



**FEASIBILITY STUDY REPORT
(PHASES 1, 2, 3, 4 & 5)
REAL ESTATE COMMERCIAL BUILDING
AND RECREATION CENTRE PROJECT**

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i. **Executive Summary**

The Directors of this company combined their efforts and formed a limited liability company in conformity to the company's Act 2002. In order for them to operate professionally, profitably but within the ambit of law, they approached our firm in order for us to assist in preparing all key legal and administrative documents to support professional implementation of their project. - As we are writing this feasibility study report all key documents are in order and are annexed together with this study and form part of the study.

The Project Concept

Tentative plans of this young but dynamic company among others include that of:

- To deal with the business of Real Estate/commercial building.
- To build state of-the-art conference hall for hire and hosting religious services and social events.
- To establish supermarkets/shopping malls & office space
- To build meeting & training rooms facilities for lease/rent and hosting life skills training seminars and workshops.
- To establish hostels for providing large groups accommodation.
- To construct modern restaurant, barbecue outlets outdoor drinking outlets and dining gardens
- To establish modern kids' recreation centre
- To do any other business which will be profitable to the company and indeed which will have both economic and social impact not only to the community around Dodoma City but also to the United Republic of Tanzania.

Corporate Information

The company is legally operating in Tanzania - to demonstrate this fact we have annexed all key legal and administrative documents. These include:

- The Memorandum & Articles of Association
- Certificate of Incorporation this is to abide and comply to the company's Act 2002.
- Tax identification Number in conformity to section 3A (4) of the Income Tax Act no. 33 of 1973 as amended by the financial laws (miscellaneous amendments) 2000.
- Land documents as per main Land Act among others.

Management Profile

The entire management of this project will be properly guided by a well motivated board, the said Board will be assisted by other professionals, namely legal consultants, External auditors, management consultants among others - The Board

and the management team will time and again be guided by a well versed accounting manual and that of administration, other staff will be acting according to a professional chain of command.

The Investment

Total investment cost in phase one project implementation has been projected to cost 1 billion; out of all this 35% will be sourced by promoters as their equity and the rest (65%) will be applied from financial institution such as Tanzania Investment Bank or East African Development Bank - long term loans will also contribute to facilitate key programmes of implementation of this project. (Please note total investment cost will be conducted in five equal installments each. Thus by 2033 the project will be 100% complete i.e Phases I, II, III & IV.

Market Research

Data and statistics connected to Real Estate/construction in Dodoma and indeed in Tanzania prove that there is still unlimited market connected to this business - it is a fact also that the demand in Real Estate is so huge in Dodoma - It should be noted also that, there are key professional issues which the promoters need to take into consideration in order for them to dominate a reasonable market share - critical SWOT analysis and a professional market analysis together with competitive atmosphere are debated in the main report.

Financial & Economic Analysis/Conclusion

Computations of annexed financial data prove that the project is viable, profitable, economically sound with no environmental hazards and that the project is in conformity to all policies of business in Tanzania - we thus recommend the same to be registered with Tanzania Investment Centre as a local investment project and we so declare.

MAIN REPORT

1.0 MAIN REPORT (BACKGROUND INFORMATION)

1.0.1. The project concept

As correctly debated in the Executive Summary, the concept of this project is to take advantage of untapped market of Real Estate both in the city of Dodoma, Arusha, Moshi, Manyara and in other regions (see annexed exhibits/statistics. - This move will be possible once this project is financed and registered with Tanzania Investment Centre.

1.0.2. The Investment Objectives

Before writing this feasibility study report, we had a word with the promoters of this project, according to their tentative plans, it has been resolved and agreed that the project in phase 1, 2, 3 and 4 will have the following money centres:-

- Conference hall, meeting & training room facilities
- Supermarket, shopping malls and office space for rent
- ATM space & financial service hall
- Hostels
- Secretarial bureau
- Restaurant barbecue & outdoor & dining gardens
- Meeting & training room facilities
- Kid's recreation facilities

Currently the promoters using their own resources have paid for all preliminary expenses and according to what we observed when we visited the site, the take off of this project is professionally conducted.

Land Utilization

This project has got one advantage, key promoters of this project who are also founder Directors of the company are all professionals, this being the case, they have professionally planned how the area in Phase 1 will be utilized to enable the area to be utilized fully and profitably. - (see sketch annexed together with this study).

1.0.3. Overview of Real Estate/Construction in Tanzania

Key data/statistics in this feasibility study prove that Real Estate/Construction in Tanzania is contributing handsomely to the National GDP. The same statistics/data prove beyond reasonable doubt that Real Estate/Construction is among major contributors to the National GDP and that private sector have got a very significant contribution to the national Economy

