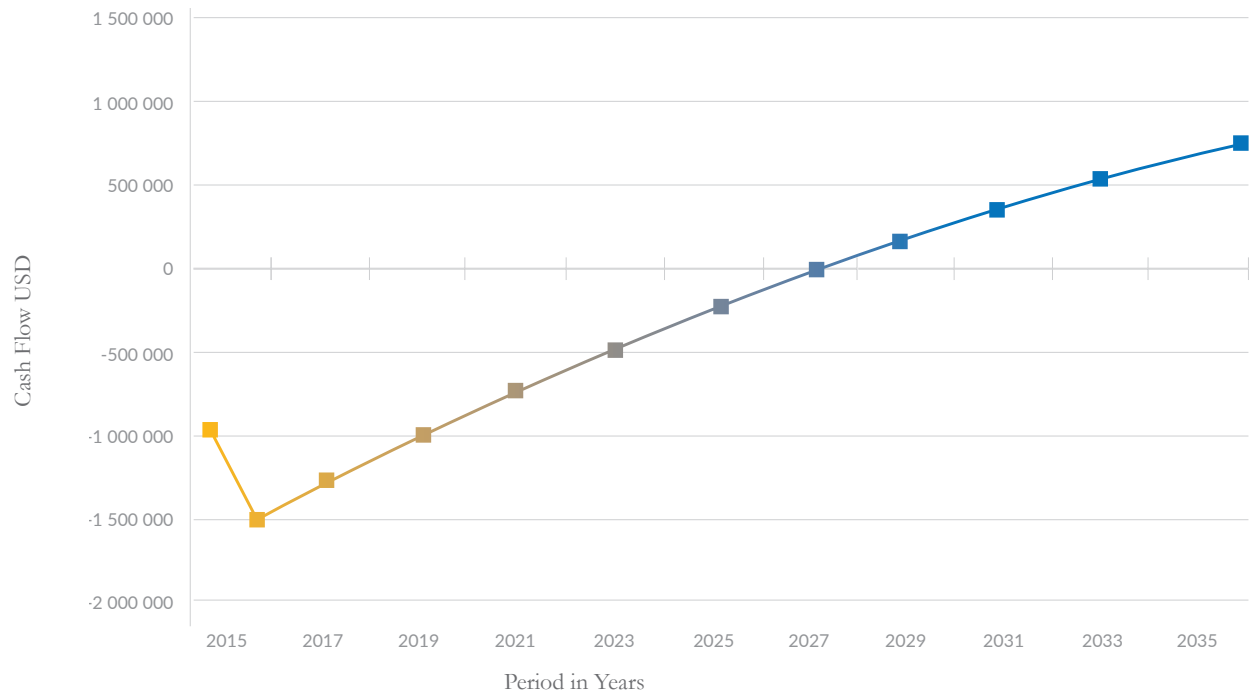
## Summary

**MEDIUM/HIGH PRIVATE Financing Potential**

# Miritini

## RoadSide Station

### Financial Cash Flow | Value Creation



### Equity Cash Flow



#### Sponsors Financial Return

Equity FIRR  
17.65 %

#### Solvency/Bankability

DSCR 5/yr  
1.28

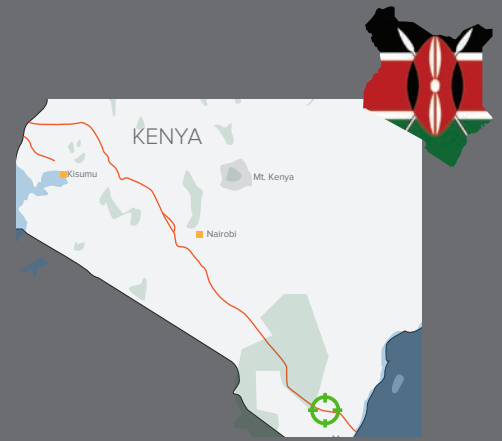
#### General Assumptions

WACC Rate  
8.19%  
Cost of capital (ke)  
11.5%



# Taru

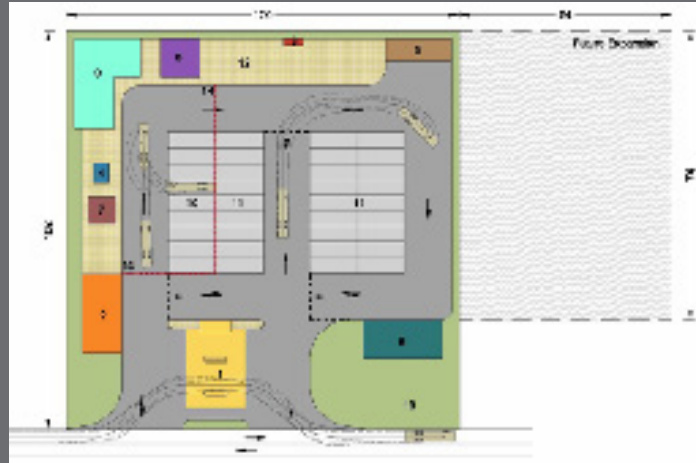
## RoadSide Station



### Proposed Amenities

1. Service stations
2. Shops
3. Washrooms
4. Bureau office
5. Trucks repairs
6. Vehicle cleaning
7. Restaurant
8. Health clinic
9. Hotel
10. Parking for trucks in transit
11. Parking for trucks in domestic traffic
12. Pedestrian and green areas
13. Green Areas
14. Fence

### Proposed Design



### Vehicle Statistics

#### Passenger Cars



**4,284**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	2
Number of users per day	0
Average length of time parked (hours) per vehicle	0.5

#### Minibuses



**81**

Number of Vehicles Stopping Daily	2
Average Number of Passengers per Vehicle	10
Number of users per day	0
Average length of time parked (hours) per vehicle	1

#### Large Buses



**137**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	30
Number of users per day	0
Average length of time parked (hours) per vehicle	1

#### Trucks



**1,867**

Number of Vehicles Stopping Daily	373
Average Number of Passengers per Vehicle	2
Number of users per day	747
Average length of time parked (hours) per vehicle	1

### Estimated Investment Cost

Investment Cost (US \$)

**1,151,681**

Maintenance and Operating Cost (US\$/Yr)

**31,872**

### Global Financial Feasibility

**FNPV**  
0.42 Mill. US\$

**FIRR**  
4.26%  
Disc. P/B period

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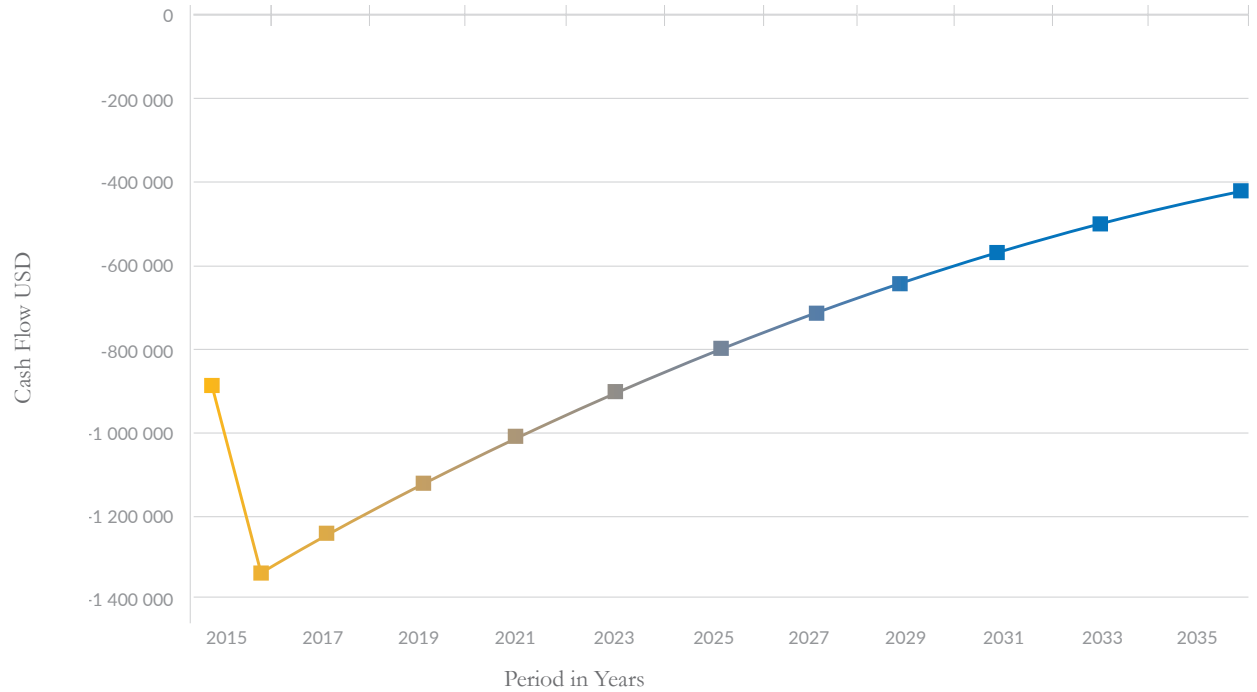
### Summary

**MEDIUM PRIVATE**  
Financing Potential

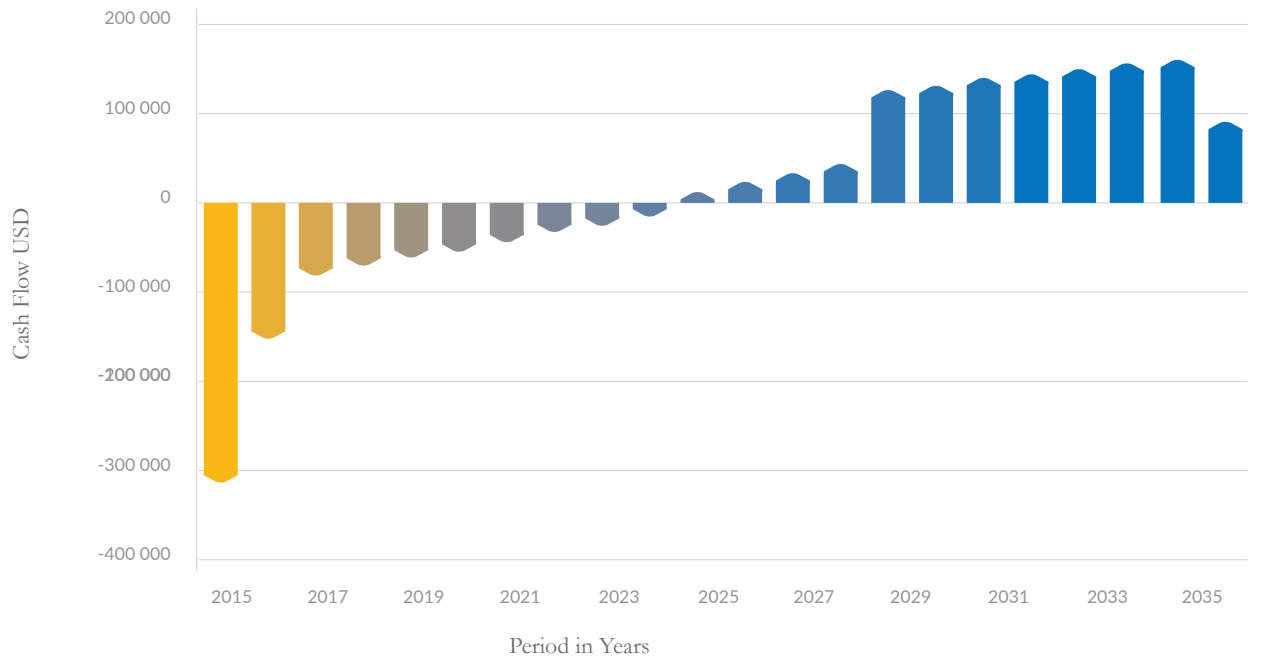
# Taru

## RoadSide Station

### Financial Cash Flow | Value Creation



### Equity Cash Flow



#### Sponsors Financial Return

Equity FIRR  
2.62 %

#### Solvency/Bankability

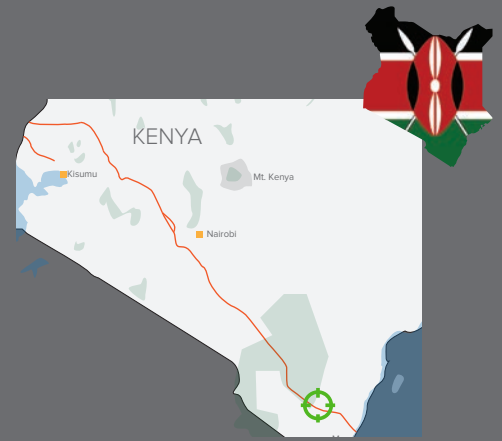
DSCR 5/yr  
0.61

#### General Assumptions

WACC Rate  
8.19%  
Cost of capital (ke)  
11.5%



# Mackinnon RoadSide Station



## Proposed Amenities

- 1. Service stations
- 2. Shops
- 3. Washrooms
- 4. Restaurant
- 5. Bank
- 6. Car workshop
- 7. Truck repair
- 8. Vehicle cleaning
- 9. Police checkpoint
- 10. Public information/ Administrative offices
- 11. Supermarket
- 12. Truck parking
- 13. Minibuses parking
- 14. Large buses parking
- 15. Passenger cars parking
- 16. Pedestrian and green areas
- 17. Green areas

## Proposed Design



## Vehicle Statistics

### Passenger Cars



**3,385**

Number of Vehicles Stopping Daily	677
Average Number of Passengers per Vehicle	2
Number of users per day	1,354
Average length of time parked (hours) per vehicle	0.5

### Minibuses



**81**

Number of Vehicles Stopping Daily	20
Average Number of Passengers per Vehicle	10
Number of users per day	201
Average length of time parked (hours) per vehicle	1

### Large Buses



**137**

Number of Vehicles Stopping Daily	34
Average Number of Passengers per Vehicle	30
Number of users per day	1,028
Average length of time parked (hours) per vehicle	1

### Trucks



**1,448**

Number of Vehicles Stopping Daily	217
Average Number of Passengers per Vehicle	2
Number of users per day	435
Average length of time parked (hours) per vehicle	1

## Estimated Investment Cost

Investment Cost (US \$)

**1,304,855**

Maintenance and Operating Cost (US\$/Yr)

**38,010**

## Global Financial Feasibility

FNPV

**1.3 Mill. US\$**

FIRR

**16.66%**

Disc. P/B period

**11 y**

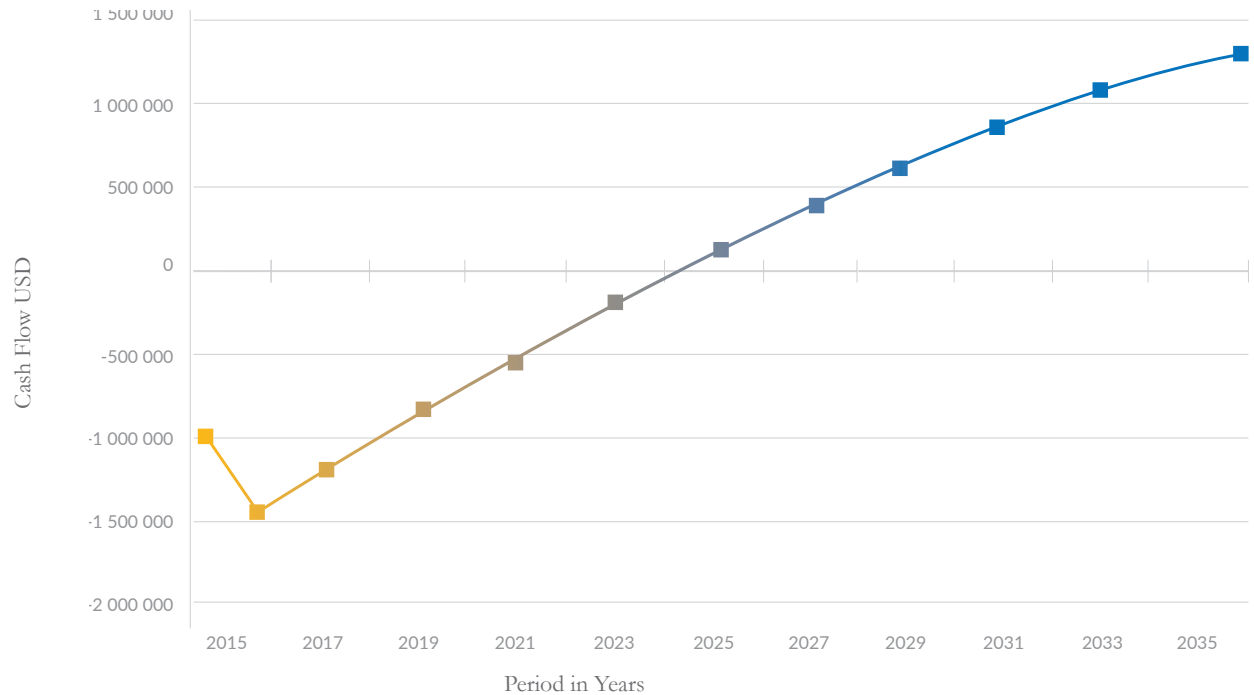
## Summary

**HIGH PRIVATE Financing Potential**

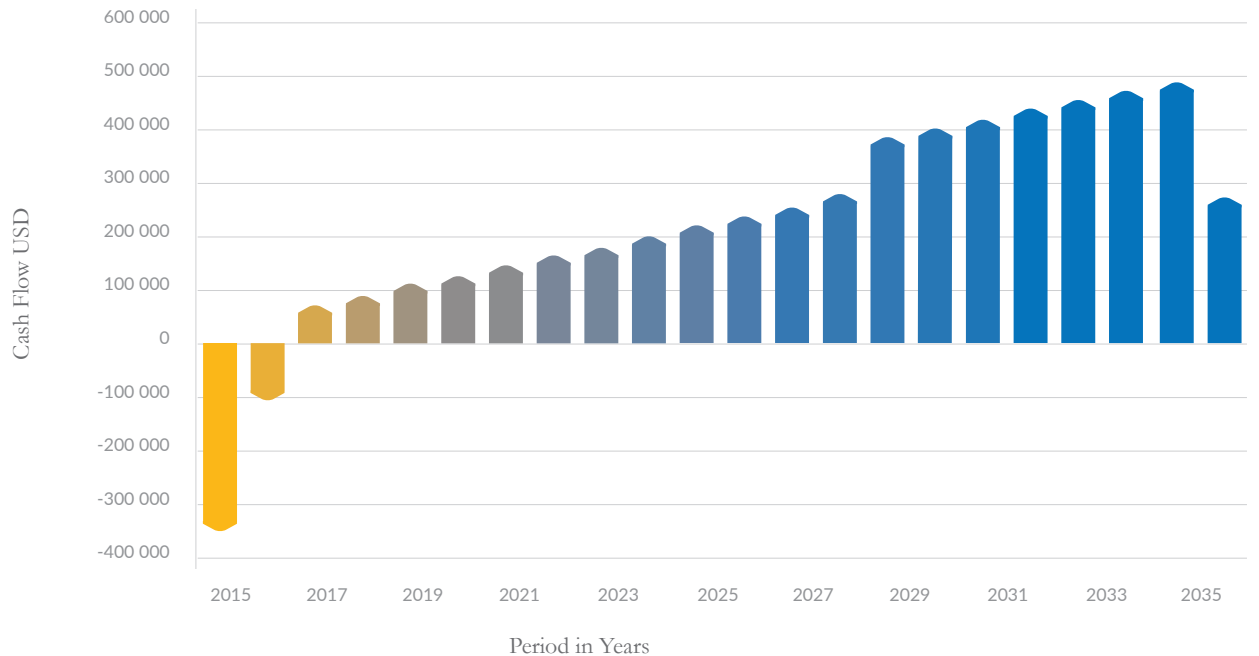
# Mackinnon

## RoadSide Station

### Financial Cash Flow | Value Creation



### Equity Cash Flow



#### Sponsors Financial Return

Equity FIRR  
24.72 %

#### Solvency/Bankability

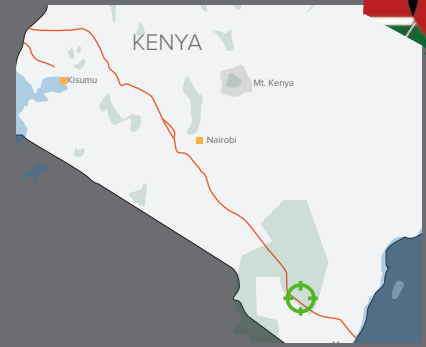
DSCR 5/yr  
1.63

#### General Assumptions

WACC Rate  
8.19%  
Cost of capital (ke)  
11.5%



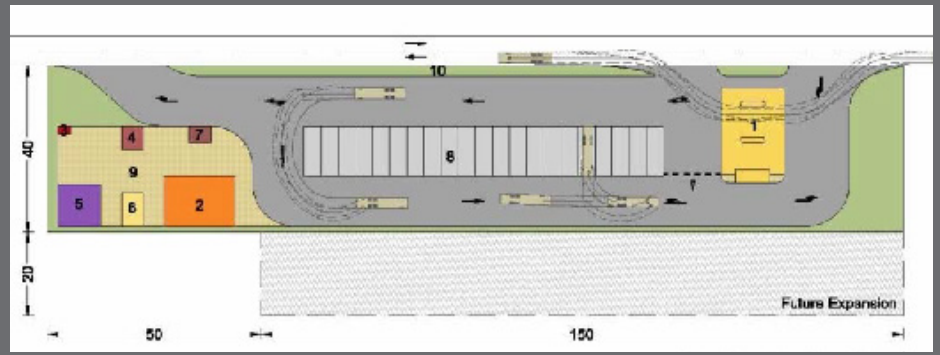
# Maungu RoadSide Station



## Proposed Amenities

1. Service stations
2. Shops
3. Washrooms
4. Restaurant
5. Health clinic
6. Bank
7. Bar
8. Truck parking
9. Pedestrian and green areas
10. Green areas

