



# ASHTON MEDIA LIMITED

## FEASIBILITY STUDY FOR CONSTRUCTION AND OPERATING COMPLEX WAREHOUSING FOR LEASE

Presented to Tanzania Investment Centre

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**Tanzania**

# Table of Contents

1.	Introduction.....	2
1.1.	The future plan .....	2
1.2.	Investment infrastructure in Tanzania .....	3
1.3.	Project Sponsors and Legal Status. ....	3
	PART II.....	4
2.1.	Implementation of the project .....	5
2.3.	Technical requirement of the projects. ....	6
2.4.	Prefabricated technologies .....	6
	PART III.....	7
3.0.	COMMERCIAL ASPECTS .....	7
3.1.	The Services .....	7
3.2.	Pricing Strategy .....	7
3.3.	Sales and Marketing Communication .....	7
3.4.	The Market .....	7
	PART IV .....	9
4.0.	ORGANIZATION AND MANAGEMENT .....	9
4.1.	Project Implementation Management: .....	9
4.2.	Proposed Personnel .....	9
4.3.	Organization Chart. ....	9
4.4.	Staff Training.....	10
4.5.	Recruitment .....	10
	PART IV .....	11
5.0.	FINANCIAL AND INVESTMENT ASPECTS .....	11
5.1.	Project Assumptions .....	11
	PART V .....	12
6.1.	Conclusion.....	12
6.2.	Recommendation:.....	12
	PROJECTED FINANCIAL STATEMENTS .....	13

## PART I

### 1. Introduction

Ashton Media is a company registered since 26/01/2005 and was granted Certificate of Incorporation No. 51,289 in Tanzania. The Company an outdoor advertising company based in Tanzania, It specializes in both traditional and digital out-of-home (OOH) advertising, including airport advertising. The Company aim to help businesses engage their target audiences effectively, whether online or offline.

Currently the Company plans to embark on the construction of a commercial complex warehouse for lease the project is part of real estate development. The project is proposed to be situated at Plot No. P33502 Non-Offensive Factory Sites located at Tabata. The proposed area for the project is about 10,000 Sq meters respectively. Thus, this area is ideal for construction of the project of this nature. Accessibility to the proposed project is by an all-weather tarmac road which is about 14 km from City Centre.

The investment plan of Ashton Media Limited is to create 10,000 Commercial complex warehouse for lease with outstanding design offering the highest standard of service to the investors and SMEs and business community. The plan of Company is to stay Large and exclusive, enabling the Company to employ the latest of environmentally friendly technology. The Company will provide to her staff and management with a happy, heath environment to work in which will enable the Company to deliver service beyond the investors' and businessmen community expectation.

#### 1.1. The future plan

Having acquired the 18,997. sq. meter of Land at Tabata the Directors of the Company have embarked on a massive construction of a large Technology and commercial complex warehouse facility which will cater mainly for customers in the Light industries (Agri processing, Packaging, Plastics and papers Recycling, Metal fabrications, Lubricants' and Agri chemicals blending, Agri-processing etc.) shopping malls, printing services, banking services, Restaurants, Hotels segments etc. The project will entail construction of Large commercial warehouse in in that location using latest technology of steel structure building materials, installing modern cooling system and furnishing the project with high quality furniture and fittings.

On the management and marketing scenarios, negotiations are already at very advanced stages between the Company and reputable International Company from China which will design and develop the prefabricated and steel structure building. During operation the Ashton Media will do a marketing and promotion of the proposed project to the potential clients all over the EAC Tanzania Is Inclusive.

## **1.2. Investment infrastructure in Tanzania**

Tanzania is one of the significantly large countries in Africa and the Largest member state of the East Africa Community (EAC), lying on the East coast between Latitude 1<sup>0</sup> and 11<sup>0</sup> South and Longitude 30<sup>0</sup> and 40<sup>0</sup> East and covering an area of about 945,000 sq km. Tanzania has wide range of investors flowing in Tanzania investing in various sectors of the economy. Most of the investments and business are located in Dar es Salaam City. The most challenging environment to these investors is the absence readymade infrastructures to establish their investments. The investment which is going to be done by Ashton Media will partly open a way to fix these challenges which most of foreign companies face when they are investing in Tanzania.