1.0.4. Project Priority Areas

- **The State-of-the-art Conference Hall**
The planned hall design is well organized and plan to be used in hosting social events such as wedding, religious services and events, Gospel music concerts as well as conducting life skills training seminars and workshops. The conference facility will be installed with relevant modern technologies, current music and sound system equipments and gadgets which guarantees a reasonable market share.
- **Meeting & training room facilities**
In collaboration with other capacity building and life skills training institutions and organizations the promoters have planned to construct meeting and training room facilities that offer a convenient and professional space for various groups to meet whenever they need to hold their respective training seminars and workshops at a more tranquil and refreshing environment that allow maximum concentration retreats treatment.
- **The Kids Recreation Facilities**
The promoters have planned to have a modern kid's recreation facilities which offer extensive range of Children's Leisure Programs. These Leisure programs are planned to offer various activities that suit every child's interest, need, goal and ability. The Leisure Programs will be run on a term basis to complement existing education and academic school programs. Programs such as talents shows, creativity and concentration, critical thinking, change of mindset, kid's holiday clinics, team work sports and playground, confidence and self-esteem practices will be instituted at the said facility.
- **Supermarket, shopping, pharmacy outlets and office spaces**
The fact that the land location earmarked for the implementation of this project is situated in the city centre of Dodoma; it is reasonable to establish a unique supermarket and shopping centre that meets the demand of this community. Thus the plan to have such facilities in such a rapid growing area is intact.

Dodoma is among business cities of the United Republic of Tanzania - The income per capital of Dodoma is good, the economy and money circulation in Dodoma is also good, thus demand as compared to availability of shops for lease does not reconcile - It is a fact also that in Dodoma shops for lease are in great demand to the advantage of promoters of this project.

- **ATM & Financial services Hall**

In Dodoma more than 10 commercial banks are doing business within the city centre, this being the case, financial services halls provision in this project is viable and will find a readymade market clientele segment; given the fact that the location where the project will be implemented does not have many established financial services outlets; but from our observation; we have witnessed that there is a big influx and rapid construction of new family households in the neighborhood of this area.

- **Hostels**

Due to the locality of the area and programs envisaged to be run at the Centre and by other partner organizations and institutions that would hire the various facilities; it is expected from time to time to host large group's accommodation during hosting of various events and workshops. It is expected that the hostels will be built to suit such purposes and needs.

- **Restaurant, barbecue, outdoor & dinning gardens**

This company is planning to establish a peaceful and secluded, open-air spaced restaurant as well as barbecue, outdoor, dinning gardens convenient for guests to enjoy and have a relaxed outing and dinning place. It is expected that this place will be an ideal venue for hosting barbecue party and social events with a variety of party styles and layouts. The place will also have the ability to accommodate intimate events for families and friends. A wonderful range of packages and options will be made available and be made flexible to accommodate tailored needs of its clients.

NOTE:

The premises at the proposed centre can accommodate any type of business be that of shops, saloon, internet cafes, secretarial services, snacks outlets to name but a few.

2.0 THE TANZANIA ECONOMY AT A GLANCE

2.0.1. The Role of Real Estate / Construction

As stated under Para 1. 1.0.3. in this feasibility study report and judging by intensity and seriousness and based on the annexed tables charts and figures it goes without saying therefore that Tanzania's Economy today is very much supported with Real Estate/Construction. - A growth of 7% need to be boosted to facilitate growth of the National Economy - this project will assist to cover the GAP.

2.0.2. The Role of Private sector to the Tanzania Economy

In Tanzania private sector is the engine of growth to the economy, in this feasibility study report figure prove that gross capital formation at current prices is 71%, all this originated from private sector while only 27% is contributed by public sector and a negligible 2% from charges in Inventories. - This fact prove that any private sector project need to be assisted and encouraged.

3.0 CORPORATE INFORMATION

3.0.1. Legal Structure of the Company

The company was and still is operating within the ambit of law to prove this fact as stated in the Executive Summary the company have the following legal and administrative documents.

- Land documents in conformity to the Land Act 1997 and Land Policy
- Certificate of incorporation in conformity to the Companies Act 2002.
- Tax Identification Number in conformity to section 3A (7) of the Income Tax Act no. 33 of 1973 as amended by the financial laws/miscellaneous amendments 2001 among others.

NOTE:

Once in full operation, the promoters of this project have resolved to be guided by a well versed accounting manual and that of administration. - All this will enable the company to operate professionally, profitably but within the ambit of law.

3.0.2. Details of Promoters

All directors of the company are professionals, this being the case we expect them to supervise the project professionally and to be guided by professional ethics.

3.0.3. Statutory Obligations

As it is the case to other limited companies in Tanzania, we expect the company to abide and comply to every statutory obligation - Among key statutory returns to be submitted to the Government include that of:-

- Payee
- NSSF
- Corporate Tax
- Water Bills
- Tanesco Bills
- Land Rent
- Property Tax among others.

NOTE:The above named statutory returns have both social and economic impact to both the would be employees and the Government, this fact justify the implementation of this project. (Refer tables, charts and graphs annexed together with this project document.

4.0 THE INVESTMENT

Tentative plans by promoters show that total project cost in phases one has been projected to cost TSHS. 1,000,000,000 out of all this 35% will be equity contribution and the rest i.e. 65% will be sourced from financial institution.

4.0.1. Implementation Programme/Investment Programme

The project will be implemented in Phases i.e. Phase I, II, III, IV & V according to a detailed interview with promoters the project will be implemented as show under exhibit I.