## Proposed Design



## Vehicle Statistics

### Passenger Cars



**3,299**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	2
Number of users per day	0
Average length of time parked (hours) per vehicle	0.5

### Minibuses



**103**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	10
Number of users per day	0
Average length of time parked (hours) per vehicle	1

### Large Buses



**137**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	30
Number of users per day	0
Average length of time parked (hours) per vehicle	1

### Trucks



**1,368**

Number of Vehicles Stopping Daily	205
Average Number of Passengers per Vehicle	2
Number of users per day	410
Average length of time parked (hours) per vehicle	1

## Estimated Investment Cost

Investment Cost (US \$)

**822,618**

Maintenance and Operating Cost (US\$/Yr)

**24,134**

## Global Financial Feasibility

FNPV

**0.2 Mill. US\$**

FIRR

**5.84%**

Disc. P/B period

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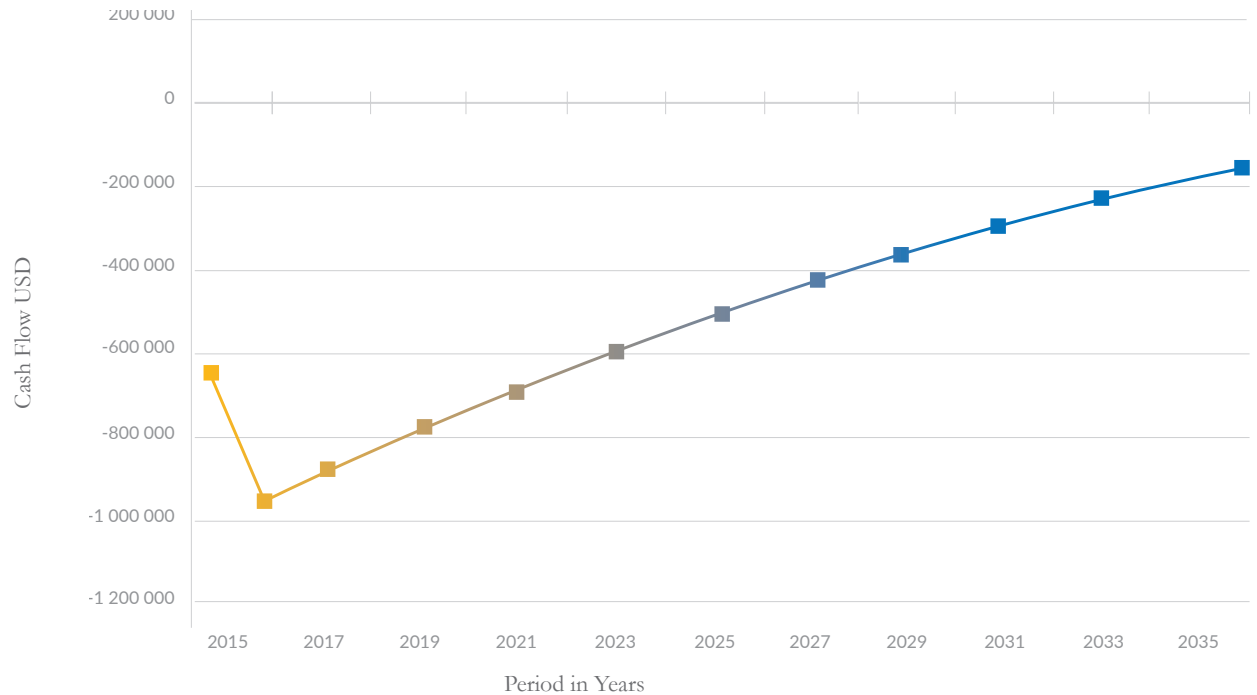
## Summary

**MEDIUM PRIVATE**  
Financing Potential

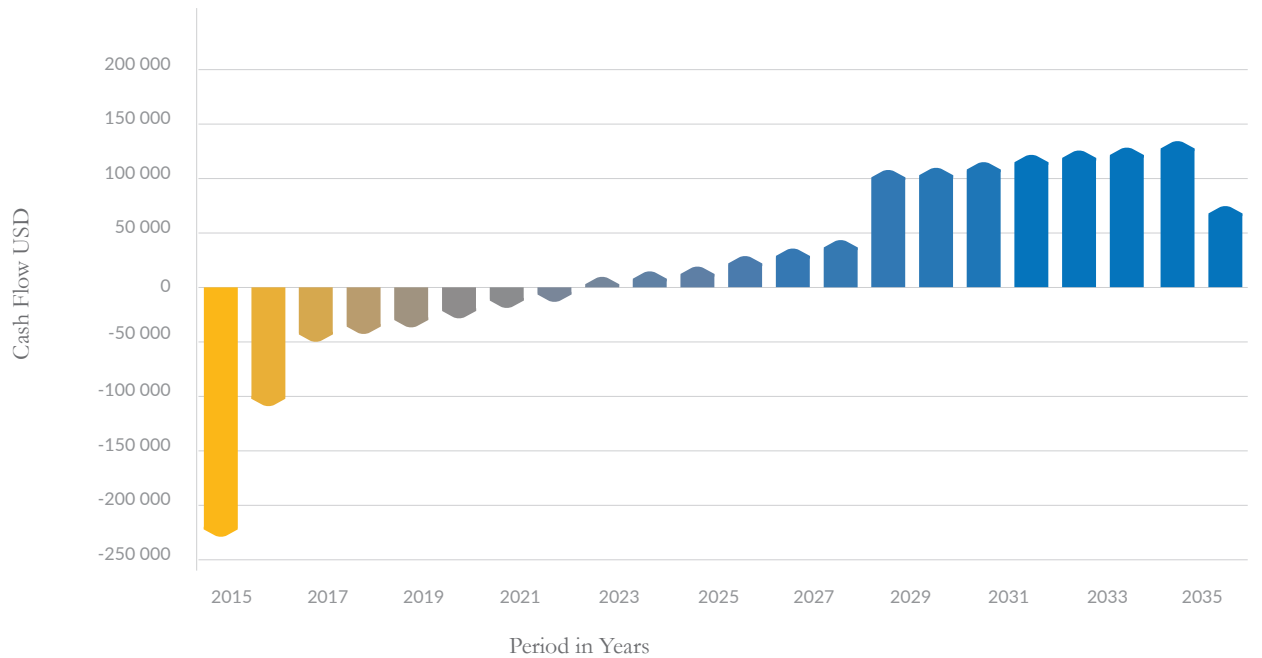
# Maungu

## RoadSide Station

### Financial Cash Flow | Value Creation



### Equity Cash Flow



#### Sponsors Financial Return

Equity FIRR  
5.08 %

#### Solvency/Bankability

DSCR 5/yr  
0.71

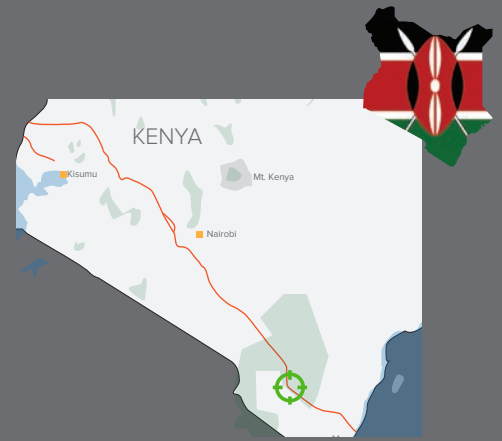
#### General Assumptions

WACC Rate  
8.19%  
Cost of capital (ke)  
11.5%



# Voi

## RoadSide Station



### Proposed Amenities

- 1. Service stations
- 2. Shops
- 3. Washrooms
- 4. Restaurant
- 5. Health clinic
- 6. Car workshop
- 7. Truck repair
- 8. Vehicle cleaning
- 9. Supermarket
- 10. Hotel
- 11. Bank
- 12. Police checkpoint
- 13. Security services
- 14. Truck parking
- 15. Minibuses parking
- 16. Large buses parking
- 17. Passenger cars parking
- 18. Pedestrian and green areas
- 19. Green areas

### Proposed Design



### Vehicle Statistics

#### Passenger Cars



**2,868**

Number of Vehicles Stopping Daily	573
Average Number of Passengers per Vehicle	2
Number of users per day	1,146
Average length of time parked (hours) per vehicle	0.5

#### Minibuses



**103**

Number of Vehicles Stopping Daily	26
Average Number of Passengers per Vehicle	10
Number of users per day	257
Average length of time parked (hours) per vehicle	1

#### Large Buses



**137**

Number of Vehicles Stopping Daily	34
Average Number of Passengers per Vehicle	30
Number of users per day	1,028
Average length of time parked (hours) per vehicle	1

#### Trucks



**1,408**

Number of Vehicles Stopping Daily	211
Average Number of Passengers per Vehicle	2
Number of users per day	422
Average length of time parked (hours) per vehicle	1

### Estimated Investment Cost

Investment Cost (US \$)

**1,649,884**

Maintenance and Operating Cost (US\$/Yr)

**44,313**

### Global Financial Feasibility

FNPV

**1.08 Mill. US\$**

FIRR

**13.98%**

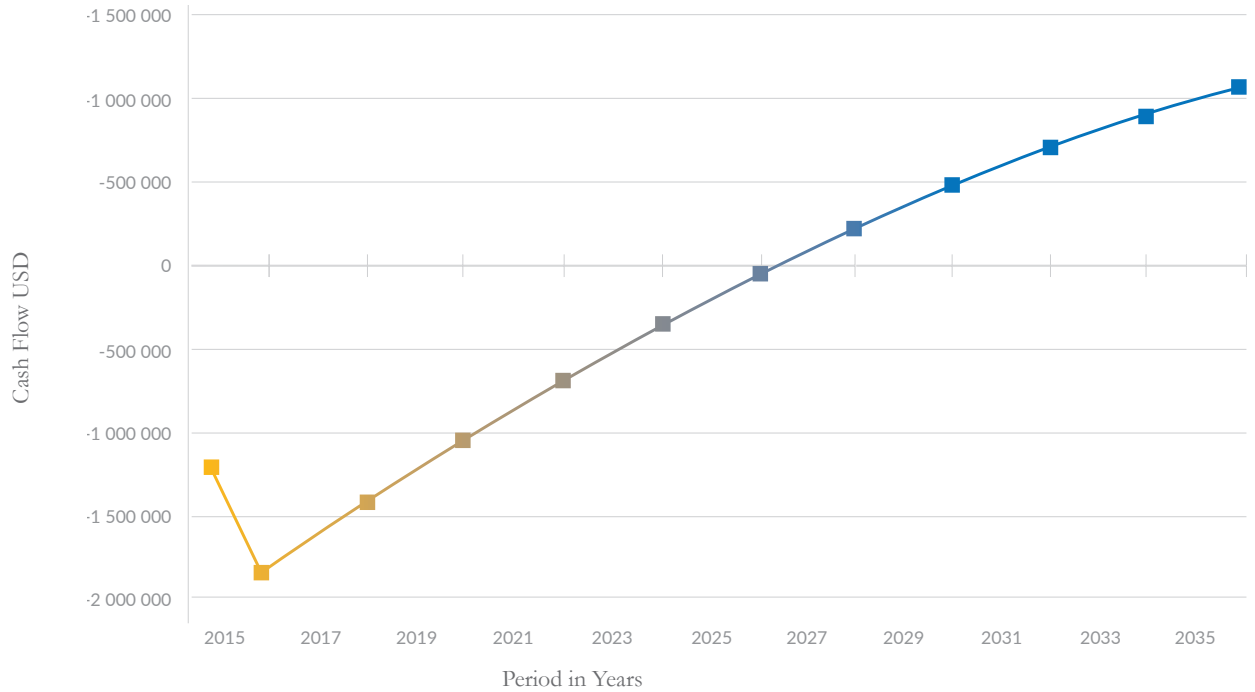
Disc. P/B period

**13 y**

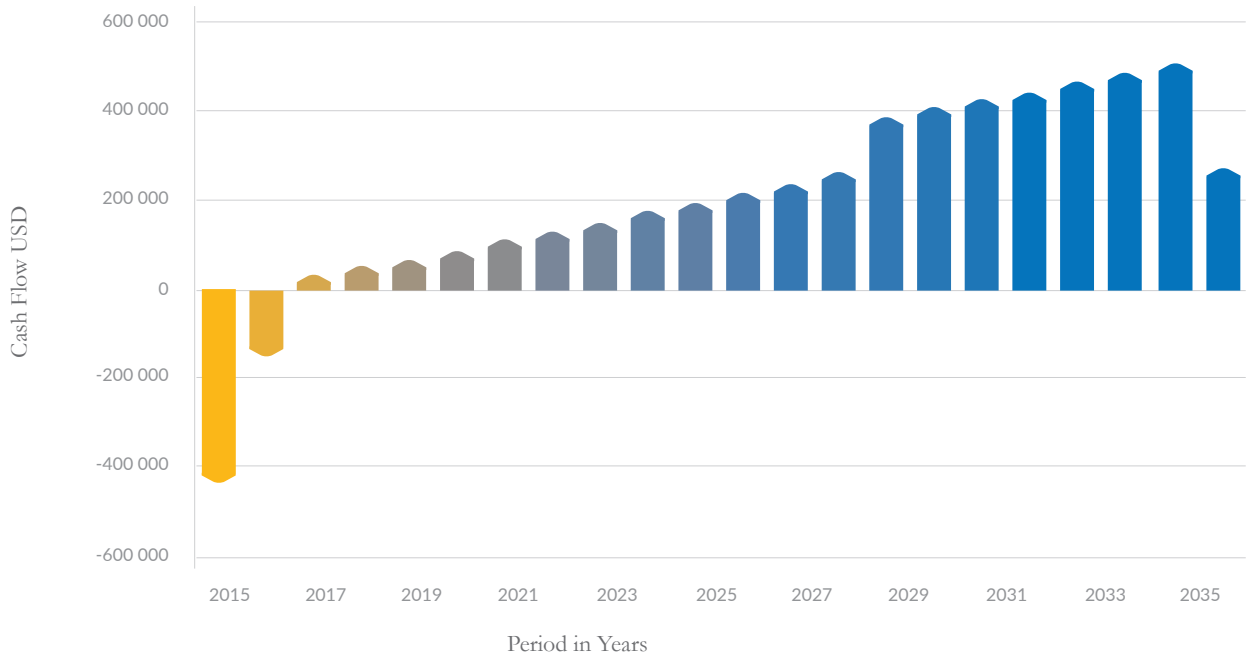
### Summary

**HIGH PRIVATE**  
Financing Potential

### Financial Cash Flow | Value Creation



### Equity Cash Flow



#### Sponsors Financial Return

Equity FIRR  
19.29 %

#### Solvency/Bankability

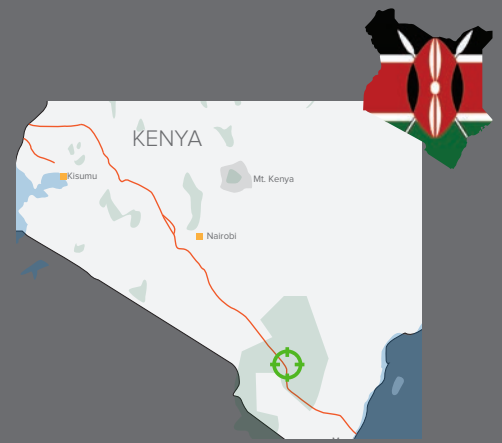
DSCR 5/yr  
1.37

#### General Assumptions

WACC Rate  
8.19%  
Cost of capital (ke)  
11.5%



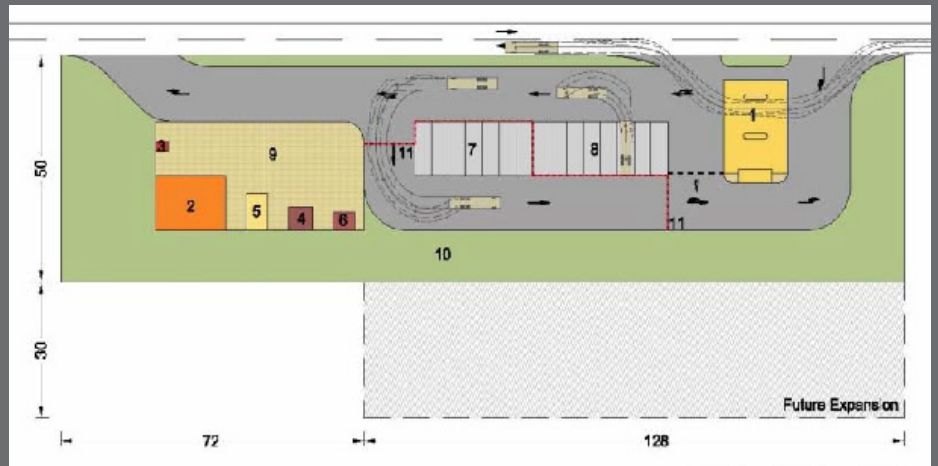
# Manyani RoadSide Station



## Proposed Amenities

1. Service stations
2. Shops
3. Washrooms
4. Restaurant
5. Bank
6. Bar
7. Parking for trucks in transit
8. Parking for trucks in domestic traffic
9. Pedestrian and green areas
10. Green areas
11. Fence

## Proposed Design



## Vehicle Statistics

### Passenger Cars



**2,433**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	2
Number of users per day	0
Average length of time parked (hours) per vehicle	0.5

### Minibuses



**103**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	10
Number of users per day	0
Average length of time parked (hours) per vehicle	0.5

### Large Buses



**137**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	30
Number of users per day	0
Average length of time parked (hours) per vehicle	0.5

### Trucks



**1,448**

Number of Vehicles Stopping Daily	159
Average Number of Passengers per Vehicle	2
Number of users per day	319
Average length of time parked (hours) per vehicle	1

## Estimated Investment Cost

Investment Cost (US \$)

**778,438**

Maintenance and Operating Cost (US\$/Yr)

