



Investment Proposal

ORYX ENERGIES TANZANIA LIMITED

The investment proposal is to purchase an existing TOC Service Station at Tanga town; the station is owned by Swafia and its operational for more than four years.

INVESTMENT SUMMARY

This project relates to a purchase of a station and the land where it is built.

The current volumes have been cross checked with **existing sales record**.

The overall investment requested is **1,537**KUSD which is broken down as follows:

- **1,416** KUSD Capex for purchase of the site.
- **121** KUSD Capex for the refurbishment of the site.

The Internal Rate of Return (IRR) is **15.74%** and the Net Present Value is **53K** USD at a discounted rate of 15%. The payback period is 7.5 years.

PROPOSED INVESTMENT:

Purchase of existing TOC service station at Tanga

- Town** - Tanga
- Area size** - 4650 Sqm
- GPS Location** - 5° 5'57.69"S39° 7'12.41"E
- Description** - Retail Service Station
- Average Sales** 320m3/Month as per records
- Competition** - **None on that road**

Petrol	633,157	
Diesel	401,319	
IK	998	
Sum	1,035,473	
Days	96	
Average sales	10,786.18	
Monthly sales	323,585.47	litres

Property Description

1. Rectangular canopy
2. Car wash
3. Generator room
4. Station office and staff changing room
5. 3 Islands with 3pumps, 2 hoses, 2 products and 2 side pumps.

Asking Price – 1.5 Million Dollars

P. A Volumes - 350m3

STATION PICTURES



Figure 1- Google image of the station





Figure 2 – Fron









Direct competitors volumes captured in a market scope

No station around until town

Volumes used in the Profitability Analysis

<u>Total white oils</u>	<u>PMS</u>	<u>AGO</u>	<u>IK</u>	<u>LUBES</u>	<u>LPG</u>
350 m3	200 m3	150 m3	0	21 m3	0