EXIBIT I

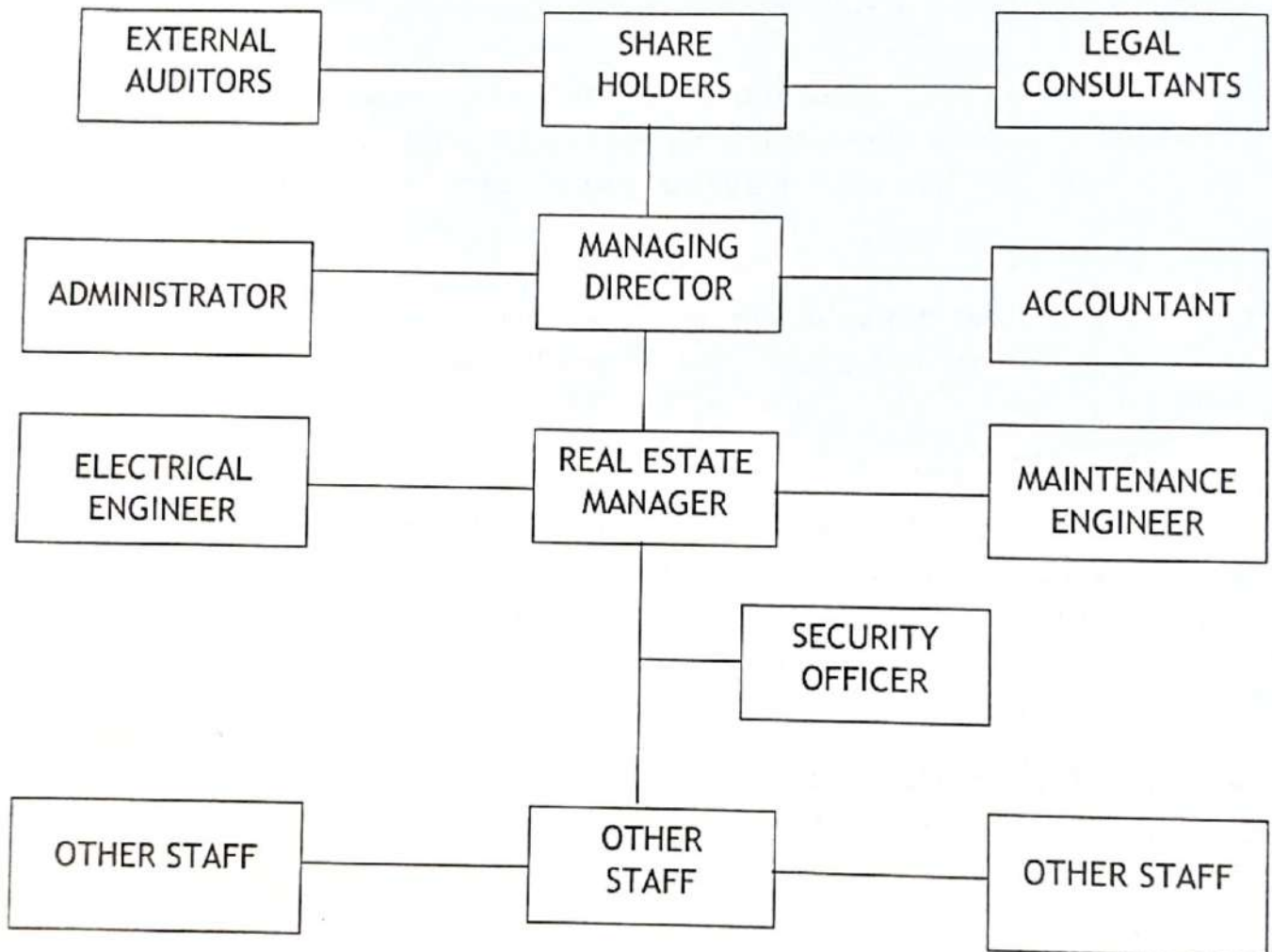
S/NO.	DETAILS	Year 1	Year 2	Year 3	Year 4	Year 5
1.	Preparing Legal documents (Land, Company, TIC)					
2.	Registration of the same (Land, Company, TIC)					
3.	Preparation of site drawings BOQ approval of maps e.tc.					
4.	Construction begins (Phase I)					
5.	Construction of Phase II & finishing Phases I					
6.	Construction of Phase III & finishing of Phase II in other regions of Tanzania					
7.	Soft opening and recruiting of staff plus signing of legal contracts with clients					

NOTE:

A detailed work plan will be planned and supervised by building contractor, electrical contractor, and quantity surveyor together with other professionals.

4.0.2. The Management

This project will be supervised professionally, day to day management will be properly guided by a well versed accounting manual and management manual - Share holders will be working very closely with other professionals - we expect also a proper line of action to be in place and be effective. - The same will be illustrated as under.



NOTE

Due to the fact that the proposed real estate centre will be leased to several operators, we don't expect the promoters to have a lot of staff to their payroll, instead we advise them to subcontract most of their assignments and employ one Real Estate Manager.

5.0.4. Market Analysis and Competitive Atmosphere

In order for the project to be competitive the following need to be taken into consideration.

- The price need to be competitive
- Availability of power need to be guaranteed (standby generator need to be erected at the area).
- Availability of water need to be guaranteed thus it is advisable to have a bore hole.
 - Sanitation need to be modern and reliable.
 - The space for lease need to be spacious with a lot of ventilation.
 - Banking areas need to be provided and secured.

5.0.5. The SWOT Analysis

In order to plot a professionally digested market share, we took trouble to analyse the SWOT analysis of the entire project, the same have revealed the following basic facts.