**22,668**

## Global Financial Feasibility

**FNPV**  
0.98 Mill. US\$

**FIRR**

--%

**Disc. P/B period**

14 y

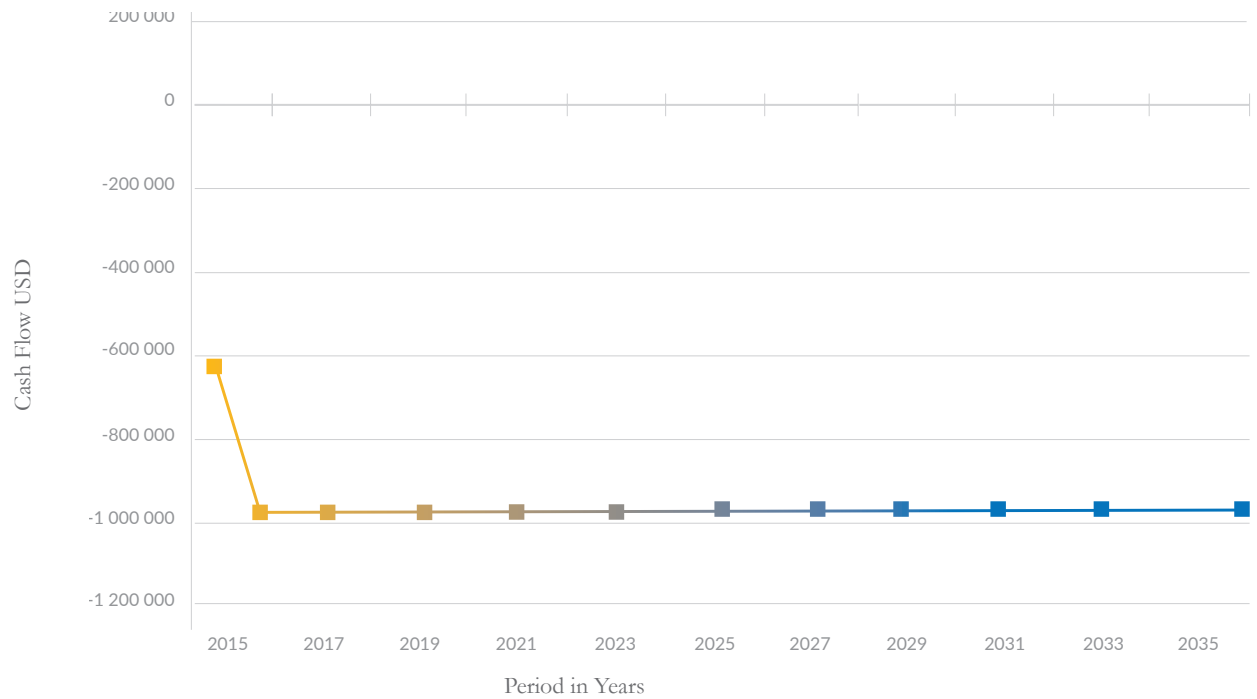
## Summary

**LOW PRIVATE**  
Financing Potential

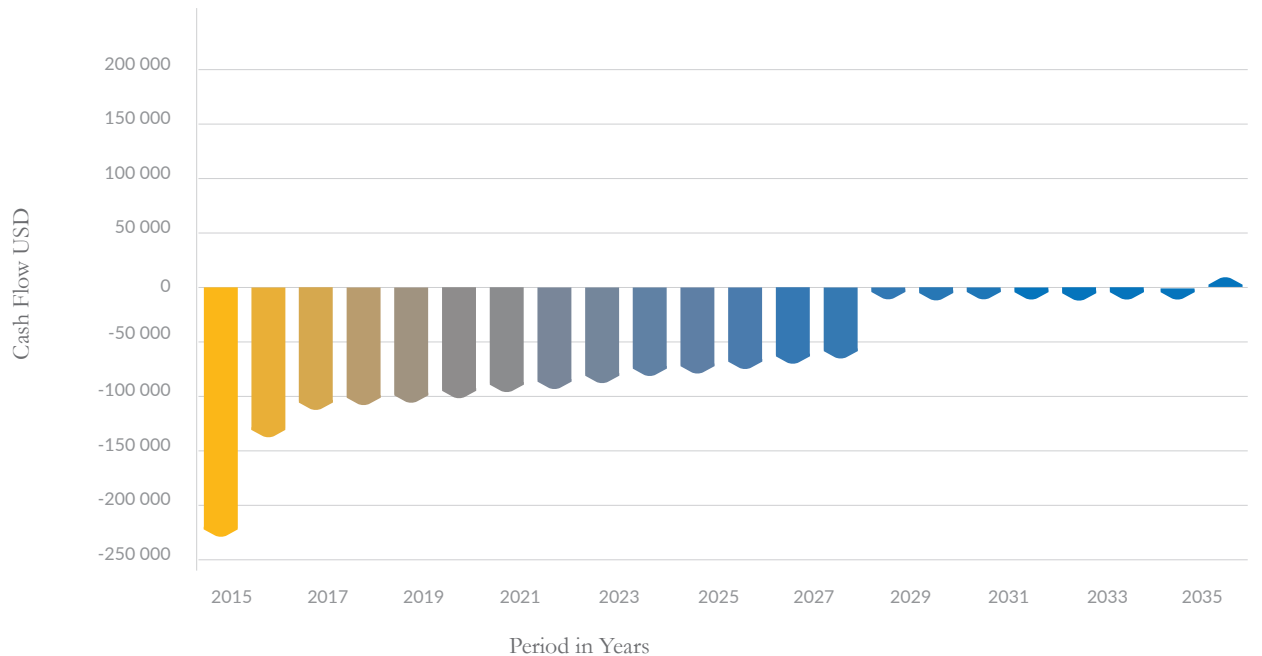
# Manyani

## RoadSide Station

### Financial Cash Flow | Value Creation



### Equity Cash Flow



#### Sponsors Financial Return

Equity FIRR

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#### Solvency/Bankability

DSCR 5/yr

-0.01

#### General Assumptions

WACC Rate

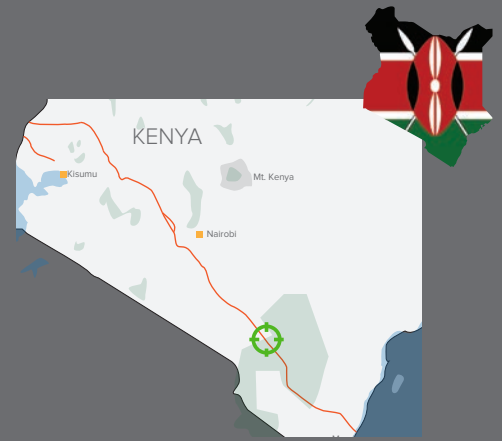
8.19%

Cost of capital (ke)

11.5%



# Mtito Andei RoadSide Station



Large Size

## Proposed Amenities

- 1. Service stations
- 2. Shops
- 3. Washrooms
- 4. Restaurant
- 5. Health clinic
- 6. Car workshop
- 7. Vehicle cleaning
- 8. Police checkpoint
- 9. Bar
- 10. Supermarket
- 11. Hotel
- 12. Bureau office
- 13. Truck parking
- 14. Minibuses parking
- 15. Large buses parking
- 16. Passenger cars parking
- 17. Pedestrian and green areas
- 18. Green areas

## Proposed Design



## Vehicle Statistics

### Passenger Cars



**2,433**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	2
Number of users per day	0
Average length of time parked (hours) per vehicle	0.5

### Minibuses



**103**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	10
Number of users per day	0
Average length of time parked (hours) per vehicle	0.5

### Large Buses



**137**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	30
Number of users per day	0
Average length of time parked (hours) per vehicle	0.5

### Trucks



**1,448**

Number of Vehicles Stopping Daily	159
Average Number of Passengers per Vehicle	2
Number of users per day	319
Average length of time parked (hours) per vehicle	1

## Estimated Investment Cost

Investment Cost (US \$)

**1,315,733**

Maintenance and Operating Cost (US\$/Yr)

**40,766**

## Global Financial Feasibility

**FNPV**  
1.25 Mill. US\$

**FIRR**  
16.41%

**Disc. P/B period**  
11 y

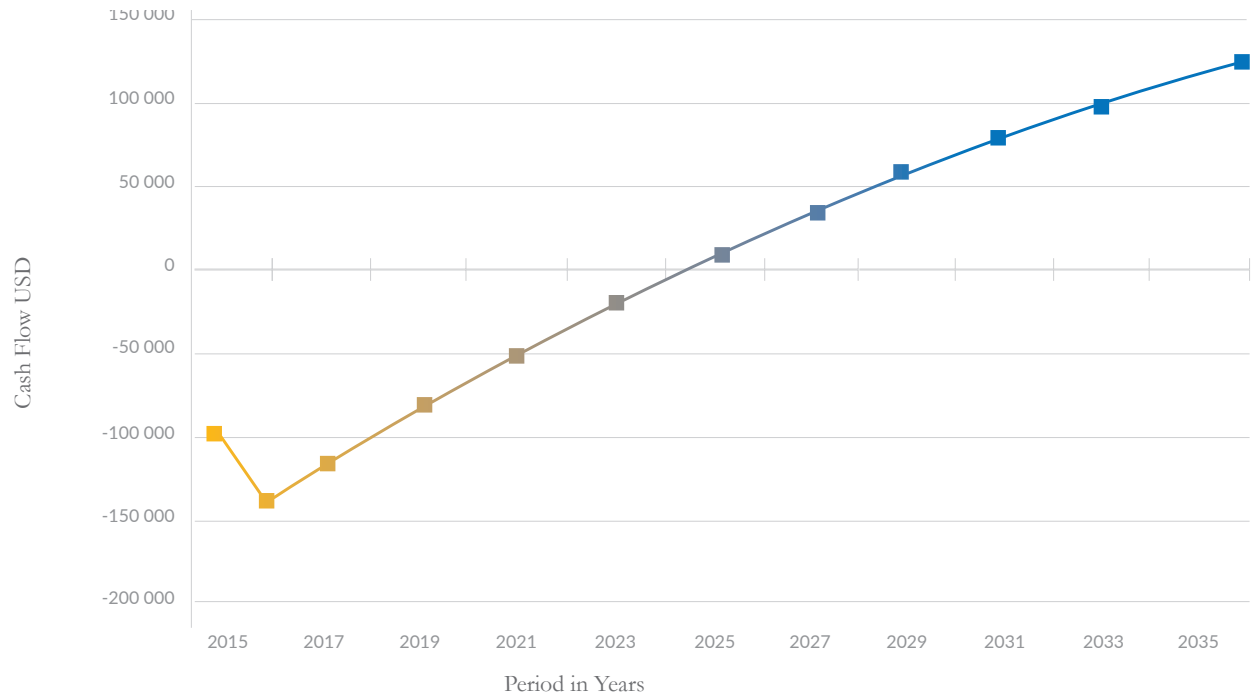
## Summary

**HIGH PRIVATE**  
Financing Potential

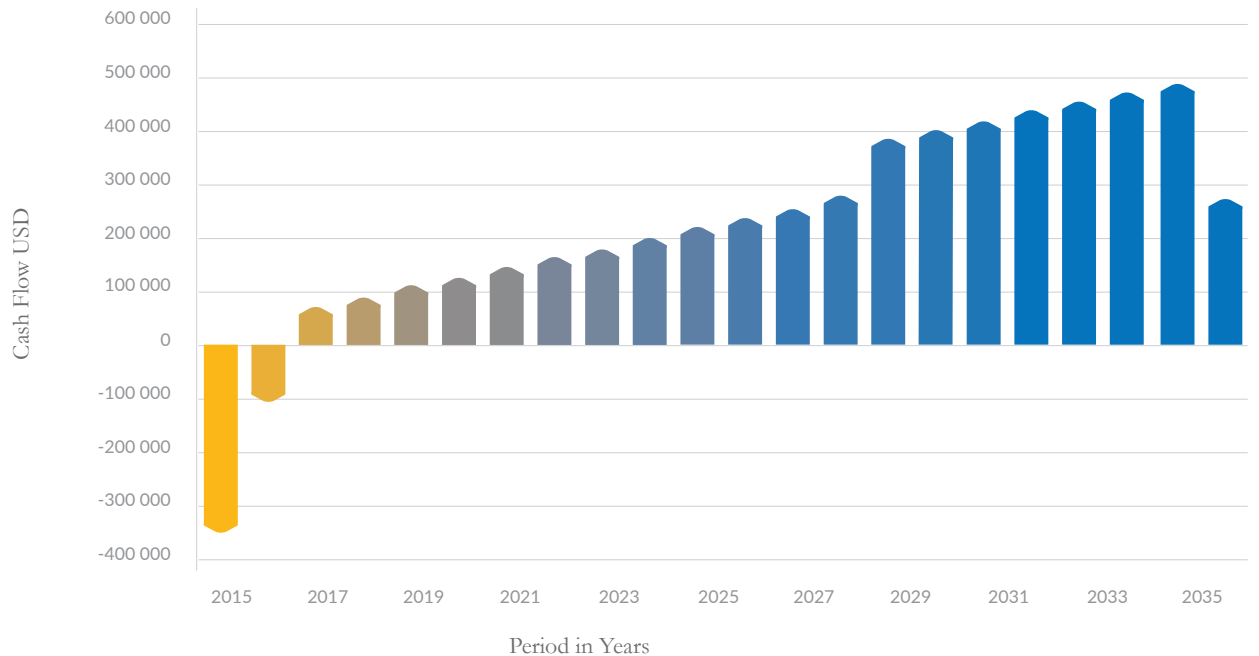
# Mtito Andei

## RoadSide Station

### Financial Cash Flow | Value Creation



### Equity Cash Flow



#### Sponsors Financial Return

Equity FIRR  
24.21 %

#### Solvency/Bankability

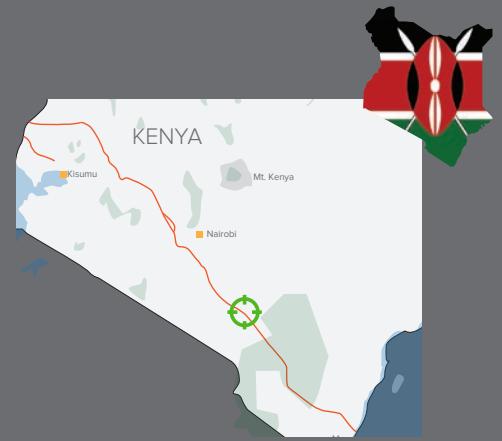
DSCR 5/yr  
1.60

#### General Assumptions

WACC Rate  
8.19%  
Cost of capital (ke)  
11.5%



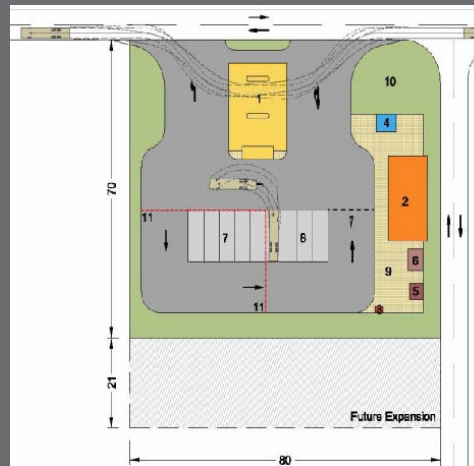
# Makindu RoadSide Station



## Proposed Amenities

1. Service stations
2. Shops
3. Washrooms
4. Bureau office
5. Restaurant
6. Bar
7. Trucks in transit parking
8. Parking for trucks in domestic traffic
9. Pedestrian and green areas
10. Green areas
11. Fence

## Proposed Design



## Vehicle Statistics

### Passenger Cars



**2,768**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	2
Number of users per day	0
Average length of time parked (hours) per vehicle	0.5

### Minibuses



**94**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	10
Number of users per day	0
Average length of time parked (hours) per vehicle	1

### Large Buses



**129**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	30
Number of users per day	0
Average length of time parked (hours) per vehicle	1

### Trucks



**1,408**

Number of Vehicles Stopping Daily	99
Average Number of Passengers per Vehicle	2
Number of users per day	197
Average length of time parked (hours) per vehicle	1

## Estimated Investment Cost

Investment Cost (US \$)

**621,362**

Maintenance and Operating Cost (US\$/Yr)

**22,060**

## Global Financial Feasibility

**FNPV**  
-0.78 Mill. US\$

**FIRR**

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**Disc. P/B period**

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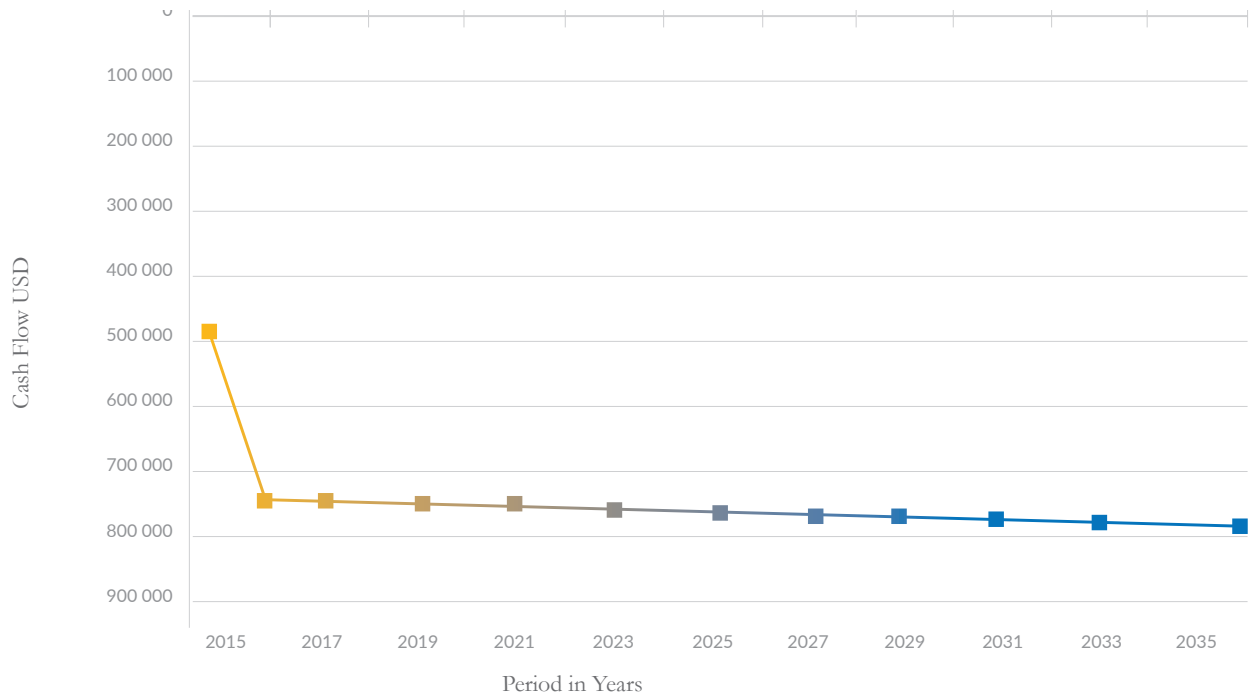
## Summary

**LOW PRIVATE**  
Financing Potential

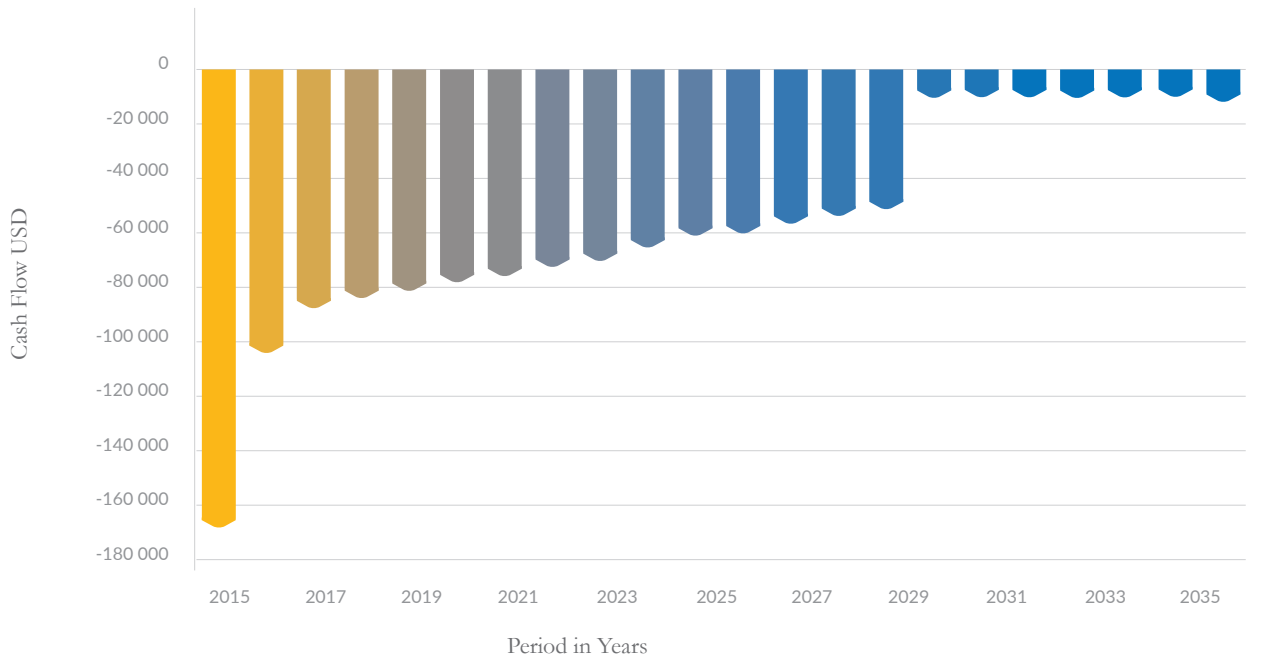
# Makindu

## RoadSide Station

### Financial Cash Flow | Value Creation



### Equity Cash Flow



#### Sponsors Financial Return

Equity FIRR

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#### Solvency/Bankability

DSCR 5/yr

-0.06

#### General Assumptions

WACC Rate

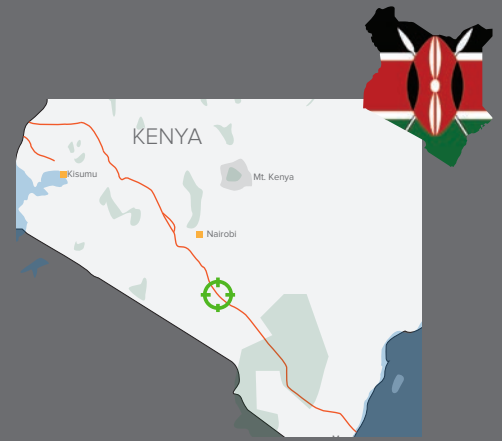
8.19%

Cost of capital (ke)

11.5%



# Sultan Hamud RoadSide Station



## Proposed Amenities

- 1. Service stations
- 2. Shops
- 3. Washrooms
- 4. Restaurant
- 5. Health clinic
- 6. Car workshop
- 7. Truck repair
- 8. Vehicle cleaning
- 9. Supermarket
- 10. Hotel
- 11. Bank
- 12. Police checkpoint
- 13. Security services
- 14. Truck Parking
- 15. Minibuses parking
- 16. Large buses parking
- 17. Passenger cars parking
- 18. Pedestrian and green areas
- 19. Green areas

## Proposed Design



## Vehicle Statistics

### Passenger Cars



**3,110**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	2
Number of users per day	0
Average length of time parked (hours) per vehicle	0.5

### Minibuses



**94**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	10
Number of users per day	0
Average length of time parked (hours) per vehicle	1

### Large Buses



**129**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	30
Number of users per day	0
Average length of time parked (hours) per vehicle	1

### Trucks



**1,601**

Number of Vehicles Stopping Daily	256
Average Number of Passengers per Vehicle	2
Number of users per day	512
Average length of time parked (hours) per vehicle	2.5

## Estimated Investment Cost

Investment Cost (US \$)

**1,189,558**

Maintenance and Operating Cost (US\$/Yr)