## **1.3. Project Sponsors and Legal Status.**

The project promoters are Tanzania entrepreneurs with diverse businesses in all over Tanzania. The shareholders have been indulging in business in Tanzania for more than 17 years and Advertising company, running general trading, bill board printing and branding for more than 20 years in Tanzania. The project is sponsored by Ms Ashton Media Limited . The company is owned by shareholders with the following shares.

<b>Name of Directors</b>	<b>Nationality</b>	<b>No. of shares</b>	<b>Share %</b>
Abbasali H. Hirji	American	48,000	51
Nabila A. Hirji	Tanzanian	47,000	49

The company is operating under and within the ambit of the law due the fact that, it has the following documents; Memorandum and Article of Association, certificate of incorporation, Tax Identification Number, and value added Tax certificates. The Company is incorporated in Tanzania under the company act of 2002 on 26<sup>th</sup> January, 2005 and awarded Certificate of Incorporation no. 51289.

## PART II

### 2.0. PROJECT DESCRIPTION

Project Sponsors have acquired more than 4.7 acres of land with coverage of total square meters 18,997 plus which is located at Tabata within the city of Dar es Salaam have. Project Promoters have embarked on the construction of Commercial complex warehouse for lease.

Project will involve construction of a large commercial complex warehouses, with high classic finishing. On completion, the warehouses will have an international standards grade. The implementation of the project will therefore involve the following activities.

- I. Construction of a 10,000 commercial complex warehouse into two phases using competent contractors and developers. Large part of civil works will be done using steel and prefabricated structure building materials.
- II. Civil works will also entail landscaping and development, construction of an infinity, excavation and other earth works.
- III. Roofing, floor lining, tile slab finishing, external wall finishing, and external painting.
- IV. Electrical installation including installation of standby generators.
- V. Installation of other equipment like Firefighting equipment, water supply and plumbing, air-conditioning and ventilation system, CCTV and security system, IT and communication equipment, inverters and Solar powered equipment for lighting, Heating and other purposes.
- VI. Procurement of furniture, fittings and finishing materials.
- VII. Installation in-house central cooling system in the entire building

On completion, the business commercial warehouse will have an international standards grade. Ashton Media Limited commercial warehouse will be one of the largest warehouses in Dar es Salaam and is a totally new way of doing business. The commercial complex warehouse is designed to provide efficiency, flexibility and convenience to corporate tenants. It is a genuine multifunctional high-tech commercial complex warehouse, which combines essential components of business and related sectors in a vibrant community. The Commercial complex warehouse will consists of:-

- One (1) modern prefabricated buildings/Steel Structure building with coverage capacity of 10,000Sq meters

- Plot area 7,9978 sq. meters for parking and mini gardens

## 2.1. Implementation of the project

Phase one of the implementation of this project will indulge building ground surface area a total area of 10,000 Sq. Meters by installing base beams for installing steel Post/beam. The phase will comprise construction the entire warehouse building from Skeleton structure up to its completion.

Ashton Media Limited will be managing implementation and operation in all phases of the project implementation. The project's main objective is: - attracting investment of manufacturing factories, Processing/Recycling plants, and Packaging, mini agro-processing factories and printing factories. The implementation of this project will comprise the following activities: -

- I. Designing, processing steel components and installing at the construction site.
- II. Setting up associated infrastructures that facilitate installation of other facilities
- III. Setting up provision of for central cool unit
- IV. Installation of modern equipment
- V. Installation of Generators

Phase two will involve dividing and partitioning of the warehouse into various unit warehouses according to the size that suite the customer's requirement. It is anticipated the implantation of the project will cover between two (2) to three (3) years as shown in the Implementation plan below.