Strength

Strength of this business need to be associated with the policies of business in Tanzania, this includes - The trade policy, investment policy the land policy and the trade liberation policy is also an added strength connected to this project.

Weakness

We have observed key weakness connected to this project i.e. lack of enough working capital to the tune of 65%, due to this fact once this project has been registered with Tanzania Investment Centre official application need to be lodged to financial institution preferably TIB or E.A.D.B. to support the cash flow (equity) of promoters.

Opportunities

Economic performance of Dodoma Region is one of the opportunities to the advantage of this project. Public awareness of residents of Dodoma is another added advantage - Good utilities e.g. water, mobile phone, and electricity is another added advantage. Dodoma University (UDOM) is among key opportunities.

Threats

Competition of this type of business is very stiff in Dodoma, once financial support is delayed definitely the market share of this business will be affected, the promoters are aware of all this thus why a detailed business plan plus all key legal and administrative documents will be presented to financial institutions. Once all this is done we don't anticipate any threat connected to this business.

current trend of inflation will not affect much smooth operation of this business.

7.0.2. Financial Risks

As stated in details under Para 7.0.1. above, key risk factors connected to financial is the interest rate imposed by commercial banks, this being the case, we advice the promoters of this project to plan properly their cash flow (see appendix 2) once the term loan will be granted as this approach will definitely defuse financial risks to the advantage of this project.

7.0.3. Political Risks

Dodoma is a political town, there is stiff competition between the ruling party and one of the opposition parties - CHADEMA. This being a multimillion sponsored project which is not affiliated to either the ruling party or opposition, we don't anticipate political risks to affect smooth operation of this project.

7.0.4. Economic Risks

Negative growth of Tanzanian Economy will definitely affect smooth operation of the project - G.D.P. Growth today is at the rate of 5.2% (refer appendix 2) in case the economy cant be improved and income per capital of Dodoma can not be improved, definitely the market share of the project will be affected - the promoters are supposed to note this before actual implementation especially of Phase II, III, IV and V.

8.0 JUSTIFICATION (POLICIES/GOVERNMENT STRATEGIES)

• Economic Vision 2025

Consistent with this vision Tanzania of 2025 - should be a nation imbued with five main attributes.

- High quality livelihood
- Peace stability and unity
- Good Governance
- A well educated and learning society and
- A competitive economy capable of producing sustainable growth and shared benefits.

The project will create employment, the project will pay a lot of taxes to the Government - Due to all this peace stability and unity will be achieved - This being the case it is a fact that the project is in conformity to the economic vision 2025.

• Construction Policy

The construction policy of 2003 has set the following objectives.

- To increase value of money to industries clients and to create environmental responsibility when delivery process is effected.

- To create viability and competitiveness of domestic construction enterprises
- Optimize the role of all participants and stakeholders through process technological institutional enhancement and through appropriate human resources development.

It is important to note that the construction industry has played significant role in Tanzania's economic growth. Records show that the average growth rate for the construction sector has been increasing. Going by what has been narrated in the construction policy, one can easily conclude that the project is in conformity to the construction policy - This fact again justify implementation of this project.

- **Tanzania Investment Policy**

Both the Tanzania Investment Policy and the Tanzania Investment Act 1997 encourage investments in Tanzania, construction / Real Estate is among the priority areas. - This being the case the project is in line with both the Tanzania Investment Policy and the Tanzania Investment Act of 1997 and hence justify its implementation.

- **MKUKUTA Strategies**

Among key objectives of the Government strategies of poverty alleviation includes that of MKUKUTA, the Government is fighting tooth and nail to create middle class economy, this project have targeted the poor many - this fact justify its implementation.

9.0 PROFESSIONAL OPINION

9.0.1. Economic Consideration

The project will contribute handsomely to the Government confer as a lot of taxes will be paid e.g. Payee, NSSF, PPF corporate Tax VAT e.t.c there are also other payments which will boost the Government confer e.g. electricity bills, banks interest, water bills, land rent, property tax to name but a few, all this have a positive impact to the economy.

9.0.2. Environment issues

No environmental Hazards is anticipated, this is due to the fact that the promoters have planned to have a nice garden surrounding the complex - this being the case no environment Hazards is anticipated.

9.0.3. Social Impact

The project will have a very positive social impact to the people of Dodoma Arusha, Moshi, Manyara and indeed to the United Republic of Tanzania. This is due to the fact that a lot of employment and other related spiral over effects will be created. Once all phase are implemented i.e. phases I, II, III, IV & V.

9.0.4. Political consideration

Due to the fact that the project have social impact, and economic impact as per Para 9.0.2., 9.0.3. and 9.0.1 all this is in line with the election manifesto of the ruling party, this scenario creates very positive political impact to Dodoma region and indeed to the United Republic of Tanzania.

9.0.5. Other Benefits

Key multiplying effects will be created by this project to the advantage of people of Dodoma together with other regions where other phases will be implemented and to the Government of United Republic of Tanzania.

10.0 CONCLUSION

The project is viable, socially acceptable, economically sound and in conformity to all business policies of the United Republic of Tanzania together with the economic vision 2025, we therefore recommend the same to be registered with Tanzania Investment Centre in conformity to the Tanzania Investment Act 1997 - And we so conclude.