**28,173**

## Global Financial Feasibility

FNPV

-0.33 Mill. US\$

FIRR

5.32%

Disc. P/B period

--

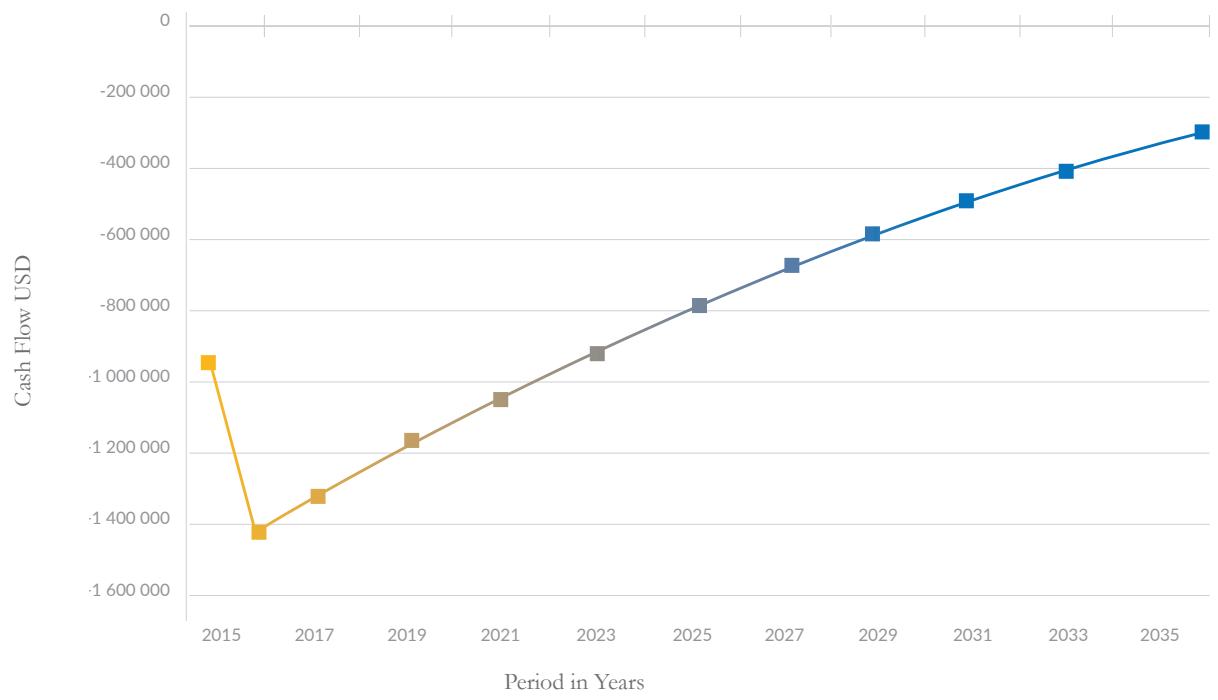
## Summary

**MEDIUM PRIVATE**  
Financing Potential

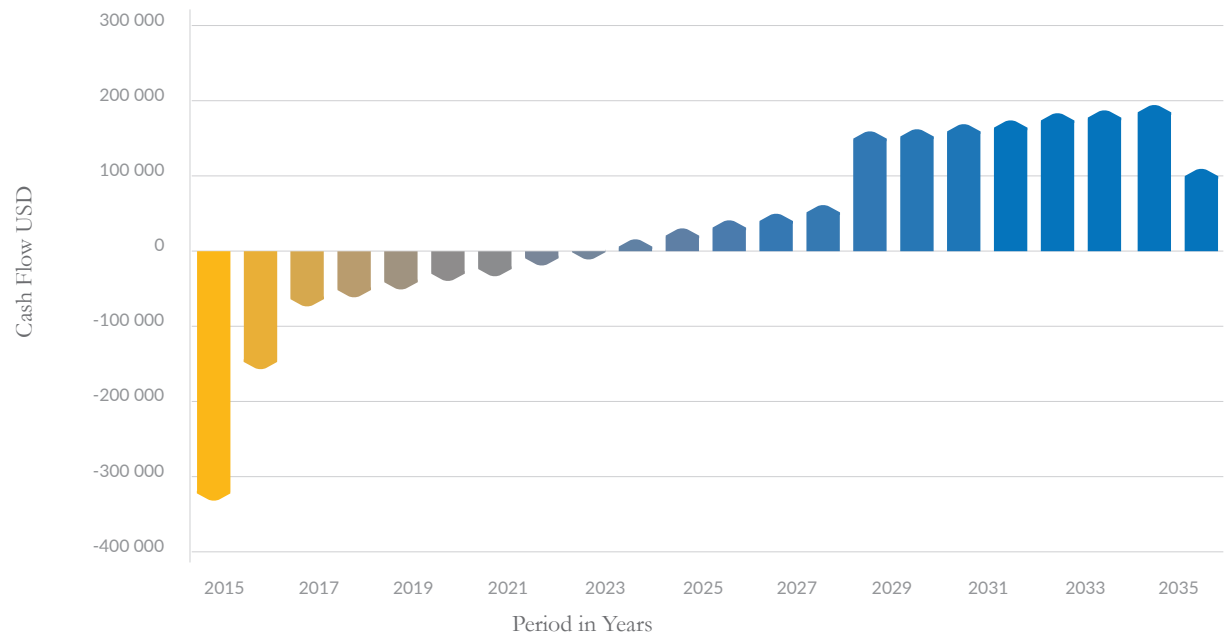
# Sultan Hamud

## RoadSide Station

### Financial Cash Flow | Value Creation



### Equity Cash Flow



#### Sponsors Financial Return

Equity FIRR  
4.27 %

#### Solvency/Bankability

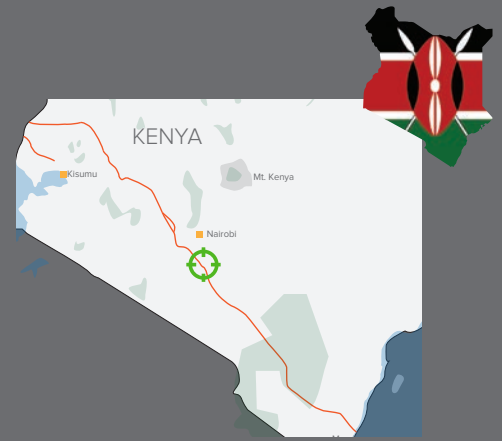
DSCR 5/yr  
0.68

#### General Assumptions

WACC Rate  
8.19%  
Cost of capital (ke)  
11.5%



# Machakos Jct. RoadSide Station



## Proposed Amenities

1. Service stations
2. Shops
3. Washrooms
4. Restaurant
5. Health clinic
6. Car workshop
7. Truck repair
8. Vehicle cleaning
9. Supermarket
10. Hotel
11. Bank
12. Police checkpoint
13. Security services
14. Truck Parking
15. Minibuses parking
16. Large buses parking
17. Passenger cars parking
18. Pedestrian and green areas
19. Green areas

## Proposed Design



## Vehicle Statistics

### Passenger Cars



**3,307**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	2
Number of users per day	0
Average length of time parked (hours) per vehicle	0.5

### Minibuses



**94**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	10
Number of users per day	0
Average length of time parked (hours) per vehicle	1

### Large Buses



**129**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	30
Number of users per day	0
Average length of time parked (hours) per vehicle	1

### Trucks



**2,036**

Number of Vehicles Stopping Daily	448
Average Number of Passengers per Vehicle	2
Number of users per day	896
Average length of time parked (hours) per vehicle	6

## Estimated Investment Cost

Investment Cost (US \$)

**2,174,883**

Maintenance and Operating Cost (US\$/Yr)

**26,440**

## Global Financial Feasibility

FNPV

**-0.11 Mill. US\$**

FIRR

**7.7%**

Disc. P/B period

--

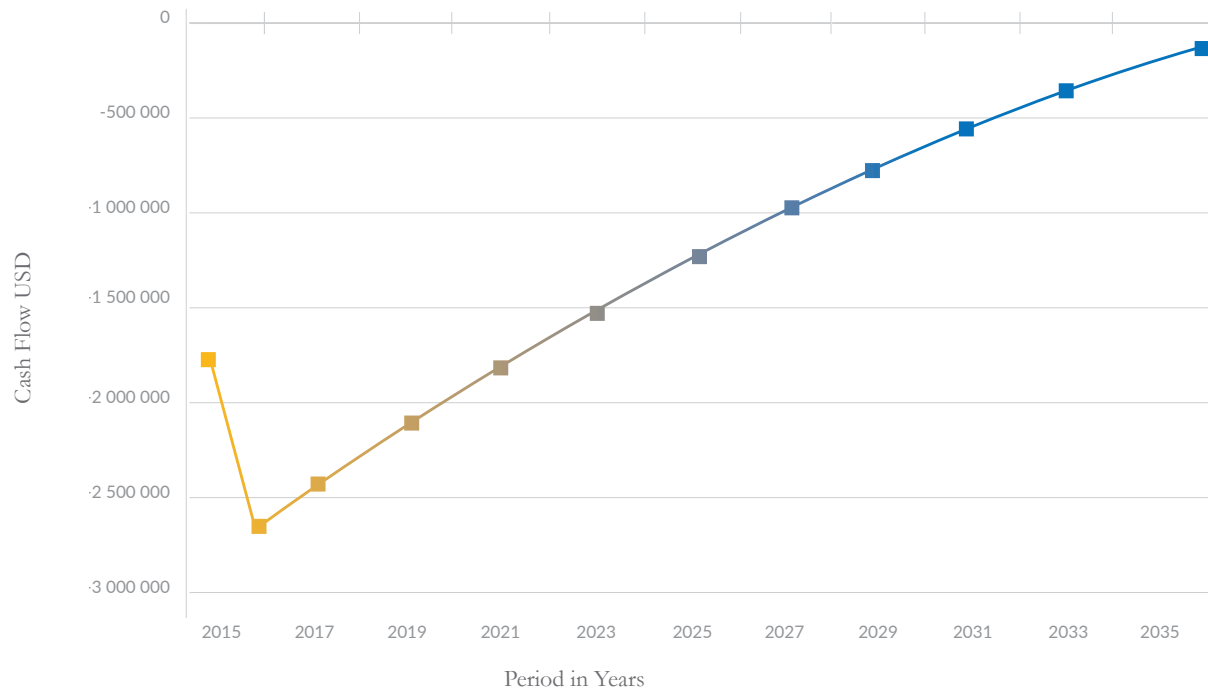
## Summary

**MEDIUM PRIVATE**  
Financing Potential

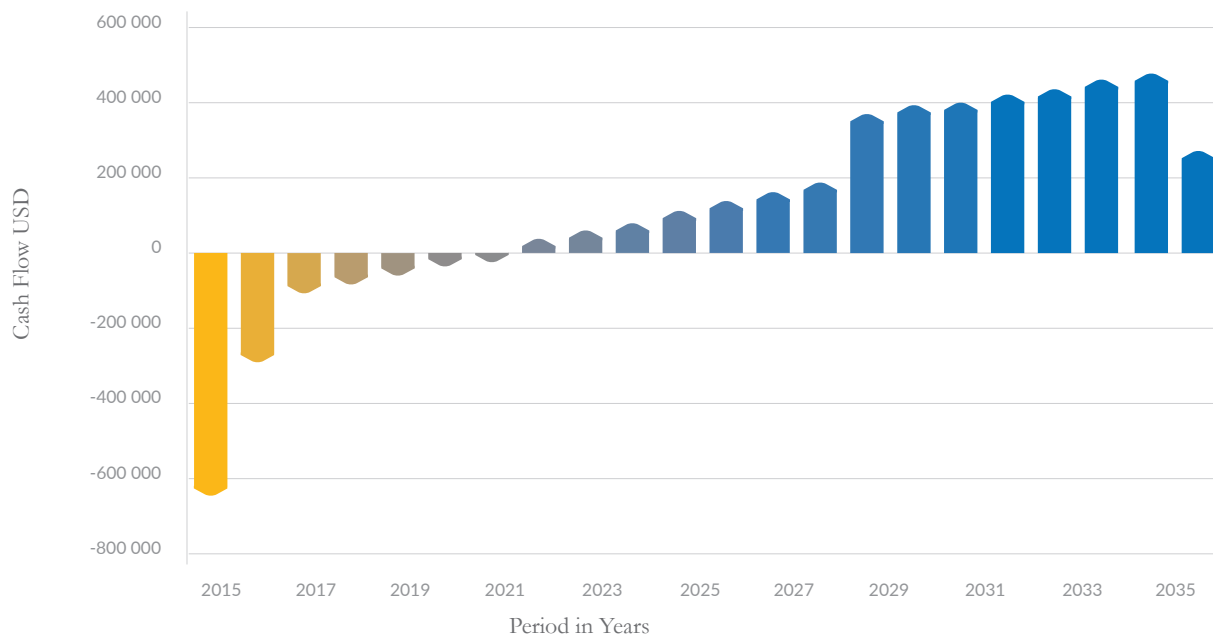
# Machakos Jct.

## RoadSide Station

### Financial Cash Flow | Value Creation



### Equity Cash Flow



#### Sponsors Financial Return

Equity FIRR  
8.10 %

#### Solvency/Bankability

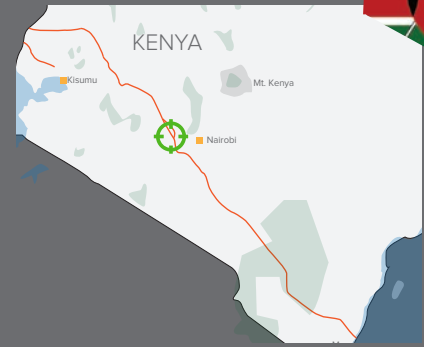
DSCR 5/yr  
0.84

#### General Assumptions

WACC Rate  
8.19%  
Cost of capital (ke)  
11.5%



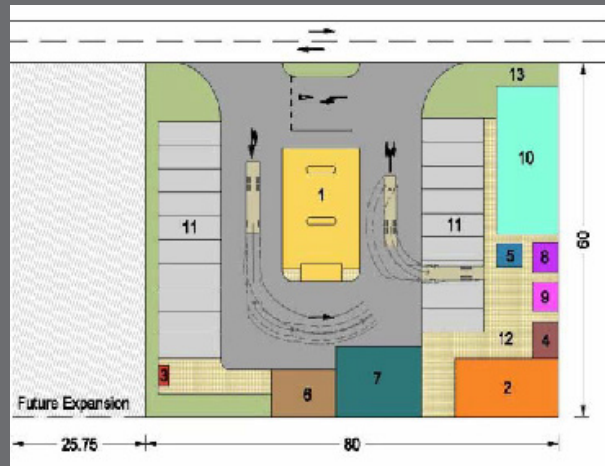
# Maai Mahiu RoadSide Station



## Proposed Amenities

- 1. Service station
- 2. Shops
- 3. Washrooms
- 4. Restaurant
- 5. Bureau stations
- 6. Truck repair
- 7. Vehicle cleaning
- 8. Police check point
- 9. Security services
- 10. Hotel
- 11. Truck parking
- 12. Pedestrian and green areas
- 13. Green areas

## Proposed Design



## Vehicle Statistics

### Passenger Cars



**3,736**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	2
Number of users per day	0
Average length of time parked (hours) per vehicle	0.5

### Minibuses



**129**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	10
Number of users per day	0
Average length of time parked (hours) per vehicle	1

### Large Buses



**163**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	30
Number of users per day	0
Average length of time parked (hours) per vehicle	1

### Trucks



**1,827**

Number of Vehicles Stopping Daily	457
Average Number of Passengers per Vehicle	2
Number of users per day	913
Average length of time parked (hours) per vehicle	1

## Estimated Investment Cost

Investment Cost (US \$)

**850,204**

Maintenance and Operating Cost (US\$/Yr)

**30,327**

## Global Financial Feasibility

**FNPV**

-0.33 Mill. US\$

**FIRR**

21.37%

**Disc. P/B period**

9 y

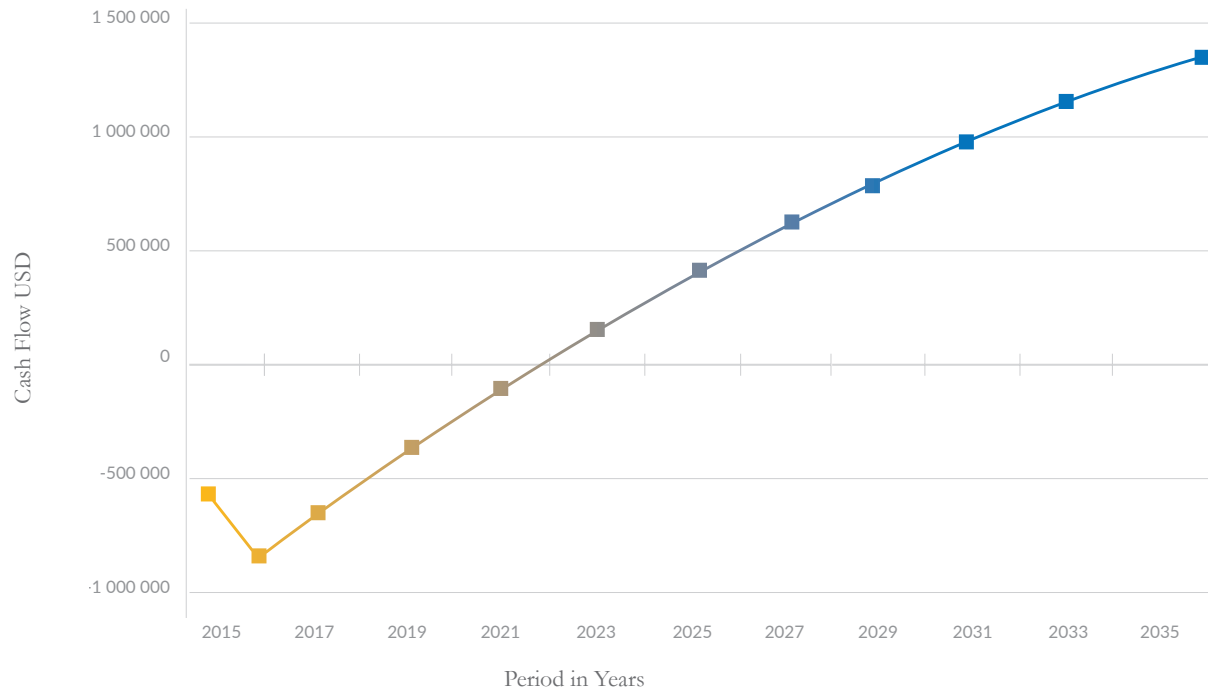
## Summary

**VERY HIGH PRIVATE Financing Potential**

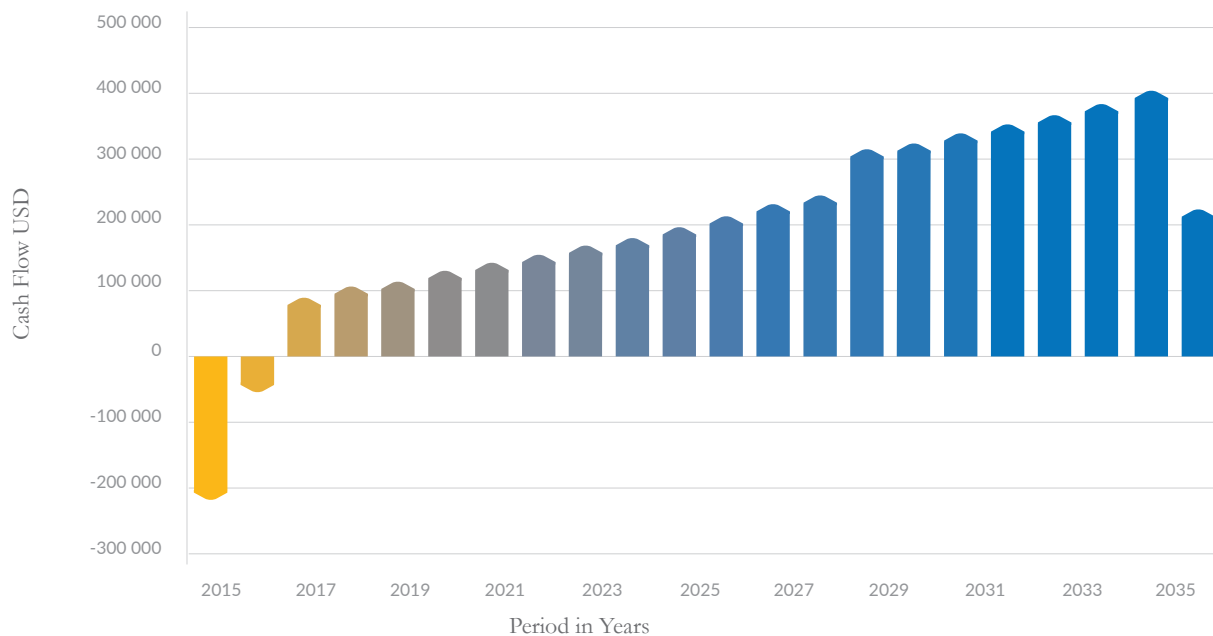
# Maai Mahiu

## RoadSide Station

### Financial Cash Flow | Value Creation



### Equity Cash Flow



#### Sponsors Financial Return

Equity FIRR  
35.3 %

#### Solvency/Bankability

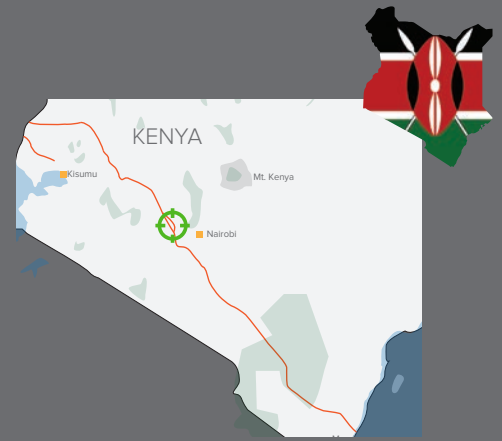
DSCR 5/yr  
2.12

#### General Assumptions

WACC Rate  
8.19%  
Cost of capital (ke)  
11.5%



# Naivasha RoadSide Station



## Proposed Amenities

1. Service stations
2. Shops
3. Washrooms
4. Restaurant
5. Health clinic
6. Vehicle cleaning
7. Police checkpoint
8. Security services
9. Hotel
10. Bank
11. Services to trucks
12. Truck parking
13. Pedestrian and green areas
14. Green areas