### 2.1.1. Implementation plan

No.	Timelines in Months	Action plan
1.	March - August, 2024	Land survey and acquisition
2.	September, 2024	TIC application for Certificate of Incentives
3.	October - November, 2024	Site Factory drawing, apply for building permit and site resources mobilization
4.	December 2023 – March, 2025	Importation prefabricated buildings
5.	March to May ,2025	Importation of Machines, Plants and equipment
6.	June - August, 2025	Installation of beam steel structure of the buildings and Prefabricated building
7.	September - October, 2025	Machines and equipment Installation
9.	October - December 2025	Employees recruitment and trial operation
10.	January - March, 2026	Marketing and partitioning according the requirement of the customers
11.	April, 2026	Full scale operation

### **2.3. Technical requirement of the projects.**

Technically the project to be feasible the Stewart Manor Investment Limited plans to do the following:-

- ✚ Making an architectural of design the prefabricated buildings
- ✚ Procurement of the building's contractor
- ✚ Sites resources mobilization
- ✚ Requesting procurement and shipping costs from various suppliers
- ✚ Step up Transformer

Following the electrical technical survey as far as the Location of this project at plot No. P33502 in Tabata, It was advised that, Ashton Media Limited to Install Step up oil filled transformer with capacity of 1800 kVA to make a constant and powerful electricity supply to the project.

### **2.4. Prefabricated technologies**

Ashton Media Limited Investment Limited has made choice to apply prefabricated technology in all construction projects due to the following:

- From pre-cast concrete panels to light-gauge steel frames, the materials commonly used for prefabrication are often exceptionally strong, built to endure long-distance transit to the site. They avoid issues commonly found with more traditional materials (efflorescence on bricks, spalling on stonework), while exposed metal finishes like Corten steel develop a self-healing patina of rust
- When a project involves slotting pre-manufactured cassettes together or covering a pre-assembled frame, construction times may be halved compared to traditional building processes.
- Manufacturing construction components in a specialist warehouse reduces the amount of work required on-site. That means fewer people doing less work in less time amid the bustle of truck deliveries, moving crane arms, and other potential threats. This has a beneficial impact on risk, minimizing accidents and the delays/paperwork/repercussions that may ensue.
- You might need fewer managers overseeing on-site construction teams, or less specialist training compared to stonemasonry. Shorter timelines are easier to plan more accurately, with extra scope for building in contingency time—even though fewer delays are likely
- From fewer on-site workers to construction projects in remote locations, prefabrication can slash total costs. Standardised panel measurements mean off-the-shelf plans and schematics for prefab structures are often available, saving money on architects' fees. Similarly, prefabricated materials are mass-produced and bought in bulk, bringing economies-of-scale savings.

## **PART III**

### **3.0. COMMERCIAL ASPECTS**

#### **3.1. The Services**

When Commercial Complex warehouse is completed will provide superior quality of facilities which will include the following: Light industries ( Agro processing , Packaging , Plastics and papers Recycling, Metal fabrications, Lubricants' and Agro chemicals blending, Motor cycles assembling Industries etc. ), Banks, Show rooms., Recreation Center, Super Market, Courier services, Restaurants and cafes, office supplies, Dry-cleaning, Health & beauty facilities, Electronics & household appliance stores and etc.

#### **3.2. Pricing Strategy**

The will determine its pricing structure for all its products and services on basing on the criteria such as Secure Meters rented to clients, Marketing cost, salaries and etc. However, the Company intend to offer best quality services that comply to the price charged as indicated earlier, there is a market segment that has spending power and can afford this pricing. Therefore, this pricing will reflect the targeted market segment in focuses.

#### **3.3. Sales and Marketing Communication**

Under the implementation plan the following sales and marketing communication approaches will be carried out:- Advertising through internet, print media, audio visual media and Joining membership to various trade associations.