The Investment Pattern

INVESTMENT PATTERN
(Figure '000')

PHASE I

ITEM/DETAIL	EQUITY	TERM LOAN	TOTAL
Land & Building	300,000	390,000	690,000
Motor Vehicle		100,000	100,000
Office Equipment		50,000	50,000
Recreation Items/Playground toys		25,000	25,000
Hotel Equipments		100,000	100,000
Standby Generator		20,000	20,000
Professional Fees		15,000	15,000
	300,000	700,000	1,000,000

NOTE:

The promoter have projected to invest in every phase an amount of Tshs.1,000,000,000 in a span of ten years (lactuation of a shilling has not been taken into consideration)

**Projected Cash flow
Statement**

PROJECTED CASH FLOW STATEMENTS
(in 000's Tz. Shs)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
INFLOWS										
Net Profit/(Loss) After Tax	(74,424)	(56,759)	(40,254)	(21,699)	(3,944)	13,276	29,606	27,846	47,496	65,776
Less: Depreciation	174,360	163,145	153,090	143,985	135,680	127,910	121,030	132,240	122,040	113,210
Total Inflows	99,936	106,386	112,836	122,286	131,736	141,186	150,636	160,086	169,536	178,986
OUTFLOWS										
Loan Repayment	63,000	63,000	63,000	63,000	63,000	63,000	63,000	63,000	63,000	63,000
Capital Expenditure	-	-	-	-	-	-	-	80,000	-	-
Total Outflows	63,000	63,000	63,000	63,000	63,000	63,000	63,000	143,000	63,000	63,000
SURPLUS/(DEFICIT) FOR THE YEAR	36,936	43,386	49,836	59,286	68,736	78,186	87,636	17,086	106,536	115,986
SUMMARY										
OPENING BALANCE	-	36,936	80,322	130,158	189,444	258,180	336,366	424,002	441,088	547,624
SURPLUS/(DEFICIT) FOR THE YEAR	36,936	43,386	49,836	59,286	68,736	78,186	87,636	17,086	106,536	115,986
TOTAL CASH - FLOW	36,936	80,322	130,158	189,444	258,180	336,366	424,002	441,088	547,624	663,610

Loan Repayment Schedule

LOAN REPAYMENT SCHEDULE
(in 000's Tz. Shs)

	LOAN AMOUNT	INTEREST	REPAYMENTS		BALANCE
			PRINCIPAL	INTEREST	
<u>YEAR 0</u>					
Loan Amount	630,000				630,000
<u>YEAR 1</u>					
Interest		94,500			724,500
<u>Repayments</u>					
Interest				94,500	630,000
Principal			63,000		567,000
<u>YEAR 2</u>					
Interest		85,050			652,050
<u>Repayments</u>					
Interest				85,050	567,000
Principal			63,000		504,000
<u>YEAR 3</u>					
Interest		75,600			579,600
<u>Repayments</u>					
Interest				75,600	504,000
Principal			63,000		441,000
<u>YEAR 4</u>					
Interest		66,150			507,150
<u>Repayments</u>					
Interest				66,150	441,000
Principal			63,000		378,000
<u>YEAR 5</u>					
Interest		56,700			434,700
<u>Repayments</u>					
Interest				56,700	378,000
Principal			63,000		315,000
<u>YEAR 6</u>					
Interest		47,250			362,250
<u>Repayments</u>					
Interest				47,250	315,000
Principal			63,000		252,000

YEAR 7

Interest

Repayments

Interest

Principal

YEAR 8

Interest

Repayments

Interest

Principal

YEAR 9

Interest

Repayments

Interest

Principal

YEAR 10

Interest

Repayments

Interest

Principal

LOAN AMOUNT	INTEREST	REPAYMENTS		BALANCE
		PRINCIPAL	INTEREST	
	37,800			289,800
			37,800	252,000
		63,000		189,000
	28,350			219,350
			28,350	189,000
		63,000		126,000
	18,900			144,900
			18,900	126,000
		63,000		63,000
	9,450			72,450
			9,450	63,000
		63,000		-
630,000	519,750	630,000	519,750	

**Projected Profit & Loss
Account**

PROJECTED PROFIT AND LOSS STATEMENTS
(in 000'S Tz. Shs)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
TOTAL REVENUE										
Rental Income	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000
Total Revenue	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000
Less: OPERATING COSTS										
Management Fees	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Repairs and Maintenance	3,000	3,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Land Rent	1,405	1,405	1,405	1,405	1,405	1,405	1,405	1,405	1,405	1,405
Property Tax	10,761	10,761	10,761	10,761	10,761	10,761	10,761	10,761	10,761	10,761
Insurance	7,398	7,398	7,398	7,398	7,398	7,398	7,398	7,398	7,398	7,398
Office running Expenses	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Loan interest	94,500	85,050	75,600	66,150	56,700	47,250	37,800	28,350	18,900	9,450
Legal, Audit and Consultancy Fees	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Depreciation	174,360	163,145	153,090	143,985	135,680	127,910	121,030	132,240	122,040	113,210
	314,424	296,759	280,254	261,699	243,944	226,724	210,394	212,154	192,504	174,224
	(74,424)	(56,759)	(40,254)	(21,699)	(3,944)	13,275	29,606	27,846	47,496	55,776
NET PROFIT/(LOSS) FOR THE YEAR										
Corporation Tax	-	-	-	-	-	-	-	-	-	-
	(74,424)	(56,759)	(40,254)	(21,699)	(3,944)	13,276	29,606	27,846	47,496	55,776
BALANCE BROUGHT FORWARD	-	(74,424)	(131,183)	(171,437)	(193,136)	(197,030)	(183,804)	(154,198)	(126,352)	(78,856)
BALANCE CARRIED FORWARD	(74,424)	(131,183)	(171,437)	(193,136)	(197,030)	(183,804)	(154,198)	(126,352)	(78,856)	(13,080)