## Proposed Design



## Vehicle Statistics

### Passenger Cars



**3,633**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	2
Number of users per day	0
Average length of time parked (hours) per vehicle	0.5

### Minibuses



**129**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	10
Number of users per day	0
Average length of time parked (hours) per vehicle	1

### Large Buses



**163**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	30
Number of users per day	0
Average length of time parked (hours) per vehicle	1

### Trucks



**1,722**

Number of Vehicles Stopping Daily	448
Average Number of Passengers per Vehicle	2
Number of users per day	861
Average length of time parked (hours) per vehicle	2.5

## Estimated Investment Cost

Investment Cost (US \$)

**1,754,369**

Maintenance and Operating Cost (US\$/Yr)

**33,387**

## Global Financial Feasibility

FNPV

0.29 Mill. US\$

FIRR

9.56%

Disc. P/B period

19 y

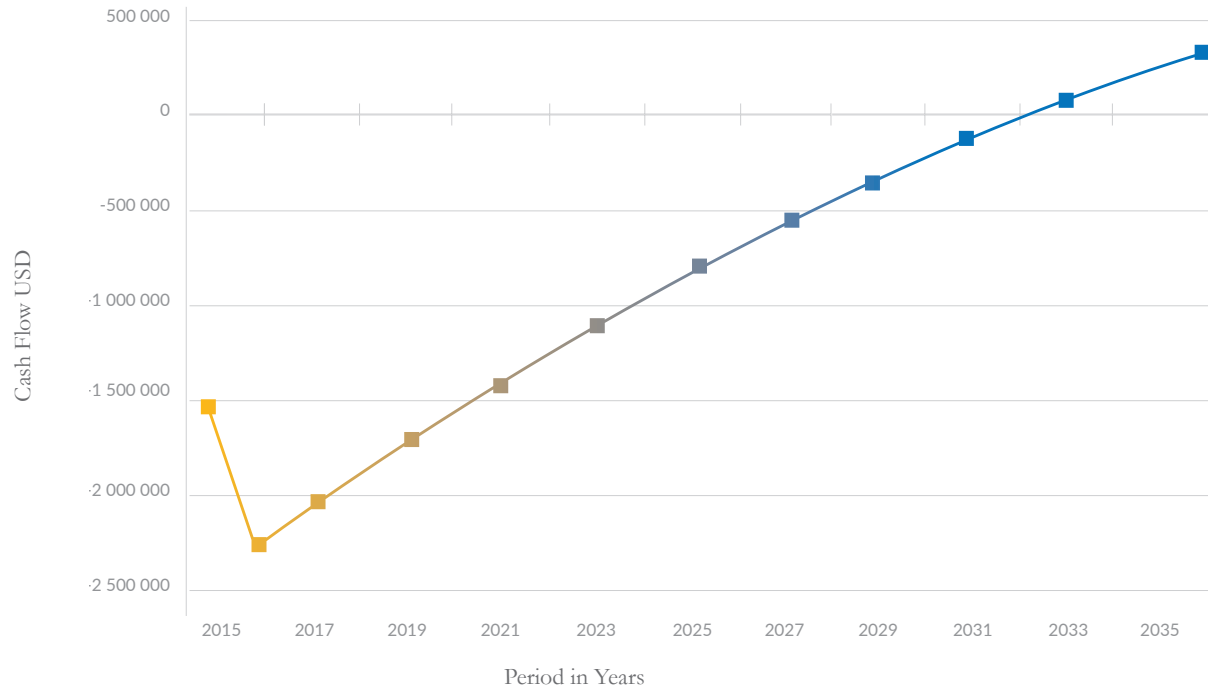
## Summary

**MEDIUM PRIVATE**  
Financing Potential

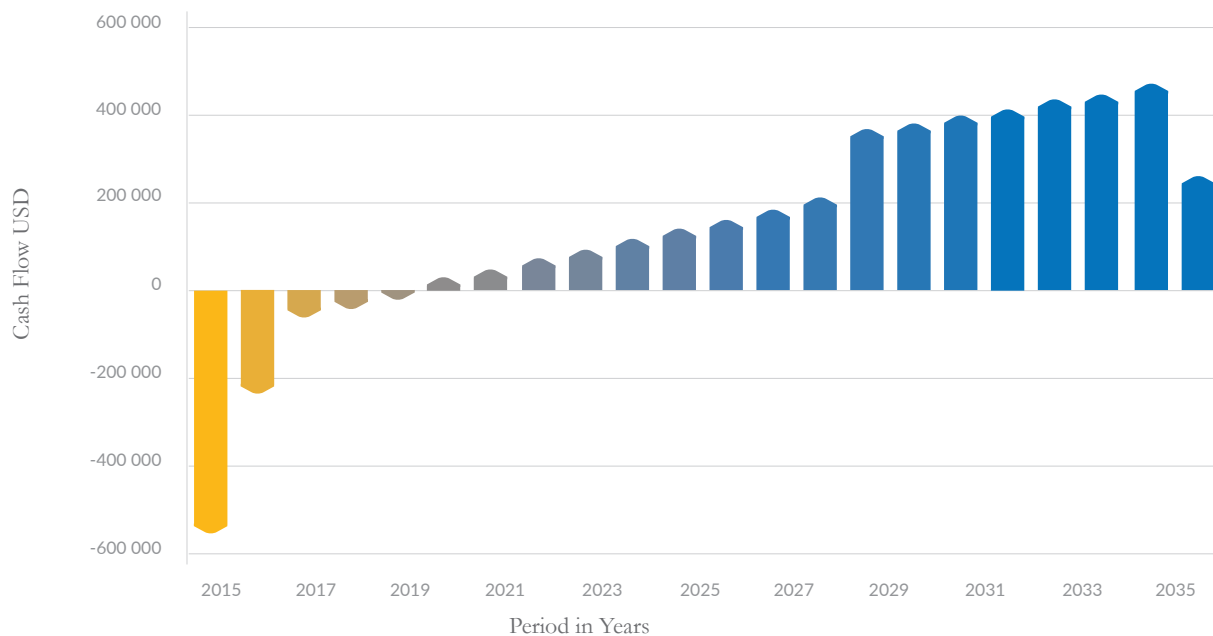
# Naivasha

## RoadSide Station

### Financial Cash Flow | Value Creation



### Equity Cash Flow



#### Sponsors Financial Return

Equity FIRR  
11.21 %

#### Solvency/Bankability

DSCR 5/yr  
0.98

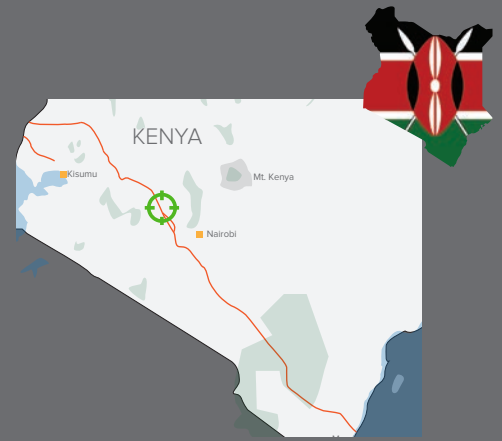
#### General Assumptions

WACC Rate  
8.19%  
Cost of capital (ke)  
11.5%



# Nakuru

## RoadSide Station



### Proposed Amenities

1. Service stations
2. Shops
3. Washrooms
4. Restaurant
5. Health clinic
6. Car workshop
7. Bar
8. Bank
9. Hotel
10. Security services
11. Supermarket
12. Truck parking
13. Minibuses parking
14. Large buses parking
15. Passenger cars parking
16. Pedestrian and green areas
17. Green areas

### Proposed Design



### Vehicle Statistics

#### Passenger Cars



**3,839**

Number of Vehicles Stopping Daily: 768  
 Average Number of Passengers per Vehicle: 2  
 Number of users per day: 1,535  
 Average length of time parked (hours) per vehicle: 0.5

#### Minibuses



**129**

Number of Vehicles Stopping Daily: 32  
 Average Number of Passengers per Vehicle: 10  
 Number of users per day: 321  
 Average length of time parked (hours) per vehicle: 1

#### Large Buses



**163**

Number of Vehicles Stopping Daily: 41  
 Average Number of Passengers per Vehicle: 30  
 Number of users per day: 1,221  
 Average length of time parked (hours) per vehicle: 1

#### Trucks



**1,931**

Number of Vehicles Stopping Daily: 386  
 Average Number of Passengers per Vehicle: 2  
 Number of users per day: 772  
 Average length of time parked (hours) per vehicle: 1

### Estimated Investment Cost

Investment Cost (US \$)

**1,442,252**

Maintenance and Operating Cost (US\$/Yr)

**40,505**

### Global Financial Feasibility

FNPV

**1.2 Mill. US\$**

FIRR

**15.26%**

Disc. P/B period

**12**

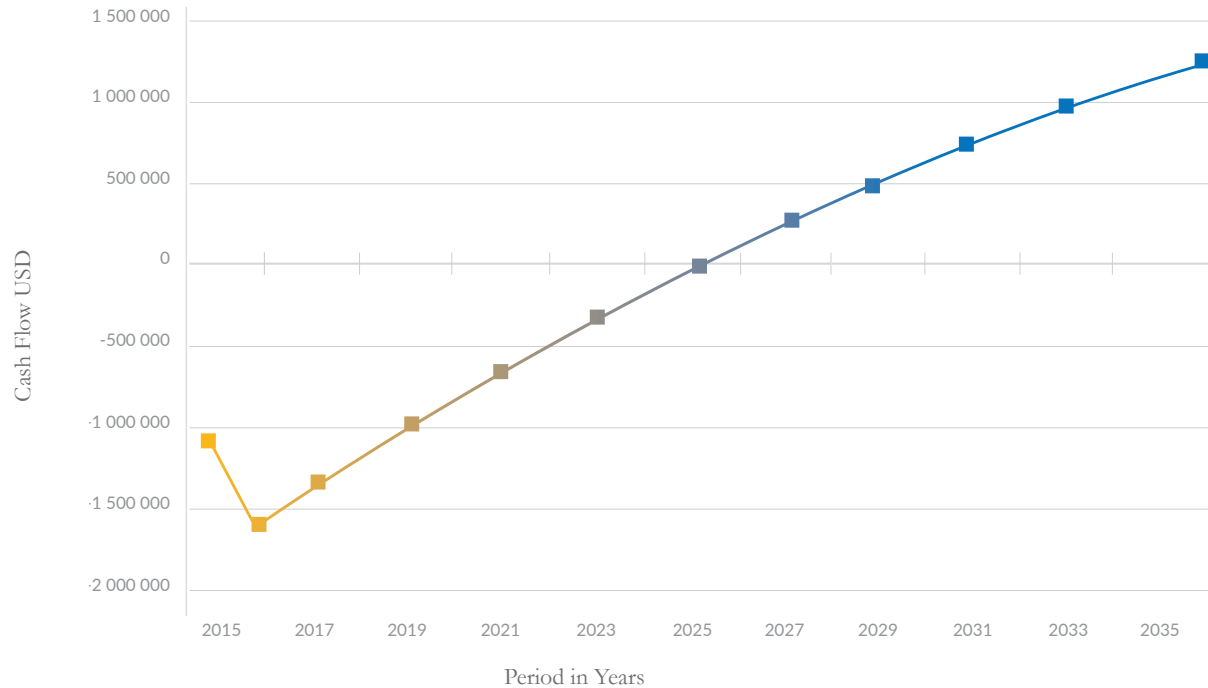
### Summary

**HIGH PRIVATE**  
Financing Potential

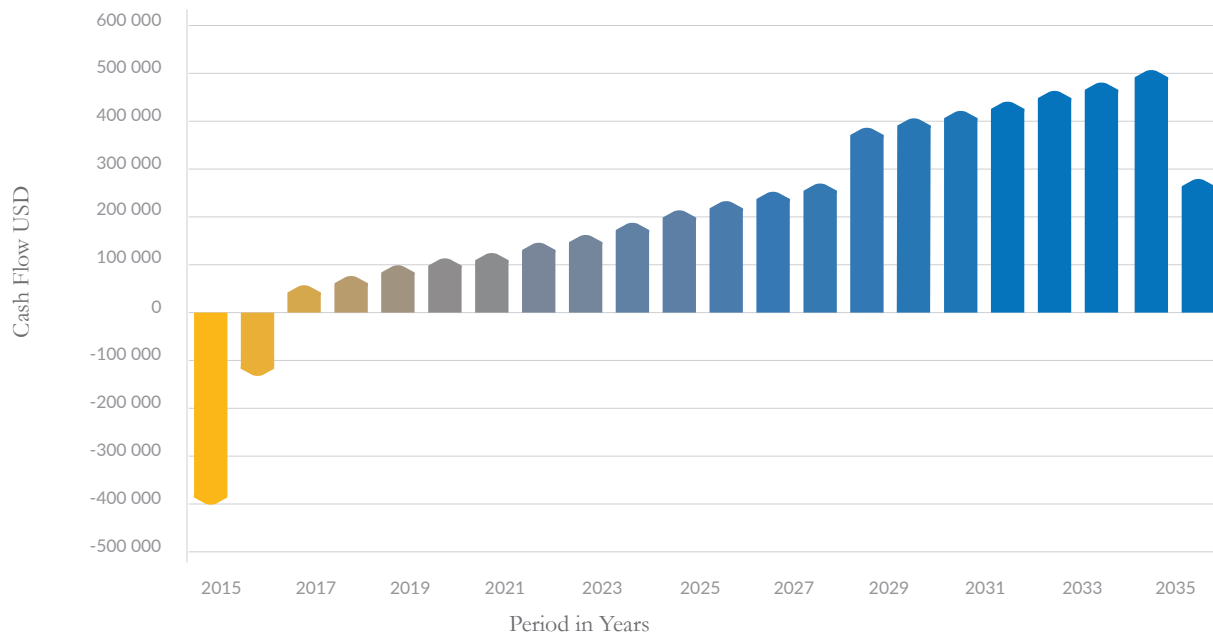
# Nakuru

## RoadSide Station

### Financial Cash Flow | Value Creation



### Equity Cash Flow



#### Sponsors Financial Return

Equity FIRR  
21.82 %

#### Solvency/Bankability

DSCR 5/yr  
1.49

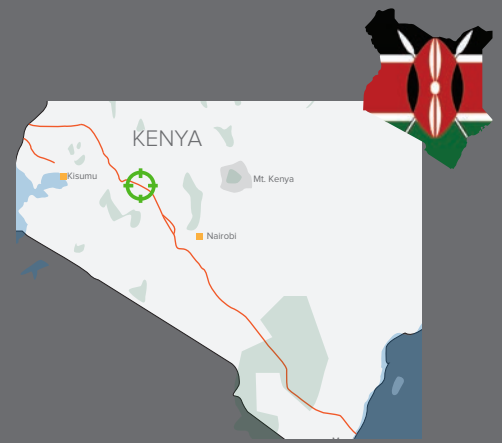
#### General Assumptions

WACC Rate  
8.19%  
Cost of capital (ke)  
11.5%



# Salgaa

## RoadSide Station



### Proposed Amenities

- 1. Service stations
- 2. Shops
- 3. Washrooms
- 4. Restaurant
- 5. Health clinic
- 6. Car workshop
- 7. Truck repair
- 8. Vehicle cleaning
- 9. Supermarket
- 10. Hotel
- 11. Bank
- 12. Police checkpoint
- 13. Security services
- 14. Truck parking
- 15. Minibuses parking
- 16. Large buses parking
- 17. Passenger cars parking
- 18. Pedestrian and green areas
- 19. Green areas

### Proposed Design



### Vehicle Statistics

#### Passenger Cars



**3,389**

Number of Vehicles Stopping Daily: 678  
 Average Number of Passengers per Vehicle: 2  
 Number of users per day: 1,535  
 Average length of time parked (hours) per vehicle: 0.5

#### Minibuses



**129**

Number of Vehicles Stopping Daily: 32  
 Average Number of Passengers per Vehicle: 10  
 Number of users per day: 321  
 Average length of time parked (hours) per vehicle: 1

#### Large Buses



**163**

Number of Vehicles Stopping Daily: 41  
 Average Number of Passengers per Vehicle: 30  
 Number of users per day: 1,221  
 Average length of time parked (hours) per vehicle: 1

#### Trucks



**1,545**

Number of Vehicles Stopping Daily: 386  
 Average Number of Passengers per Vehicle: 2  
 Number of users per day: 772  
 Average length of time parked (hours) per vehicle: 1

### Estimated Investment Cost

Investment Cost (US \$)

**1,649,884**

Maintenance and Operating Cost (US\$/Yr)

**44,313**

### Global Financial Feasibility

**FNPV**  
1.084 Mill. US\$

**FIRR**  
13.98%

**Disc. P/B period**  
13 y

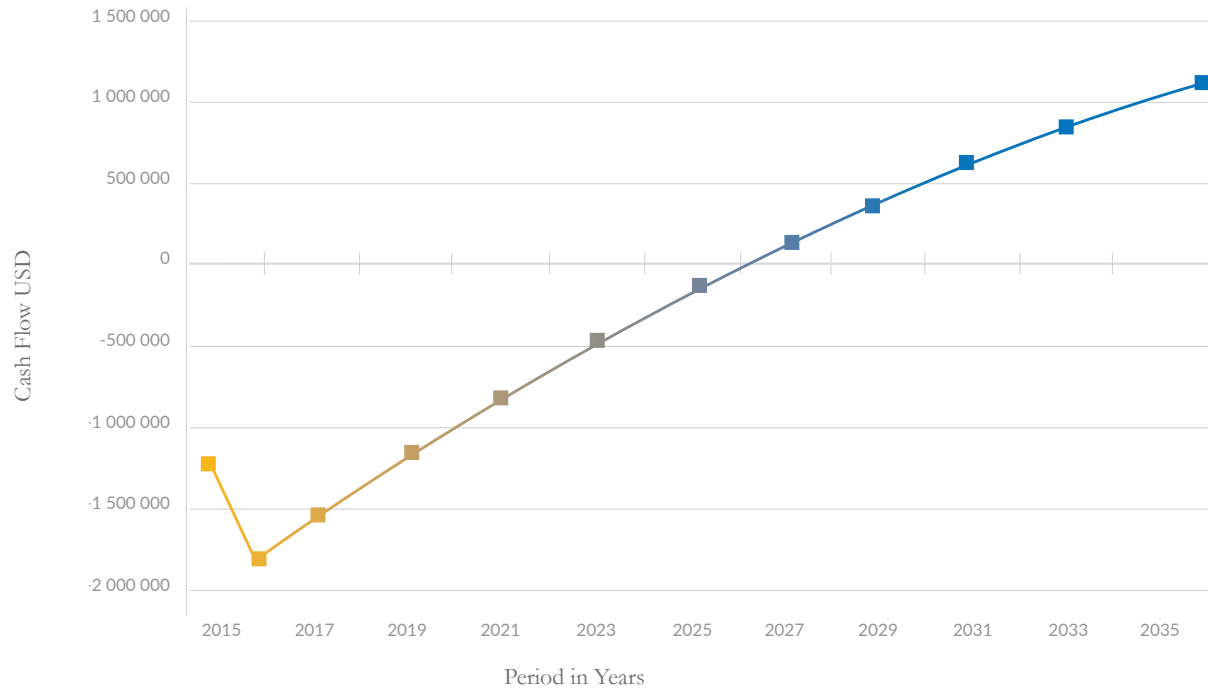
### Summary

**HIGH PRIVATE**  
Financing Potential

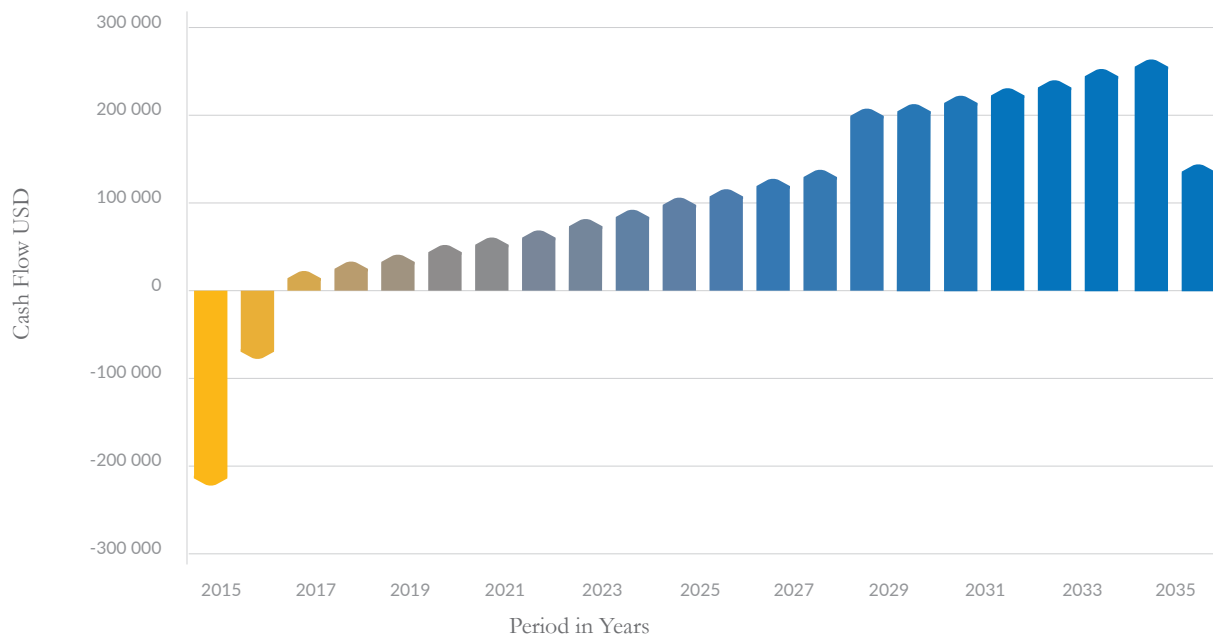
# Salga

## RoadSide Station

### Financial Cash Flow | Value Creation



### Equity Cash Flow



#### Sponsors Financial Return

Equity FIRR  
19.29 %

#### Solvency/Bankability

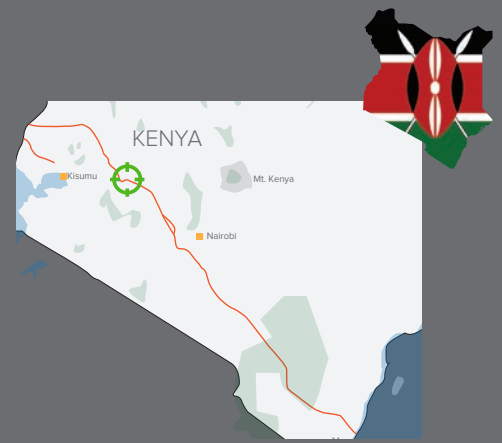
DSCR 5/yr  
1.36

#### General Assumptions

WACC Rate  
8.19%  
Cost of capital (ke)  
11.5%



# Mau Summit RoadSide Station



## Proposed Amenities

1. Service stations
2. Shops
3. Washrooms
4. Restaurant
5. Bureau office
6. Truck repair
7. Vehicle cleaning
8. Supermarket
9. Parking for trucks in transit
10. Parking for trucks in domestic traffic
11. Pedestrian and green areas
12. Green areas
13. Fence

