

JIAHE DEVELOPMENT COMPANY LIMITED

**PRE-FESIBILITY STUDY
ON
CONSTRUCTION&RENTING GODOWN**

**TO BE SUBMITTED TO TIC
JUNE 2021**

CONTENTS

No.	TITLE	PAGE#
1	DISCLAIMER	3
2	PURPOSE OF DOCUMENT	3
3	INTRODUCTION TO SCHEME	3
4	EXECUTIVE SUMMARY	3
5	INVESTMENTS COST AND FINANCIAL PLAN	4
6	BRIEF DESCRIPTION OF PROJECT AND PRODUCT	4
7	INVESTMENT FUNDS EXPENDITURE BREAKDOWN	5
8	MY LOVE TANZANIA	5
9	PROJECTION OF 5 YEARS	

1. Disclaimer

This information memorandum is to introduce the subject matter and provide a general idea and information on the subject. To show the **TIC** how the plan we intend to use the new certificate to change our old business. Although, the material included in this document is based on data / information generated from experiments and field testing by a team of relevant scientists; however, it is based upon certain assumptions which may differ from case to case. The contained information may vary due to any change in any of the concerned factors, and the actual results may differ accordingly from the presented information. The prospective user of this memorandum is encouraged to contact qualified technical expert, especially designated focal person(s) of this enterprise for reaching to an informed decision.

2. Purpose of document

The purpose of this document is to show the **TIC** how the plan we intend to save and change our business and continue to pay the bank .

3. Introduction to scheme

Because of the sugar issue cause us close business ,since 2019 till now no manufacturing and we completely close the business. For this sad story I believe your good office known this since 2016. We have loan from bank and need to pay for that, we request for changing certificate of incentives so that we could change type of business.

We have godown which was built by 2016, as long as we change the **Certificate of Incorporation** we can rent o other people who need godown ,then can received some payment to pay the bank.

By the mean time we still looking for new chance to make godown in our empty yard,so we can rent to more and more people ,if get the new investors can even start our new business

4. Executive Summary

Incorporated on 7 March, 2014 , Certificate of Incorporation No. 106473 and holds a Tax Identification Number (TIN) 123-621-972 the copies of which are attached.

Candy& biscuits manufacturing is considered as medium scale business in this project will be canceled. The new business and new certificate will be the same location located on plot No. 32, Block " D" ,at Kisemvule ,Mkuranga ,PWANI,Tanzania.

5. INVESTMENTS COST AND FINANCIAL PLAN

The financial some will from the tennant,if we can get 2usd/squeue meter per month ,we have 1700x2 squeue meters godown ,and still have 8000+1000Squeue meters empty place can built the godown/warehouse.it will help a lot for pay to the bank loan ,and save for the new subject new construction .

(1) If the tennat can pay yearly ,means we will have 6800usd per month and 81,600USD per year for the exsited godown ,

(2) If the tenant can pay yearly and give us like 3-4months time for construction (if tennant import machine and raw materials they will need at least 2-3months to will be helped a lot ,the new godown/warehouse will get 18,000usd per month and 216,000usd per year

(3) If we get the tennat according to the plan,after 3-4 years we might close the loan ,by that time we will save the financial to making more new business to creat more job oppertunity .the rental may also can increase according the the market !

6.BRIEF DESCRIPTION

Target : WE want to build another 3 godowns/workshop which is 1600suque meters for two, and 1000 squeue meters for one. We will employee the local

construction team to follow up the construction ,hopefully by September we can get the investment and start the construction .As long as the godown running ,i believe at least can bring 70~100 labourty ,even during construction can be use at least 100 people under the work

6. Investment funds expenditure breakdown

Landing and building :350,000USD

Furniture/fitting:5000USD

Pre-expenses:85000USD

Others :75,000USD

Working capital:35,000USD

Total:550,000USD

Last,beyond the business plan ,let me speak out :

I love this country ,i love Tanzania,i love the people here in Tanzania

I believe that Tanzania will have a good future ,will be NO.1 in

Africa ,for the good location ,resource ,Dar port,and the wonderful charming leader!

I believe ourselves will pass the difficult trouble at this moment and becoming better

I believe our business will refresh and be stay here in Tanzania ,bring more profit to Tanzania ,do our best to make Tanzania more beautiful !

I believe Tanzania will be proud of us ,we proud of Tanzania !

Thanks !

JIAHE DEVELOPMENT COMPANY LIMITED

	USD	USD	USD	USD	USD
	2021	2022	2023	2024	2025
	PROJECTED INCOME STATEMENT				
DETAILS					
RENTAL (INCOME)	81,600.00	297,600.00	446,400.00	595,200.00	595,200.00
MANAGEMENT FEE (INCOME)	5,000.00	15,000.00	15,000.00	10,000.00	10,000.00
TOTAL INCOME	86,600.00	312,600.00	461,400.00	605,200.00	605,200.00
DIRECT COST					
LOAN	62,000.00	100,000.00	100,000.00	100,000.00	100,000.00
CONSTRUCTION GODOWN/WAREHOUSE	20,000.00	110,000.00	150,000.00	70,000.00	0
WORKING CAPITAL	1,000.00	19,000.00	10,000.00	4,000.00	1000
FURNITURE&FITTINGS	-	5,000.00	-	-	0
PRE-EXPENSES	5,000.00	25,000.00	25,000.00	20,000.00	10000
OTHERS	8,000.00	25,000.00	25,000.00	12,000.00	5000
TOTAL COST	96,000.00	284,000.00	290,000.00	206,000.00	116,000.00
Total Expenses	96,000.00	284,000.00	290,000.00	206,000.00	116,000.00

JIAHE DEVELOPMENT COMPANY LIMITED