PROJECTED BALANCE SHEETS

PROJECTED BALANCE - SHEETS
(in 000's Tz. Shs)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
ASSETS										
CURRENT ASSETS										
Cash & Bank Balances	36,936	80,322	130,158	189,444	258,180	336,366	424,002	441,088	547,624	663,610
Total Current Assets	36,936	80,322	130,158	189,444	258,180	336,366	424,002	441,088	547,624	663,610
Less: CURRENT LIABILITIES										
Term Loan	567,000	504,000	441,000	378,000	315,000	252,000	189,000	126,000	63,000	-
Total Current Liabilities	567,000	504,000	441,000	378,000	315,000	252,000	189,000	126,000	63,000	-
NET CURRENT ASSETS	(530,064)	(423,678)	(310,842)	(188,556)	(56,820)	84,366	235,002	315,088	484,624	663,610
Add/Less: NET FIXED ASSETS										
Apartments	3,053,990	2,901,290	2,756,225	2,618,415	2,487,495	2,363,120	2,244,965	2,132,715	2,026,080	1,924,775
Standby Generator	12,000	9,600	7,680	6,145	4,915	4,075	3,260	18,610	14,890	11,910
Office Vehicle	30,000	22,500	16,875	12,655	9,490	7,120	5,340	41,495	31,120	23,340
Office Furniture & Equipment	4,375	3,830	3,350	2,930	2,565	2,245	1,965	10,470	9,160	8,015
	3,100,365	2,937,220	2,784,130	2,640,145	2,504,465	2,376,560	2,255,530	2,203,290	2,081,250	1,968,040
	2,570,301	2,513,542	2,473,288	2,451,589	2,447,645	2,460,926	2,490,532	2,518,378	2,565,874	2,631,650
REPRESENTED BY										
AUTHORISED SHARE CAPITAL	2,644,725	2,644,725	2,644,725	2,644,725	2,644,725	2,644,725	2,644,725	2,644,725	2,644,725	2,644,725
ISSUED & PAID UP SHARE CAPITAL	(74,424)	(131,183)	(171,437)	(193,136)	(197,080)	(183,799)	(154,193)	(126,347)	(78,851)	(13,075)
Retained Earnings	2,570,301	2,513,542	2,473,288	2,451,589	2,447,645	2,460,926	2,490,532	2,518,378	2,565,874	2,631,650

**Projected Depreciation
Schedule**

SCHEDULE OF FIXED ASSETS AND DEPRECIATION
(in 000'S Tz. Shs)

	MAIN BUILDING AND BUSINESS CENTRE	STANDBY GENERATOR	OFFICE VEHICLE	OFFICE FURNITURE & EQUIPMENT	TOTAL
<u>YEAR 0</u>					
Investments	3,214,725	15,000	40,000	5,000	3,274,725
<u>YEAR 1</u>					
Balances b/f	3,214,725	15,000	40,000	5,000	3,274,725
Depreciation	160,735	3,000	10,000	625	174,360
W. D. V	3,053,990	12,000	30,000	4,375	3,100,365
<u>YEAR 2</u>					
Balances b/f	3,053,990	12,000	30,000	4,375	3,100,365
Depreciation	152,700	2,400	7,500	545	163,145
W. D. V	2,901,290	9,600	22,500	3,830	2,937,220
<u>YEAR 3</u>					
Balances b/f	2,901,290	9,600	22,500	3,830	2,937,220
Depreciation	145,065	1,920	5,625	480	153,090
W. D. V	2,756,225	7,680	16,875	3,350	2,784,130
<u>YEAR 4</u>					
Balances b/f	2,756,225	7,680	16,875	3,350	2,784,130
Depreciation	137,810	1,535	4,220	420	143,985
W. D. V	2,618,415	6,145	12,655	2,930	2,640,145
<u>YEAR 5</u>					
Balances b/f	2,618,415	6,145	12,655	2,930	2,640,145
Depreciation	130,920	1,230	3,165	365	135,680
W. D. V	2,487,495	4,915	9,490	2,565	2,504,465
<u>YEAR 6</u>					
Balances b/f	2,487,495	4,915	9,490	2,565	2,504,465
Depreciation	124,375	840	2,375	320	127,910
W. D. V	2,363,120	4,075	7,115	2,245	2,376,555
<u>YEAR 7</u>					
Balances b/f	2,363,120	4,075	7,115	2,245	2,376,555
Depreciation	118,155	815	1,780	280	121,030
W. D. V	2,244,965	3,260	5,335	1,965	2,255,525

YEAR 8

Balances b/f	2,244,965	3,260	5,335	1,965	2,255,525
Additions		20,000	50,000	10,000	80,000
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	2,244,965	23,260	55,335	11,965	2,335,525
Depreciation	112,250	4,650	13,845	1,495	132,240
W. D. V	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	2,132,715	18,610	41,490	10,470	2,203,285