#### **3.4. The Market**

The newly constructed commercial complex warehouses will provide services to mainly investors and business people who wish to locate their investment in Tanzania. Also, the commercial complex warehouse will be linked to a chain of other business park in the world such as UAE, China etc to enhance its marketability

The Company is planning to contract reputable well known Commercial complex warehouse with good brand name to manage and market it. This will be a unique competitive advantage as this chain of units can be marketed as a whole and will also be pre-sold as complete Package.

Following profound reform measures in trade and investment in Tanzania, tremendous development can be noticed at the moment. The Government has instituted major structural changes in the sector by establishment of TIC 2021, to facilitate Investment in Tanzania. The number of investors both Foreign and Local has been significantly flowing into Tanzania to invest in various sectors of the economy.

## PART IV

### 4.0. ORGANIZATION AND MANAGEMENT

#### 4.1. Project Implementation Management:

Project implementation will be carried out by a competent contractor whose identification and appointment is already underway. Project promoters have started the process of tendering in order to identify the appropriate Contractor who will carry out the construction works.

In addition to the above process, project promoters, have already started engaging project consultants who will be operating on behalf of the promoters. The entire construction and civil works, together with other implementation activities will be coordinated by the project Team.

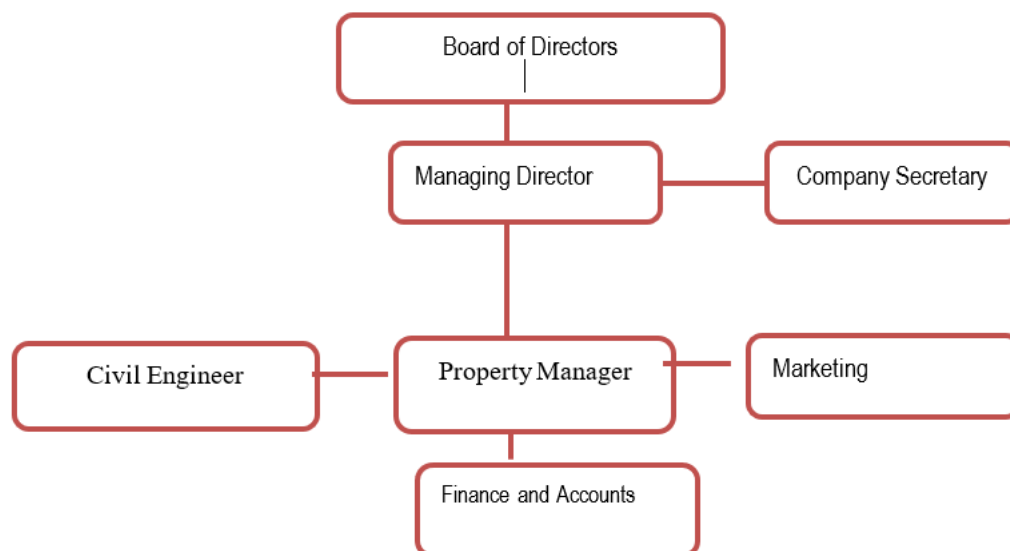
#### 4.2. Proposed Personnel

The organization of the envisaged manpower for the proposed project is divided into three departments namely:

- Plant/Estate Development.
- Marketing.
- Structural & Civil Engineering

The personnel falling under the Estate Development shall include the Estate Manager, Account Clerk, Clerical Staff, and Watchmen. Those falling under the Estate Marketing shall be the Marketing Officer and the Sales staff. Those falling under Structural & Civil Engineering shall be Chief Engineer and Technical Officer.

#### 4.3. Organization Chart.



#### **4.4. Staff Training.**

The project is expected to employ a total of 13 people as direct labour. During Construction the total labour force to be employed will be 100. For training and educational purpose all administration and operational procedures will be written down in manuals.

#### **4.5. Recruitment**

It has been agreed that the initial personnel to be employed by this project will be those with sufficient experiences and must have worked in reputed estate companies. Posts that require professional training, the personnel thus employed shall have been trained from recognized institutions.