## Proposed Design



## Vehicle Statistics

### Passenger Cars



**3,389**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	2
Number of users per day	0
Average length of time parked (hours) per vehicle	0.5

### Minibuses



**129**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	10
Number of users per day	0
Average length of time parked (hours) per vehicle	1

### Large Buses



**163**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	30
Number of users per day	0
Average length of time parked (hours) per vehicle	1

### Trucks



**1,545**

Number of Vehicles Stopping Daily	290
Average Number of Passengers per Vehicle	2
Number of users per day	579
Average length of time parked (hours) per vehicle	1

## Estimated Investment Cost

Investment Cost (US \$)

**1,166,122**

Maintenance and Operating Cost (US\$/Yr)

**29,147**

## Global Financial Feasibility

**FNPV**  
-0.48 Mill. US\$

**FIRR**  
3.77%

**Disc. P/B period**  
--

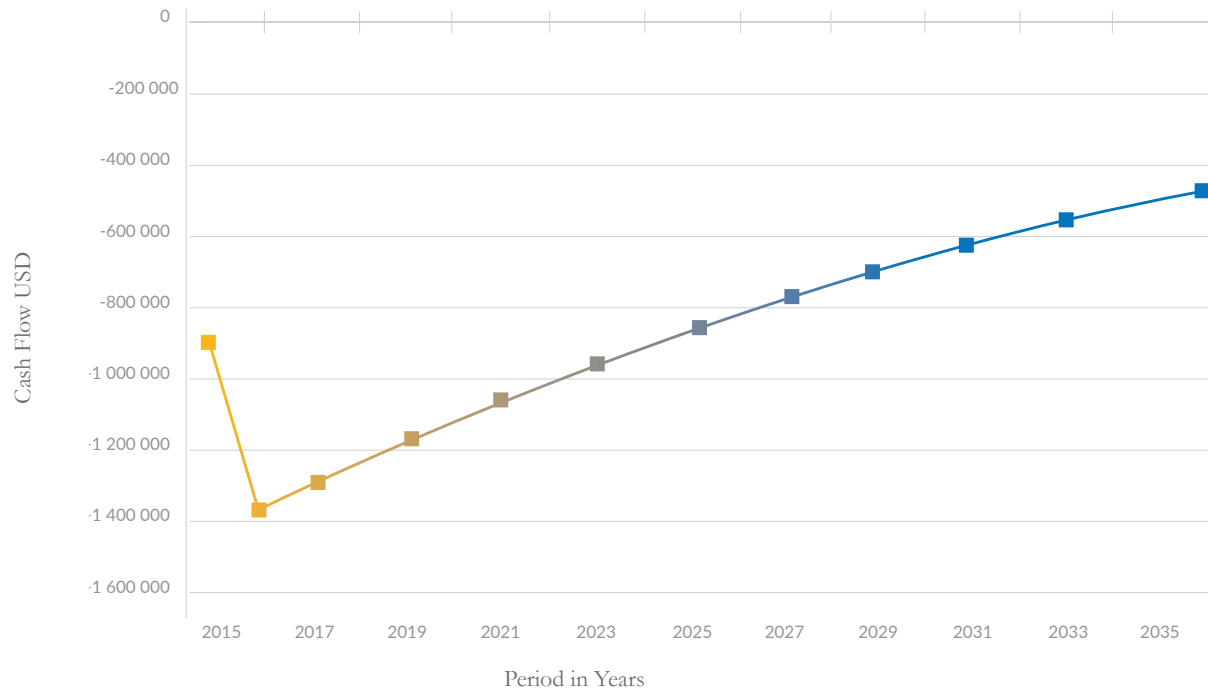
## Summary

**MEDIUM PRIVATE**  
Financing Potential

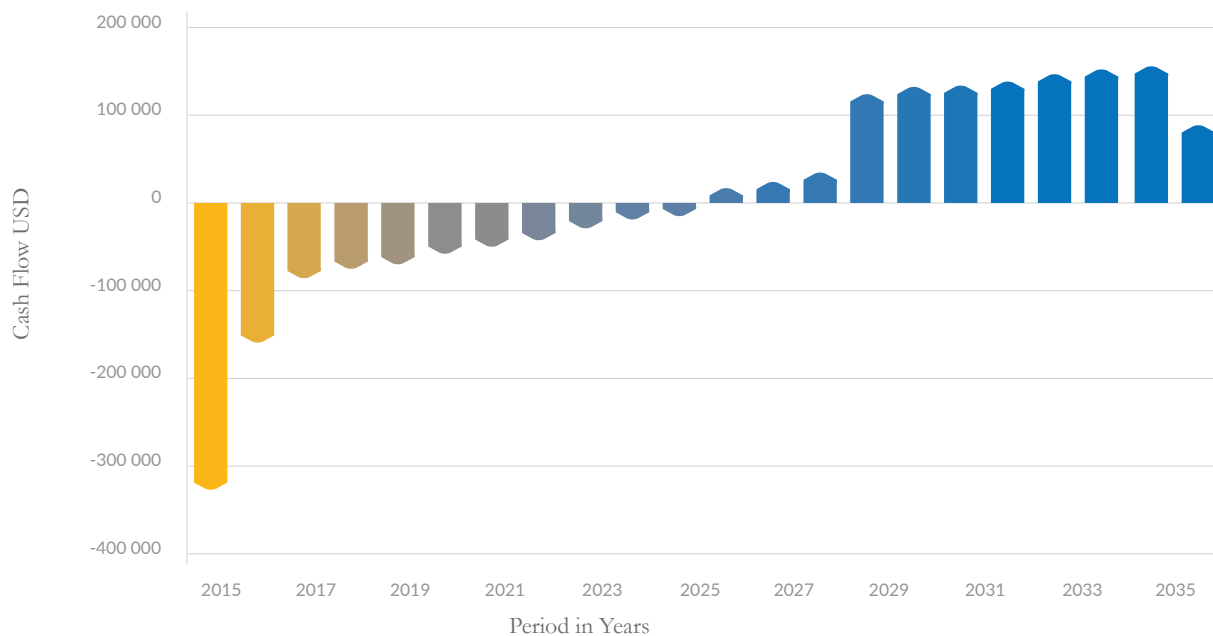
# Mau Summit

## RoadSide Station

### Financial Cash Flow | Value Creation



### Equity Cash Flow



#### Sponsors Financial Return

Equity FIRR  
0.58 %

#### Solvency/Bankability

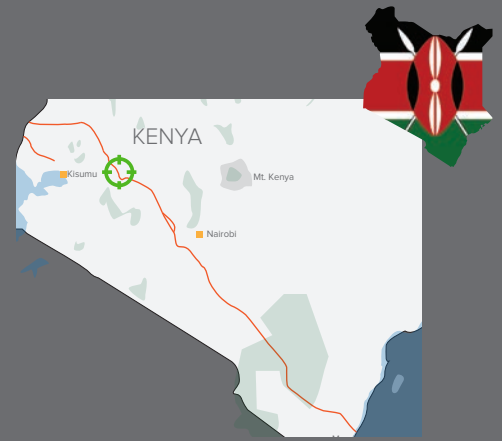
DSCR 5/yr  
0.84

#### General Assumptions

WACC Rate  
8.19%  
Cost of capital (ke)  
11.5%



# Burnt Forest RoadSide Station



## Proposed Amenities

1. Service stations
2. Shops
3. Restaurant
4. Bureau office
5. Security services
6. Truck repair
7. Supermarket
8. Parking for trucks in transit
9. Parking for trucks in domestic traffic
10. Pedestrian and green areas
11. Green areas
12. Fence
13. Hotel

## Proposed Design



## Vehicle Statistics

### Passenger Cars



**2,451**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	2
Number of users per day	0
Average length of time parked (hours) per vehicle	0.5

### Minibuses



**129**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	10
Number of users per day	0
Average length of time parked (hours) per vehicle	1

### Large Buses



**163**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	30
Number of users per day	0
Average length of time parked (hours) per vehicle	1

### Trucks



**1,062**

Number of Vehicles Stopping Daily	212
Average Number of Passengers per Vehicle	2
Number of users per day	425
Average length of time parked (hours) per vehicle	6

## Estimated Investment Cost

Investment Cost (US \$)

**1,193,158**

Maintenance and Operating Cost (US\$/Yr)

**24,530**

## Global Financial Feasibility

**FNPV**  
-0.44 Mill. US\$

**FIRR**  
4.37%

**Disc. P/B period**  
--

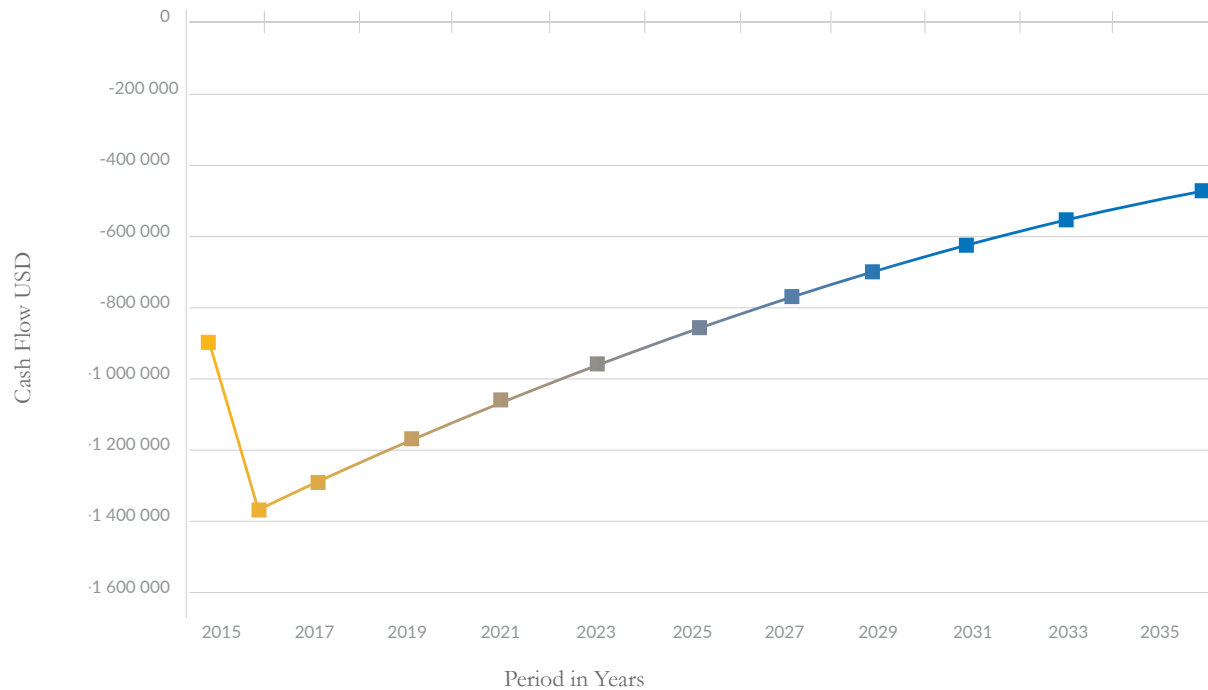
## Summary

**MEDIUM PRIVATE**  
Financing Potential

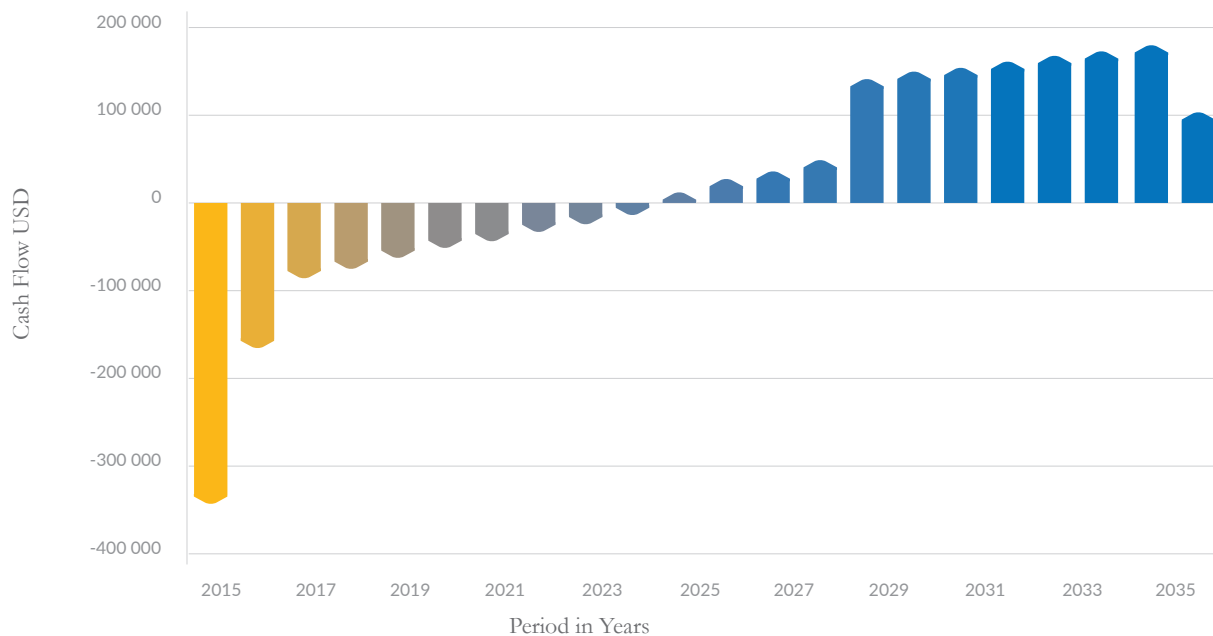
# Burnt Forest

## RoadSide Station

### Financial Cash Flow | Value Creation



### Equity Cash Flow



#### Sponsors Financial Return

Equity FIRR  
2.79 %

#### Solvency/Bankability

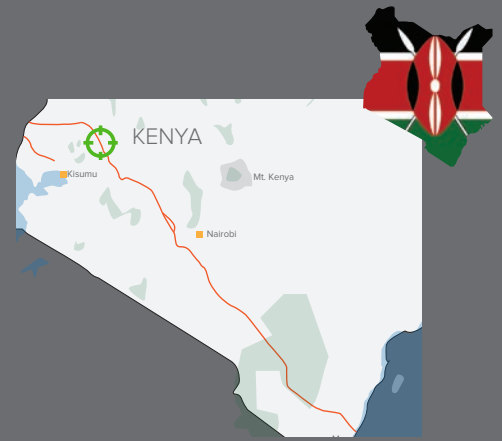
DSCR 5/yr  
0.62

#### General Assumptions

WACC Rate  
8.19%  
Cost of capital (ke)  
11.5%



# Jua Kali RoadSide Station



## Proposed Amenities

1. Service stations
2. Shops
3. Washrooms
4. Bureau office
5. Vehicle cleaning
6. Hotel
7. Restaurant
8. Health clinic
9. Parking for trucks in transit
10. Parking for trucks in domestic traffic
11. Pedestrian and green areas
12. Green areas
13. Fence

## Proposed Design



## Vehicle Statistics

### Passenger Cars



**4,387**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	2
Number of users per day	0
Average length of time parked (hours) per vehicle	0.5

### Minibuses



**120**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	10
Number of users per day	0
Average length of time parked (hours) per vehicle	1

### Large Buses



**151**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	30
Number of users per day	0
Average length of time parked (hours) per vehicle	1

### Trucks



**1,239**

Number of Vehicles Stopping Daily	372
Average Number of Passengers per Vehicle	2
Number of users per day	744
Average length of time parked (hours) per vehicle	1

## Estimated Investment Cost

Investment Cost (US \$)

**1,172,702**

Maintenance and Operating Cost (US\$/Yr)