YEAR 9

Balances b/f	2,132,715	18,610	41,490	10,470	2,203,285
Depreciation	106,635	3,720	10,375	1,310	122,040
W. D. V	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	2,026,080	14,890	31,115	9,160	2,081,245

YEAR 10

Balances b/f	2,026,080	14,890	31,115	9,160	2,081,245
Depreciation	101,305	2,980	7,780	1,145	113,210
W. D. V	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	1,924,775	11,910	23,335	8,015	1,968,035

**KEY DATA AND STATISTICS TO
PROVE ROLE OF REAL ESTATE TO THE
NATIONAL ECONOMY (GDP)**

Table 1.6: Gross Domestic Product by Economic Activity at Constant 2015 Prices, Percentage Growth Rates, Tanzania Mainland

Economic activity	2015	2016	2017	2018	2019	2020 ^p
Percent						
A. Monetary						
Gross Domestic Product at market price	6.5	6.9	6.8	7.0	7.0	4.8
Agriculture, forestry and fishing	6.9	4.4	6.3	5.4	4.5	5.0
Crops	10.4	4.6	6.9	5.5	4.6	5.1
Livestock	5.0	5.3	5.2	4.2	5.0	5.2
Forestry	3.7	3.5	4.9	5.2	4.8	3.2
Fishing	-4.5	1.1	8.4	9.2	1.5	6.7
Agriculture support services	4.5	4.0	5.5	5.1	4.3	2.7
Industry and Construction	9.5	12.0	10.4	9.6	12.1	6.8
Mining and quarrying	10.0	7.4	5.3	1.5	17.7	6.7
Manufacturing	7.1	10.8	8.2	8.3	5.8	4.5
Electricity supply	-2.0	8.8	1.0	5.8	7.2	5.5
Water supply, sewerage, waste management	2.0	8.1	7.1	5.6	7.2	6.2
Construction	12.5	15.1	14.8	13.8	13.9	9.1
Services	6.4	6.3	5.3	6.3	6.1	4.3
Wholesale and retail trade, repairs	3.6	5.9	6.1	5.9	5.5	2.1
Transport and storage	5.4	5.7	6.7	11.8	8.7	8.4
Accommodation and Food Services	1.7	4.1	3.1	5.2	2.6	-13.7
Information and communication	7.8	2.2	6.2	9.1	7.2	8.4
Financial and insurance activities	11.3	1.1	-2.8	-0.5	4.5	3.1
Real estate	4.4	4.4	4.5	4.3	4.5	4.5
Professional, scientific and technical activities	15.7	17.0	14.5	9.9	7.6	7.3
Administrative and support service activities	10.5	19.6	10.8	5.6	8.4	7.8
Public administration and defence	7.2	5.4	2.4	3.2	3.4	3.8
Education	10.4	10.4	7.3	6.6	6.9	3.3
Human health and social work activities	5.1	5.6	7.6	8.4	5.0	6.5
Arts, entertainment and recreation	7.7	12.7	9.9	13.7	11.2	-4.4
Other service activities	4.7	13.5	12.0	6.5	6.7	5.0
Activities of households as employers;	3.2	3.2	3.2	3.1	3.1	3.1
All economic activities	7.3	7.3	7.0	7.0	7.3	5.4
Taxes on products	-1.7	2.0	4.6	6.4	4.3	-2.3
B. Non- Monetary						
Gross Domestic Product at market price	-0.6	6.8	6.1	6.5	5.2	5.1
Agriculture, forestry and fishing	-3.9	7.3	3.7	5.0	3.9	4.2
Crops	-6.2	10.0	4.0	3.1	3.4	4.6
Livestock	-0.6	2.1	3.0	9.8	4.6	3.7
Forestry	0.7	8.0	4.0	1.7	4.6	3.4
Fishing	-5.1	7.5	2.0	9.2	1.4	3.7
Industry and Construction	17.3	4.9	17.7	12.7	3.3	16.0
Water supply, sewerage, waste management	3.4	3.0	4.0	14.1	5.8	4.4
Construction	19.5	5.2	19.6	12.5	11.3	8.8
Services	1.5	1.7	1.8	9.9	4.5	4.4
Real estate	1.5	1.7	1.8	9.9	4.4	4.6
GDP at market prices	6.2	6.9	6.8	7.0	7.0	4.8

Source: National Bureau of Statistics

Note: r denotes revised data and p: provisional data

Note: The National Bureau of Statistics has revised National Account estimates to 2015 constant prices

Table 1.5: Gross Domestic Product by Economic Activity at Constant 2015 Prices, Tanzania Mainland

