

METAVIEW LIMITED

FEASIBILITY STUDY/BUSINESS PLAN

FOR

**REAL PROPERTY DEVELOPMENT ON PLOT 1802 REGISTERED UNDER CERTIFICATE OF
TITLE NO. 38383, LOCATED ON MWAYA STREET, MSASANI PENINSULA, KINONDONI
MUNICIPALITY, DAR ES SALAAM.**

DECEMBER 2023

1.0. Introduction

Tanzania is endowed with plenty of investment opportunities including real estate development. Due to the rapid growth of the population of persons (foreigners and nationals) in Dar es Salaam and other larger cities in Tanzania, the demand for modern housing is increasing in larger cities including Dar es Salaam both for residential and commercial purposes.

2.0. Project Name

Peninsula One Apartments.

3.0. Project Location

The Project is located on Plot 1802 registered under Certificate of Title No. 38383, on Mwaya Street, Msasani Peninsula, Kinondoni Municipality, Dar es Salaam.

4.0. Investor's Profile

METAVIEW LIMITED is a registered company under the Companies Act, Cap. 212 of 2002 incorporated in Tanzania to carry out the business of real estate activities with owned or leased real estate property and provide other real estate services.

The company was founded in 2022 to provide construction solutions. Our construction management company brings forth all-encompassing construction management solutions from start to finish from pre-construction to delivery. With 10 plus years of direct, hands-on experience in the field, fast-tracking takes center stage in our services while ensuring the fulfillment of your needs and expectations, on budget and on time.

Our goal is to provide the highest possible standard of quality and services. The company endeavors to provide a glimpse of luxury service, and space regardless of the size of the project, all with the support of qualified team members, who are the driving force behind the company's success.

5.0. Statement of the Project Objective

The project intends to stimulate building development, including renting residential spaces, providing real estate consultancy, and renting offices for commercial purposes.

6.0. Investment Costs (foreign and local expected capital expenditure)

ITEMS	COST (USD)
Land	700,000
Building Materials	1,680,000
Labor Costs	710,000
Permits	400
Other Services	20,000
<u>TOTAL</u>	<u>3,110,400</u>

7.0. Financing of the Project

The main financing sources of this project include shareholders equity, shares, venture capital, and loans.

8.0. Transfer of Technology

The project seeks to attract technological transfer and use both national and foreign experts by involving Apple Chinese technicians to guard and direct our local team of professionals to improve in skill set and management practices efficiently. The designs, inventions, materials, software, and technical knowledge of construction for one purpose or another will be conducted under the guidance of the policies, procedures, and values of each organization involved in the process.

9.0. Financial Projections for the next five (5) years

YEAR	VALUE OF INVESTMENT (USD)
2023	1,000,000
2024	1,800,000
2025	300,000
2026	50,000
2027	50,000

10.0. Services

To offer the comforts of attractive interior and exterior design with spacious bedrooms, a kitchen, a living room, and parking. To ensure hotel-like services such as reception, gym, and swimming but also a power backup and CCTV system for security purposes.

11.0. Marketing Plan

11.1. Promotional Tactics

By highlighting locality and nearby facilities, Billboard printouts, partnering with other businesses, and selling plans at an affordable price to potential unit owners

11.2. Digital Marketing Strategies

Advertising on online platform pages (social media, Investing on the company website groups and profile.

12.0. Environmental Impact Assessment (EIA)

Environmental Impact Assessment (EIA) will be recognized as one of the most valuable and widely used tools for achieving the goals and objectives of the project at hand, Many projects are implemented without being subjected to EIA but our project will be deployed availability of supporting information to assist decision-making process on whether or not the impact statement and/or a proposal can proceed and under what conditions and secure human and public health and susceptibility to environmental risks.

13.0. Employment Opportunities

The project will create employment opportunities for various professionals especially for locals directly or indirectly linked to the project of 120. Skilled personnel such as Engineers, architects, Surveyors, and Technicians but also some unskilled laborers for many activities that require not trained skills.

PROFESSION	NUMBER OF PERSONNEL
Chinese Technicians	2
Project Manager	2
Registered Engineer	1

Registered Architect	1
Site Foreman	1
Service Technician	1
Local Technicians	122
<u>TOTAL</u>	<u>130</u>

14.0. Proposed Implementation Schedule

It is expected that the project will take 24 months (1 year) to be completed.

Dated December 5th 2023.

Authorized By:

Name: FANG XIAOKAI

Signature:



Dated: December 5th 2023

Title: Director



Company Stamp