**30,656**

## Global Financial Feasibility

**FNPV**  
-0.57 Mill. US\$

**FIRR**  
2.91%

**Disc. P/B period**  
--

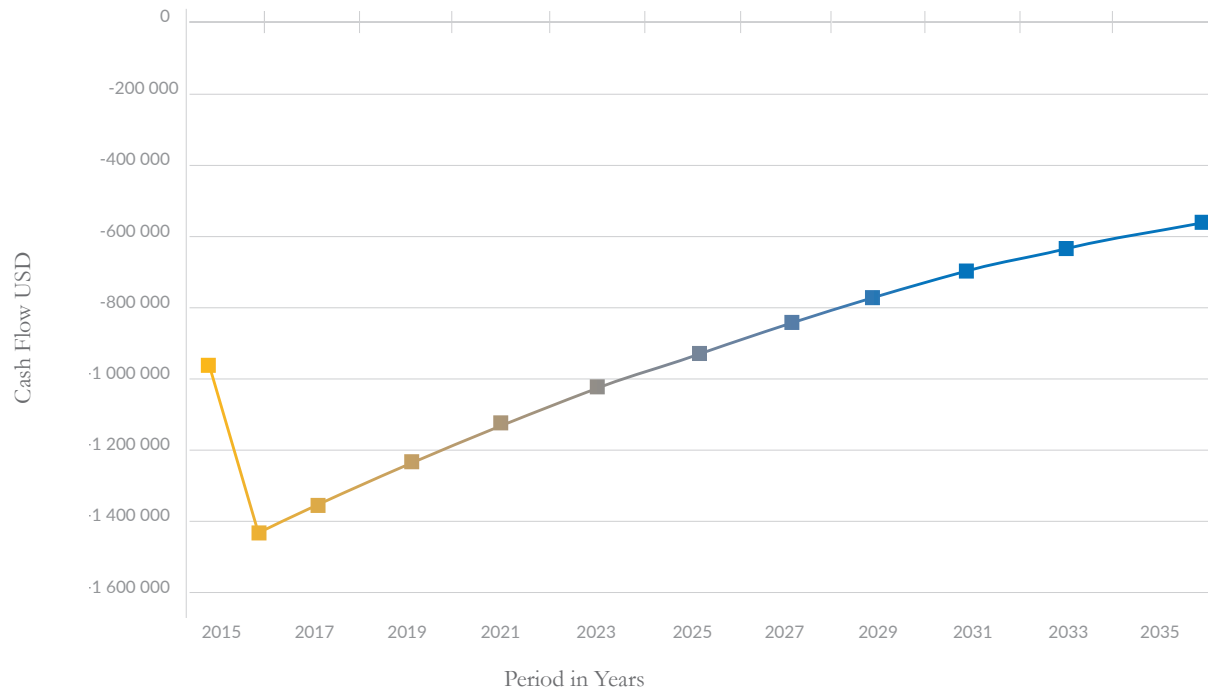
## Summary

**MEDIUM PRIVATE**  
Financing Potential

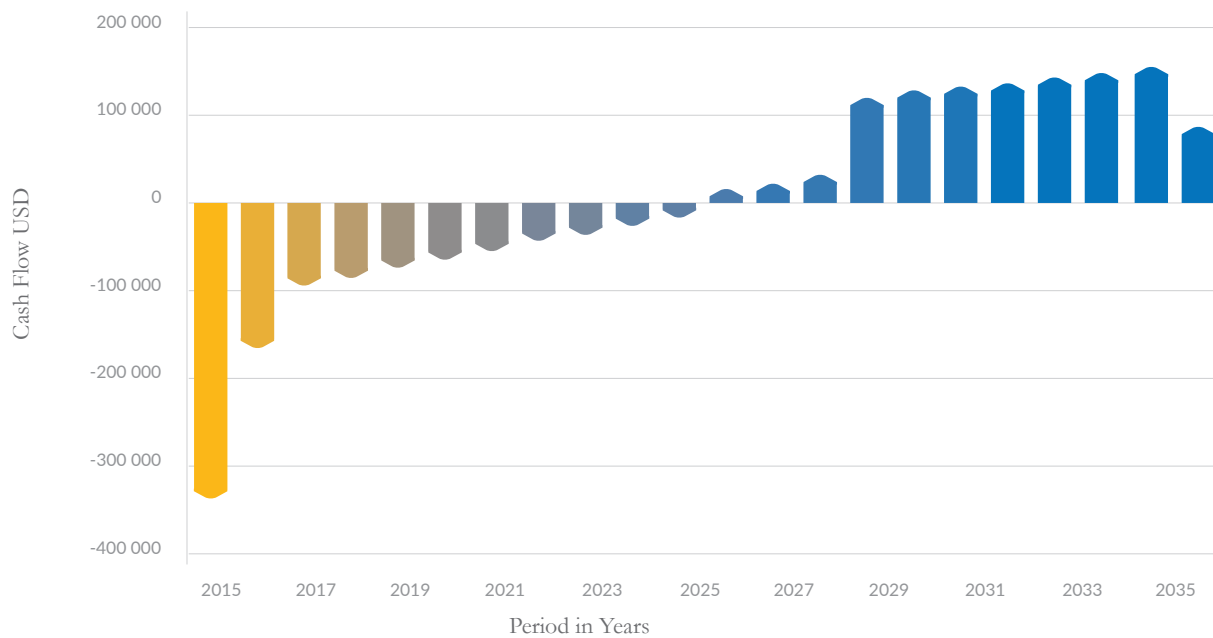
# Jua Kali

## RoadSide Station

### Financial Cash Flow | Value Creation



### Equity Cash Flow



#### Sponsors Financial Return

Equity FIRR  
0.54 %

#### Solvency/Bankability

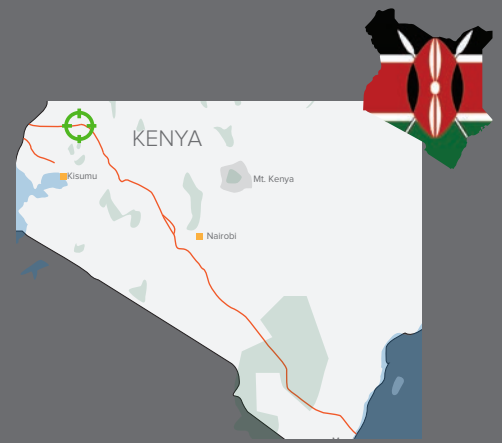
DSCR 5/yr  
0.53

#### General Assumptions

WACC Rate  
8.19%  
Cost of capital (ke)  
11.5%



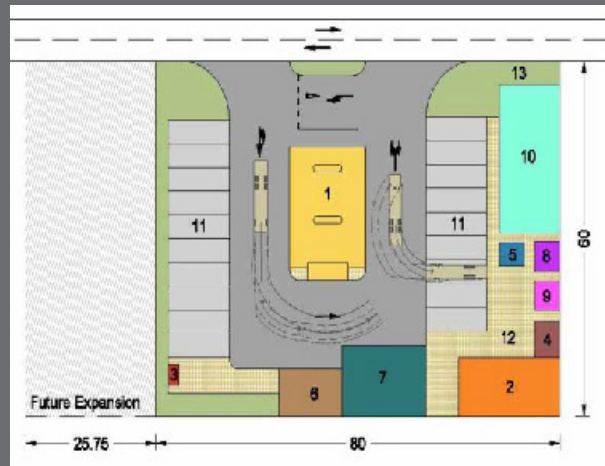
# Webuye RoadSide Station



## Proposed Amenities

1. Service station
2. Shops
3. Washrooms
4. Restaurant
5. Bureau station
6. Services to trucks
7. Vehicle cleaning
8. Police check point
9. Security services
10. Hotel
11. Truck parking
12. Pedestrian and green areas

## Proposed Design



## Vehicle Statistics

### Passenger Cars



**3,597**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	2
Number of users per day	0
Average length of time parked (hours) per vehicle	0.5

### Minibuses



**120**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	10
Number of users per day	0
Average length of time parked (hours) per vehicle	1

### Large Buses



**151**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	30
Number of users per day	0
Average length of time parked (hours) per vehicle	1

### Trucks



**1,746**

Number of Vehicles Stopping Daily	437
Average Number of Passengers per Vehicle	2
Number of users per day	873
Average length of time parked (hours) per vehicle	1

## Estimated Investment Cost

Investment Cost (US \$)

**850,204**

Maintenance and Operating Cost (US\$/Yr)

**30,327**

## Global Financial Feasibility

FNPV

**1.30 Mill. US\$**

FIRR

**20.71%**

Disc. P/B period

**9 y**

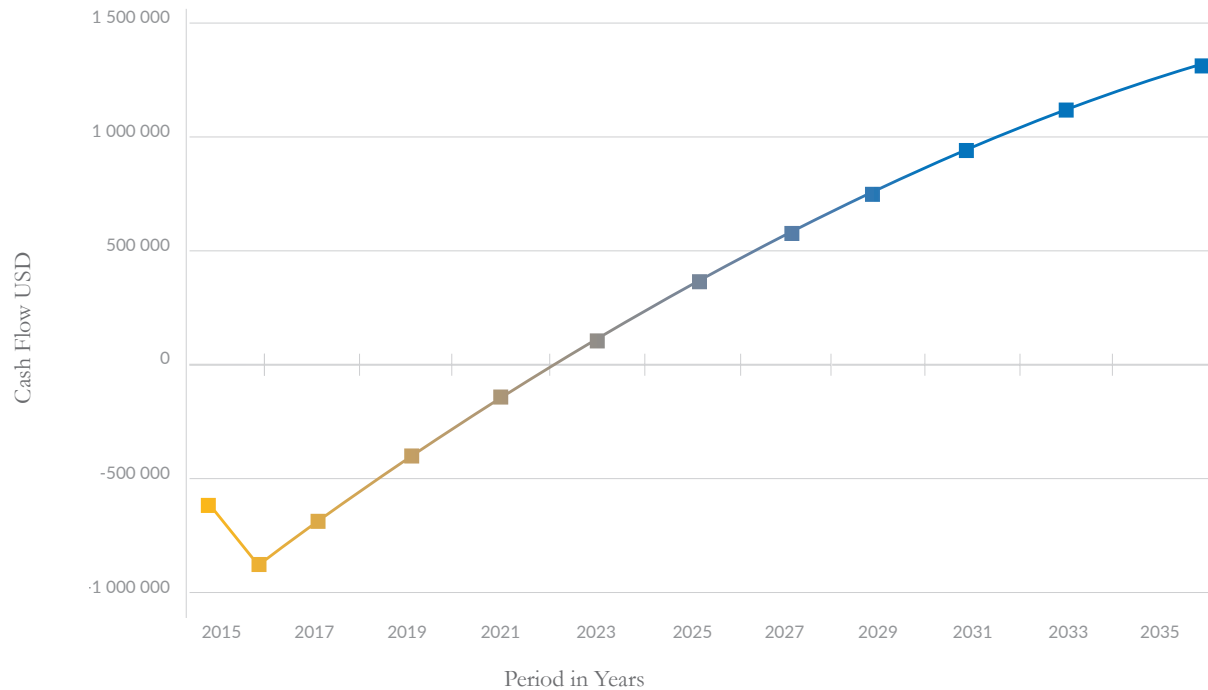
## Summary

**VERY HIGH PRIVATE Financing Potential**

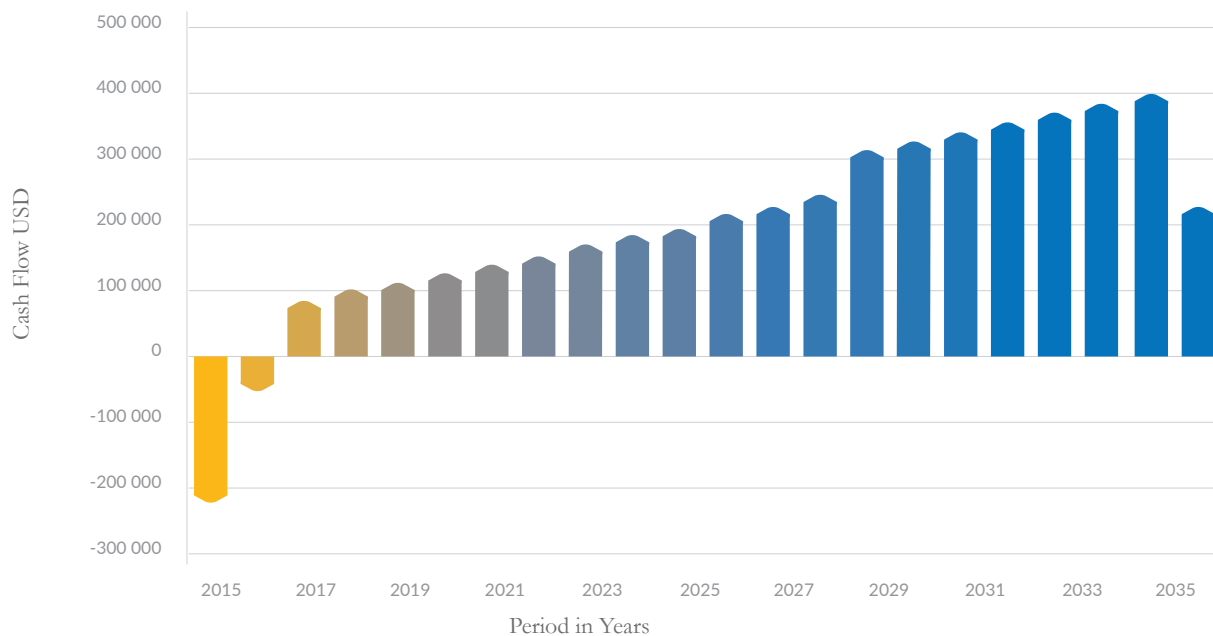
# Webuye

## RoadSide Station

### Financial Cash Flow | Value Creation



### Equity Cash Flow



#### Sponsors Financial Return

Equity FIRR  
33.74 %

#### Solvency/Bankability

DSCR 5/yr  
2.05

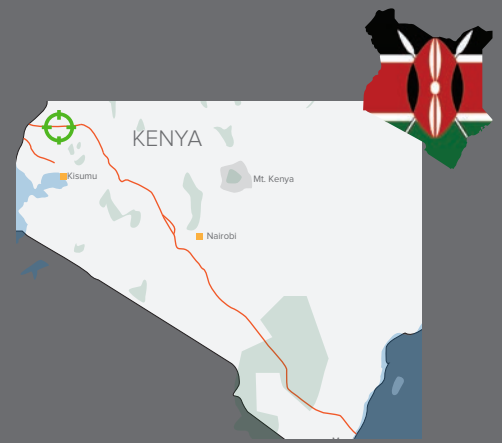
#### General Assumptions

WACC Rate  
8.19%  
Cost of capital (ke)  
11.5%



# Malaba

## RoadSide Station



### Proposed Amenities

1. Service station
2. Shops
3. Washrooms
4. Restaurant
5. Truck repair
6. Public information/administrative offices
7. Truck parking
8. Pedestrian and green areas
9. Green areas

### Proposed Design



### Vehicle Statistics

#### Passenger Cars



**2,807**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	2
Number of users per day	0
Average length of time parked (hours) per vehicle	0.5

#### Minibuses



**120**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	10
Number of users per day	0
Average length of time parked (hours) per vehicle	1

#### Large Buses



**151**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	30
Number of users per day	0
Average length of time parked (hours) per vehicle	1

#### Trucks



**2,253**

Number of Vehicles Stopping Daily	451
Average Number of Passengers per Vehicle	2
Number of users per day	901
Average length of time parked (hours) per vehicle	1

### Estimated Investment Cost

Investment Cost (US \$)

**990,698**

Maintenance and Operating Cost (US\$/Yr)

**26,093**

### Global Financial Feasibility

**NPV**  
1.16 Mill. US\$

**FIRR**  
17.45%

**Disc. P/B period**  
10 y

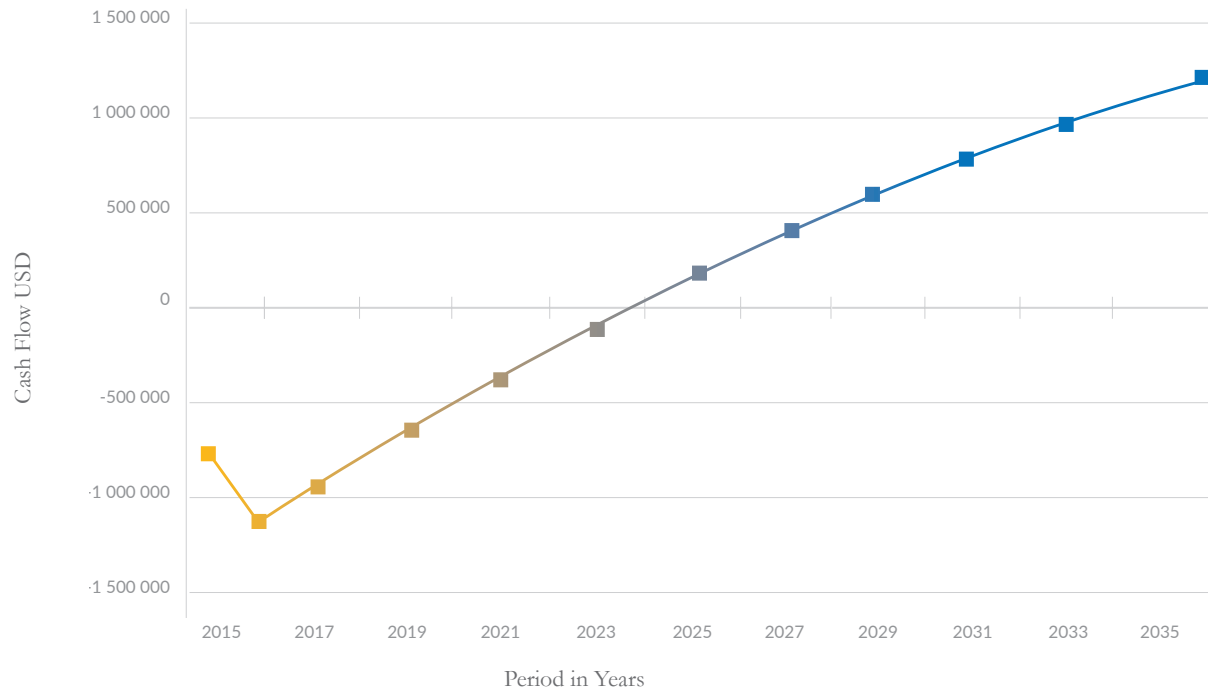
### Summary

**HIGH PRIVATE**  
Financing Potential

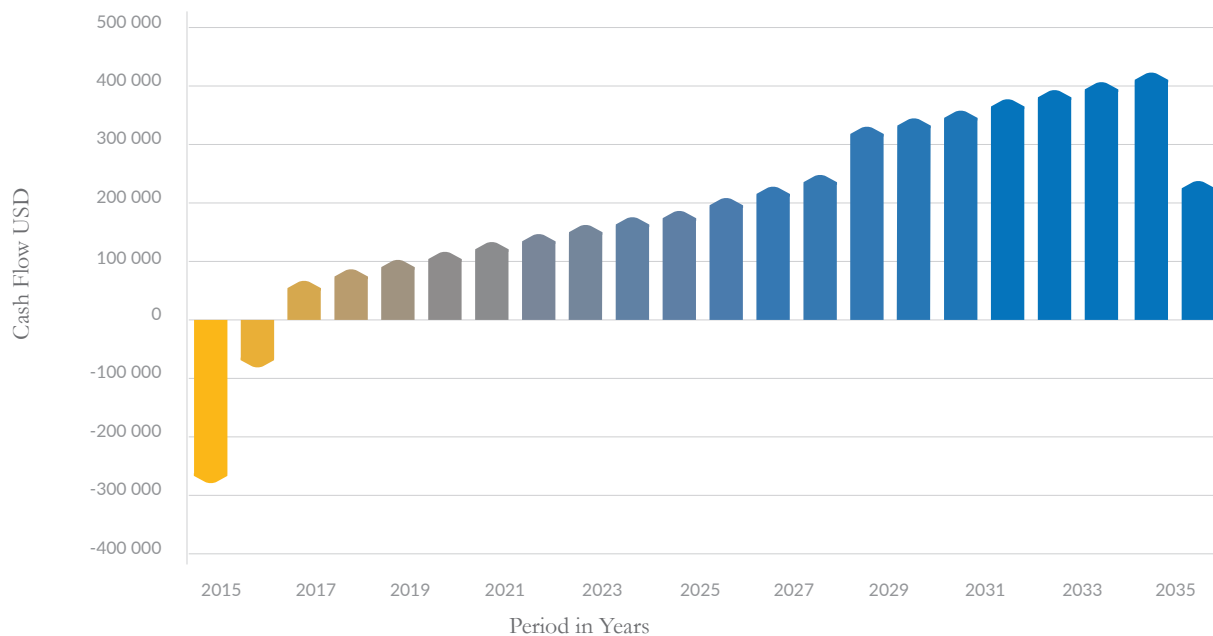
# Malaba

## RoadSide Station

### Financial Cash Flow | Value Creation



### Equity Cash Flow



#### Sponsors Financial Return

Equity FIRR  
26.41 %

#### Solvency/Bankability

DSCR 5/yr  
1.71

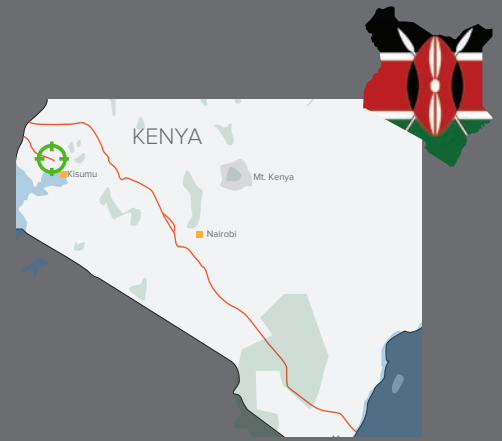
#### General Assumptions

WACC Rate  
8.19%  
Cost of capital (ke)  
11.5%



# Yala

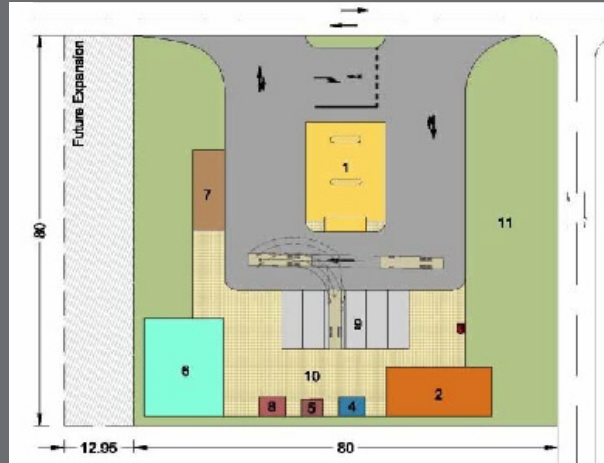
## RoadSide Station



### Proposed Amenities

1. Service station
2. Shops
3. Washrooms
4. Bureau office
5. Restaurant
6. Hotel
7. Truck repair
8. Bar
9. Truck parking
10. Pedestrian and green areas
11. Green areas

### Proposed Design



### Vehicle Statistics

#### Passenger Cars



**1,607**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	2
Number of users per day	0
Average length of time parked (hours) per vehicle	0.5

#### Minibuses



**60**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	10
Number of users per day	0
Average length of time parked (hours) per vehicle	1

#### Large Buses



**75**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	30
Number of users per day	0
Average length of time parked (hours) per vehicle	1

#### Trucks



**579**

Number of Vehicles Stopping Daily	145
Average Number of Passengers per Vehicle	2
Number of users per day	290
Average length of time parked (hours) per vehicle	1

### Estimated Investment Cost

Investment Cost (US \$)

**722,533**

Maintenance and Operating Cost (US\$/Yr)