Economic activity	Millions of TZS					
	2015	2016	2017	2018	2019	2020 ^p
A. Monetary						
Gross Domestic Product at market price	90,262,677.2	96,464,567.5	103,029,270.2	110,221,690.5	118,007,109.2	123,641,315.2
Agriculture, forestry and fishing	21,953,873.2	22,914,869.0	24,357,438.7	25,671,331.8	26,820,733.1	28,171,298.5
Crops	11,330,959.2	11,852,633.3	12,666,158.9	13,361,565.7	13,975,901.9	14,689,560.9
Livestock	6,131,536.8	6,458,452.8	6,797,007.6	7,080,238.7	7,435,166.8	7,820,591.6
Forestry	2,629,473.9	2,720,412.4	2,853,656.1	3,002,558.6	3,147,669.9	3,248,720.0
Fishing	1,829,017.7	1,849,169.2	2,004,525.2	2,189,027.5	2,222,432.3	2,371,810.5
Agriculture support services	32,885.5	34,201.3	36,091.0	37,941.3	39,562.3	40,615.5
Industry and Construction	22,391,184.7	25,070,677.4	27,685,959.8	30,352,530.7	33,879,612.9	36,319,466.7
Mining and quarrying	4,055,619.4	4,356,708.6	4,588,623.9	4,659,195.2	5,485,112.4	5,850,231.1
Manufacturing	7,411,671.6	8,213,364.3	8,889,818.0	9,623,500.7	10,184,558.4	10,648,278.5
Electricity supply	798,801.2	869,262.5	877,666.6	928,174.5	994,879.2	1,049,610.8
Water supply, sewerage, waste management	302,407.3	326,897.7	350,018.6	369,544.6	396,148.6	420,891.0
Construction	9,822,685.2	11,304,444.3	12,979,832.7	14,772,115.7	16,818,914.1	18,352,455.2
Services	38,053,039.8	40,454,485.6	42,592,227.5	45,263,465.6	48,003,489.4	50,057,123.3
Wholesale and retail trade; repairs	8,747,862.1	9,260,703.3	9,821,247.6	10,396,690.9	10,965,038.2	11,194,533.6
Transport and storage	6,929,894.9	7,324,856.3	7,815,844.6	8,736,560.6	9,493,190.7	10,293,275.6
Accommodation and Food Services	1,421,916.1	1,480,052.1	1,525,618.5	1,604,390.7	1,645,950.1	1,419,653.9
Information and communication	1,681,098.0	1,718,547.6	1,824,470.9	1,989,716.7	2,133,312.2	2,313,033.4
Financial and insurance activities	4,189,021.5	4,235,515.3	4,115,392.9	4,094,972.3	4,281,167.0	4,412,967.5
Real estate	2,856,108.5	2,982,007.7	3,115,111.8	3,248,194.4	3,394,520.8	3,547,956.7
Professional, scientific and technical activities	518,122.7	606,206.7	694,290.6	763,332.1	821,635.6	881,833.4
Administrative and support service activities	2,183,917.0	2,611,497.7	2,892,462.9	3,054,288.2	3,311,752.9	3,569,799.8
Public administration and defence	4,548,604.4	4,793,820.0	4,907,113.3	5,064,968.5	5,238,490.6	5,438,922.9
Education	2,413,305.9	2,665,336.4	2,859,170.7	3,046,789.4	3,257,405.7	3,363,844.6
Human health and social work activities	1,419,089.9	1,497,896.4	1,611,999.2	1,746,730.9	1,833,514.2	1,952,425.4
Arts, entertainment and recreation	248,510.1	280,130.6	307,906.8	350,027.3	389,225.2	372,119.5
Other service activities	717,898.1	814,528.8	912,404.3	971,690.0	1,037,063.3	1,089,265.4
Activities of households as employers;	177,690.7	183,386.7	189,193.2	195,113.5	201,203.0	207,491.7
All economic activities	82,398,097.7	88,440,032.0	94,635,626.0	101,287,328.0	108,703,835.3	114,547,888.5
Taxes on products	7,864,579.4	8,024,535.5	8,393,644.1	8,934,362.5	9,303,273.8	9,093,426.7
B. Non- Monetary						
Gross Domestic Product at market price	4,086,638.4	4,363,825.2	4,628,134.7	4,930,786.7	5,189,626.7	5,454,529.1
Agriculture, forestry and fishing	3,280,686.9	3,521,469.2	3,651,537.5	3,832,866.1	3,981,293.9	4,150,028.5
Crops	1,948,433.1	2,143,714.3	2,229,462.9	2,297,609.2	2,375,409.7	2,485,191.3
Livestock	1,026,919.7	1,048,139.8	1,079,584.0	1,185,809.8	1,240,907.5	1,287,262.5
Forestry	290,950.9	314,157.0	326,723.2	332,232.7	347,517.3	359,470.4
Fishing	14,383.3	15,458.1	15,767.3	17,214.4	17,459.5	18,104.4
Industry and Construction	712,462.4	747,277.5	879,814.2	991,597.4	1,097,368.9	1,188,485.0
Water supply, sewerage, waste management	88,350.8	91,001.4	94,641.4	107,965.6	114,261.6	119,268.1
Construction	624,111.5	656,276.2	785,172.7	883,631.8	983,107.1	1,069,216.9
Services	93,489.1	95,078.4	96,783.1	106,323.2	110,964.0	116,015.6
Real estate	93,489.1	95,078.4	96,783.1	106,323.2	110,964.0	116,015.6
GDP at market prices	94,349,315.6	100,828,392.7	107,657,404.9	115,152,477.2	123,196,735.9	129,095,844.3
Population	47.9	49.5	51.0	52.6	54.3	55.9
D: Per Capita nominal GDP (TZS)	1,968,965.2	2,038,846.8	2,110,088.1	2,188,407.0	2,270,273.2	2,309,406.9

Source: National Bureau of Statistics

Note: r denotes revised data, and p, provisional data

Note: The National Bureau of Statistics has revised National Account estimates to 2015 constant prices