**26,774**

### Global Financial Feasibility

**FNPV**  
-0.85 Mill. US\$

**FIRR**

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**Disc. P/B period**

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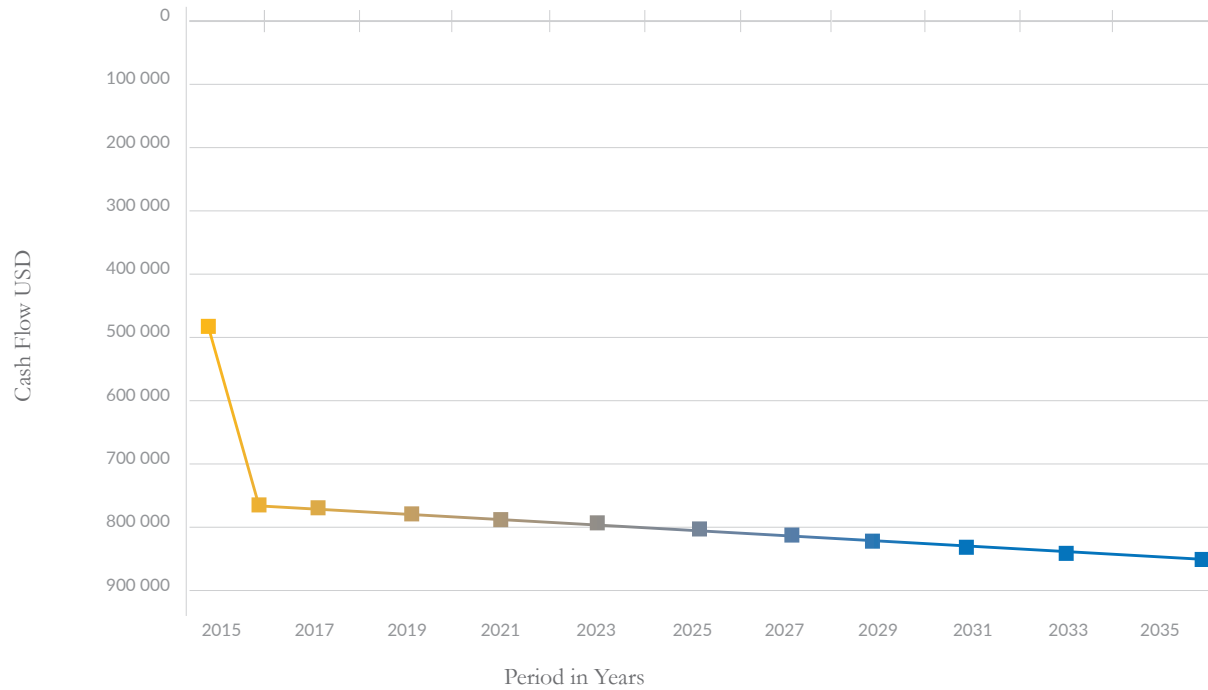
### Summary

**LOW PRIVATE**  
Financing Potential

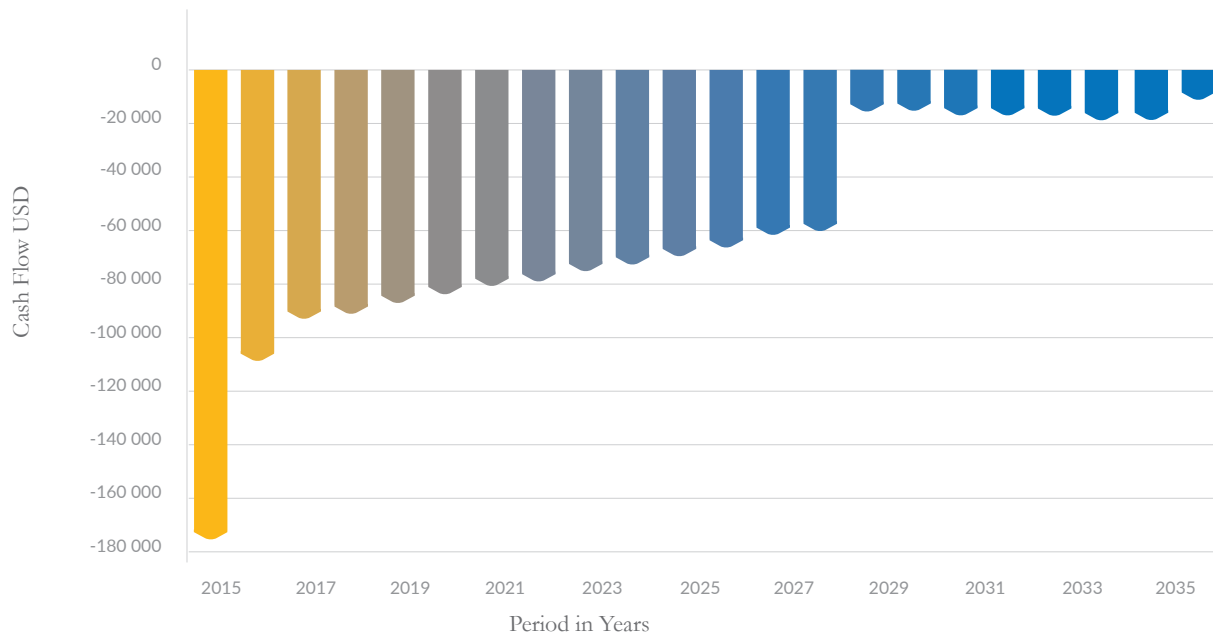
# Yala

## RoadSide Station

### Financial Cash Flow | Value Creation



### Equity Cash Flow



#### Sponsors Financial Return

Equity FIRR

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#### Solvency/Bankability

DSCR 5/yr

-0.1

#### General Assumptions

WACC Rate

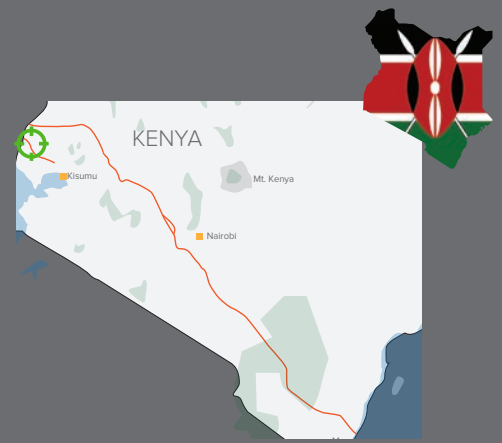
8.19%

Cost of capital (ke)

11.5%



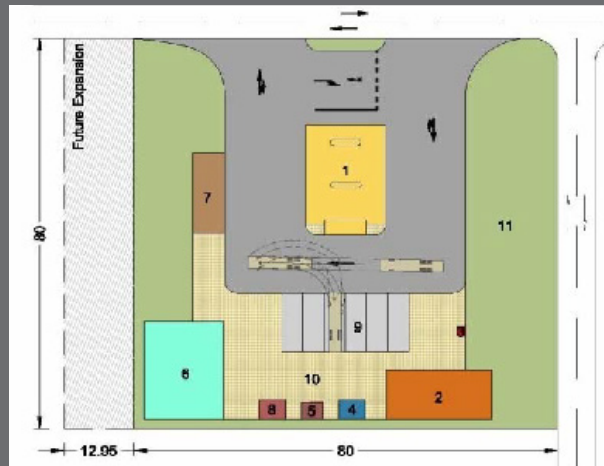
# Sega Town RoadSide Station



## Proposed Amenities

1. Service station
2. Shops
3. Washrooms
4. Bureau office
5. Restaurant
6. Hotel
7. Truck repair
8. Bar
9. Truck parking
10. Pedestrian and green areas
11. Green areas

## Proposed Design



## Vehicle Statistics

### Passenger Cars



**1,071**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	2
Number of users per day	0
Average length of time parked (hours) per vehicle	0.5

### Minibuses



**60**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	10
Number of users per day	0
Average length of time parked (hours) per vehicle	1

### Large Buses



**75**

Number of Vehicles Stopping Daily	0
Average Number of Passengers per Vehicle	30
Number of users per day	0
Average length of time parked (hours) per vehicle	1

### Trucks



**386**

Number of Vehicles Stopping Daily	97
Average Number of Passengers per Vehicle	2
Number of users per day	193
Average length of time parked (hours) per vehicle	1

## Estimated Investment Cost

Investment Cost (US \$)

**722,533**

Maintenance and Operating Cost (US\$/Yr)

**26,774**

## Global Financial Feasibility

**FNPV**  
-0.85 Mill. US\$

**FIRR**

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**Disc. P/B period**

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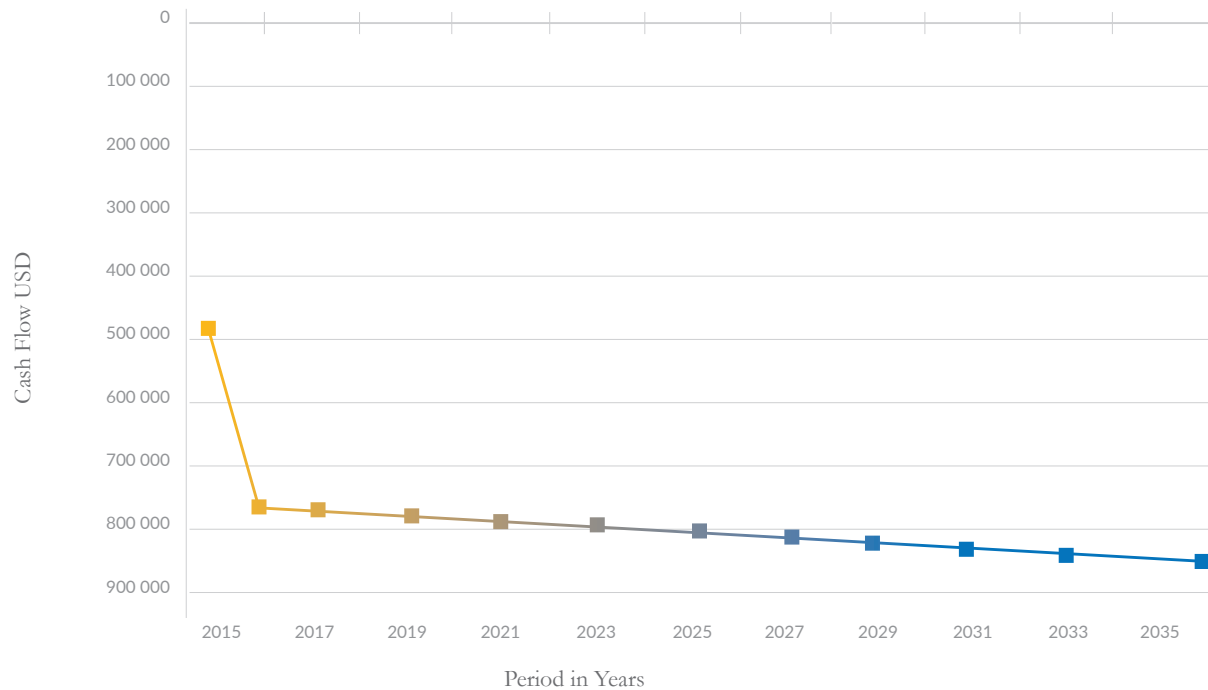
## Summary

**LOW PRIVATE**  
Financing Potential

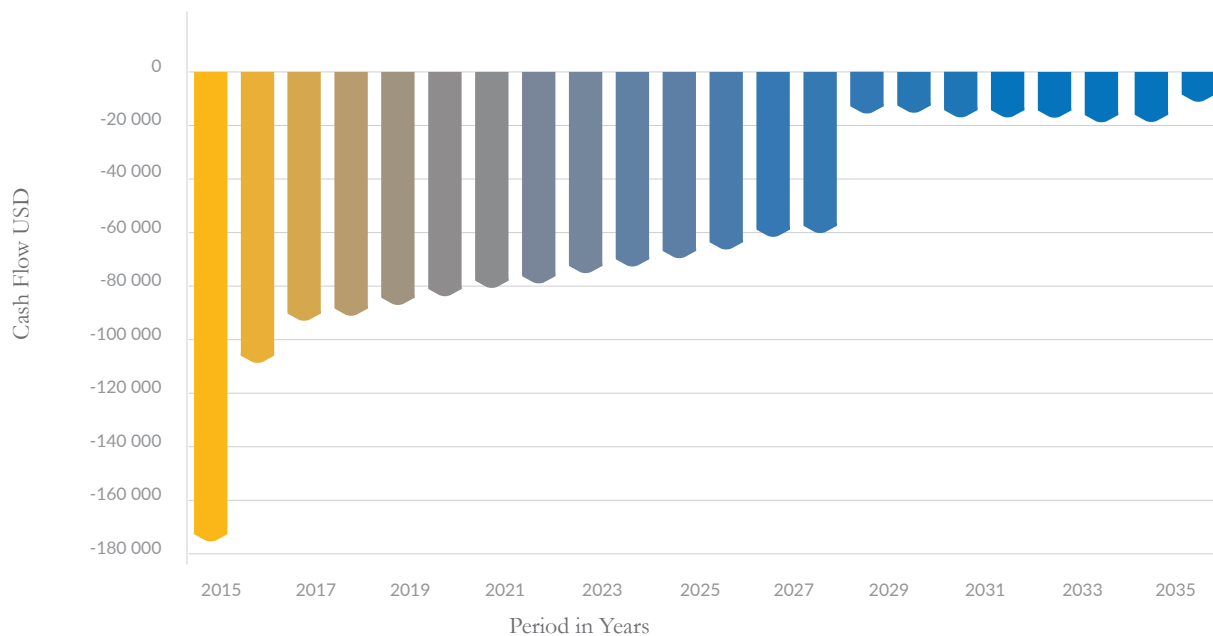
# Sega Town

## RoadSide Station

### Financial Cash Flow | Value Creation



### Equity Cash Flow



#### Sponsors Financial Return

Equity FIRR

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#### Solvency/Bankability

DSCR 5/yr

-0.1

#### General Assumptions

WACC Rate

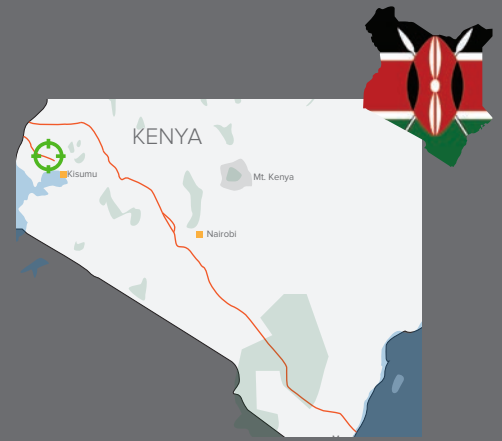
8.19%

Cost of capital (ke)

11.5%



# Korinda Jct. RoadSide Station



## Proposed Amenities

1. Service station
2. Shops
3. Washrooms
4. Restaurant
5. Health clinic
6. Car workshop
7. Truck repair
8. Vehicle cleaning
9. Supermarket
10. Hotel
11. Bank
12. Police check point
13. Security services
14. Truck parking
15. Minibuses parking
16. Large buses parking
17. Passenger car parking
18. Pedestrian and green areas
19. Green areas

## Proposed Design



## Vehicle Statistics

### Passenger Cars



**1,536**

Number of Vehicles Stopping Daily: 307  
 Average Number of Passengers per Vehicle: 2  
 Number of users per day: 614  
 Average length of time parked (hours) per vehicle: 0.5

### Minibuses



**60**

Number of Vehicles Stopping Daily: 15  
 Average Number of Passengers per Vehicle: 10  
 Number of users per day: 150  
 Average length of time parked (hours) per vehicle: 1

### Large Buses



**75**

Number of Vehicles Stopping Daily: 19  
 Average Number of Passengers per Vehicle: 30  
 Number of users per day: 563  
 Average length of time parked (hours) per vehicle: 1

### Trucks



**696**

Number of Vehicles Stopping Daily: 174  
 Average Number of Passengers per Vehicle: 2  
 Number of users per day: 348  
 Average length of time parked (hours) per vehicle: 1

## Estimated Investment Cost

Investment Cost (US \$)

**1,649,884**

Maintenance and Operating Cost (US\$/Yr)

**44,313**

## Global Financial Feasibility

**FNPV**  
0.97 Mill. US\$

**FIRR**  
13.65%

**Disc. P/B period**  
13

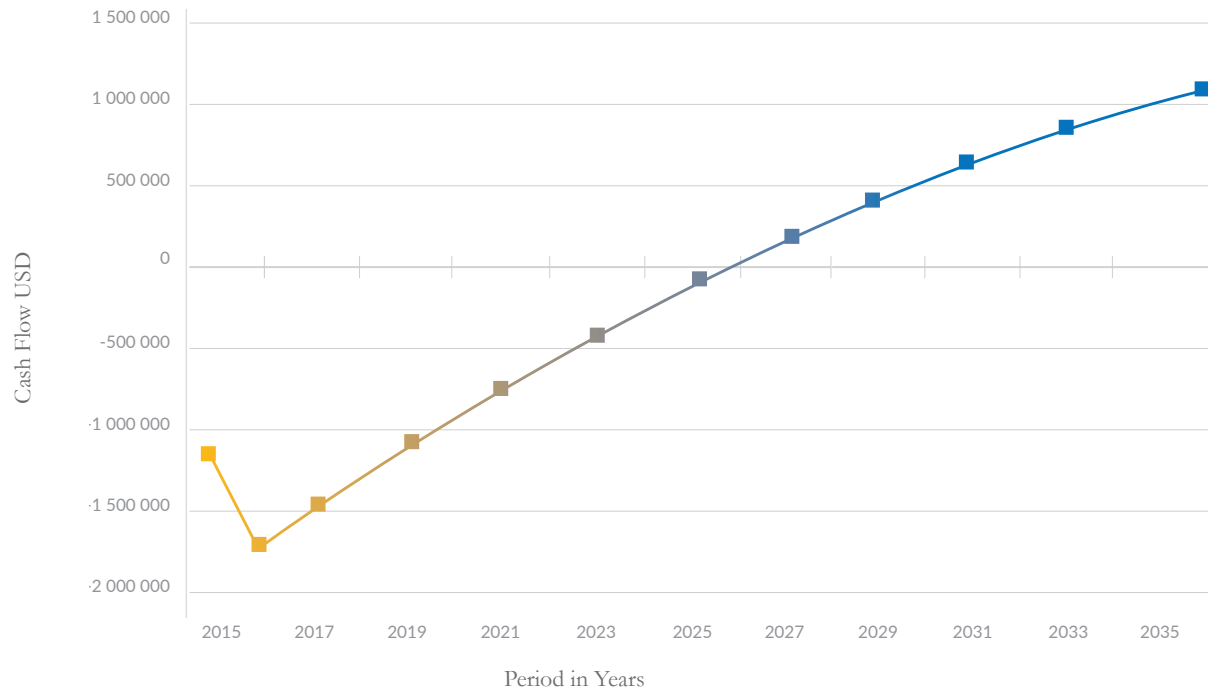
## Summary

**HIGH PRIVATE**  
Financing Potential

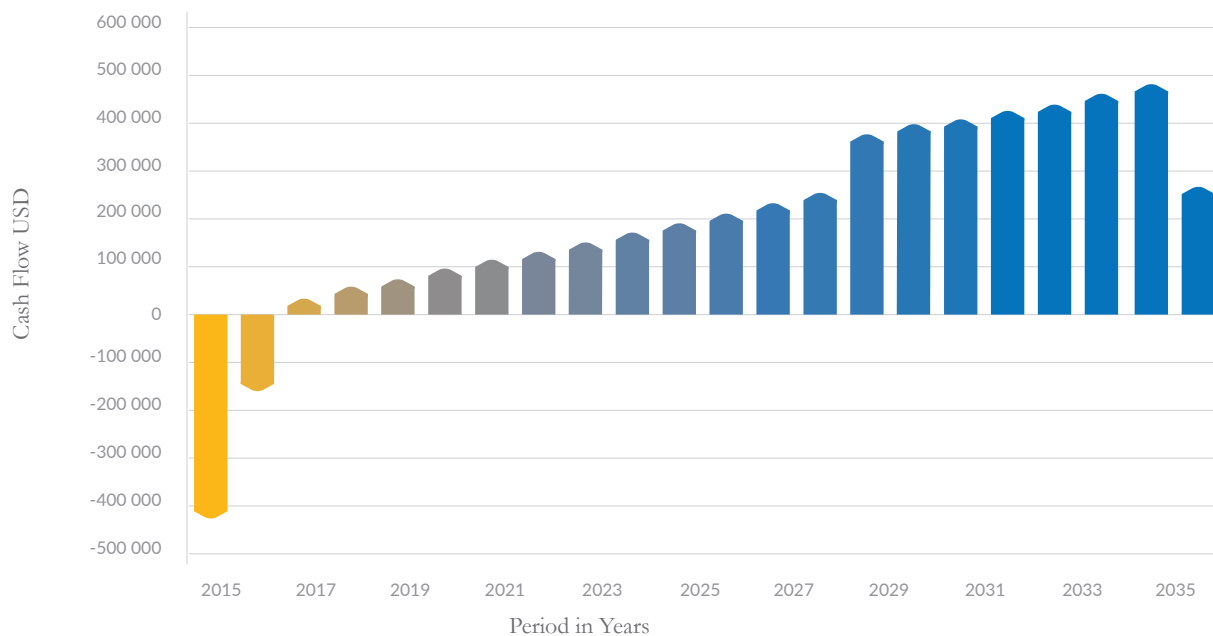
# Korinda Jct.

## RoadSide Station

### Financial Cash Flow | Value Creation



### Equity Cash Flow



#### Sponsors Financial Return

Equity FIRR  
18.66 %

#### Solvency/Bankability

DSCR 5/yr  
1.34

#### General Assumptions

WACC Rate  
8.19%  
Cost of capital (ke)  
11.5%





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**For Technical Information, Facilitation and Coordination Contact:**



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