## PART IV

### 5.0. FINANCIAL AND INVESTMENT ASPECTS

#### 5.1. Project Assumptions

##### 5.1.1. Operating Assumptions:

- I. The currency of computation is the United States Dollars. This has been necessitated by the fact that project promoters have been talking to a number of other Financial Institutions around the world regarding this and many other investment opportunities.
- II. Implementation of the project is expected to start Oct 2025 and the project will be implemented with maximum of 3 years
- III. Sales revenue will depend on rented square meters.

##### 5.2. Investment and Financing assumptions

Total investment Cost upon completion of this project is estimated to be 1,250,000 USD. The investment capital covers value of Land and Building. The project will be constructed into three phases, the financing plan will consider all phases of the project implementation. The investment will cover the following items as shown below: -

<b>COST INVESTMENT STRUCTURE</b>	<b>\$</b>
<b>Current assets</b>	
Working capital	30,000
Opening inventory	-
Other	
<b>Sub Total</b>	<b>30,000</b>
<b>Property and equipment</b>	
Land	100,000
Building	500,000
Equipment	200,000
Furniture and fixtures	30,000
Leasehold improvements	-
Plant	350,000
Motor Vehicles	40,000
<b>Sub Total</b>	<b>1,220,000</b>
<b>Total assets</b>	<b>1,250,000</b>
<b>Financing</b>	<b>\$</b>
<b>Long-term liabilities</b>	
Long-term loan	500,000
<b>Owner's equity</b>	
Cash	650,000
Contributed asset value	100,000
<b>Total</b>	<b>1,250,000</b>

## PART V

### 6.0. CONCLUSION AND RECOMMENDATION

#### 6.1. Conclusion

The successful implementation of the establishment of this Commercial complex warehouse introduces another modern way of doing business in Tanzania. The project will contribute to the alleviation of the shortage of readymade infrastructures to both foreign and local investors in the country. The project will have other benefits, including, creation of nearly 13 direct jobs in the area, ad more than 100 jobs during construction but also will contribute to the Government revenue through taxes and other fees. The project also indicates that it will be financially and economically sound and viable.

#### 6.2. Recommendation:

After the foregoing economic and financial evaluation of the project, there is a strong justification for implementing this project and for the relevant Government organs to give it the encouragement and support it deserves. Management strongly recommends that this project be implemented and be given all the support required by all the concerned Government Ministries and agencies, including the Tanzania Revenue Authority, TRA, and the Tanzania Investment Centre, TIC. The project deserves this support because of its viability, since it is technically and financially feasible, economically viable and socially acceptable.

## PROJECTED FINANCIAL STATEMENTS

<b>ASHTON MEDIA LIMITED</b>					
<b>PROJECTED INCOME STATEMENT</b>					
	<b>YEAR 1</b>	<b>YEAR 2</b>	<b>YEAR 3</b>	<b>YEAR 4</b>	<b>YEAR 5</b>
	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
SALES	1,440,000	1,560,000	1,680,000	1,881,600	2,107,392
				-	-
COST OF SALES	901,500	963,500	1,030,100	1,153,712	1,292,157
				-	-
GROSS MARGIN	538,500	596,500	649,900	727,888	815,235
				-	-
OPERATING COSTS				-	-
Advertising	7,000	7,700	8,470	9,486	10,625
Automotive	8,000	8,800	9,680	10,842	12,143
Bank charges	1,200	1,320	1,452	1,626	1,821
Business taxes	12,000	13,200	14,520	16,262	18,214
Casual wages	8,000	8,800	9,680	10,842	12,143
Depreciation	208,000	208,000	208,000	232,960	260,915
Dues, licenses and fees	15,000	16,500	18,150	20,328	22,767
Insurance	8,000	8,800	9,680	10,842	12,143
Interest on long-term debt	22,950	18,331	13,476	15,093	16,904
Management salaries	13,375	13,696	13,910	15,579	17,449
Misellaneous expenses	6,000	6,600	7,260	8,131	9,107
Office costs	5,000	5,500	6,050	6,776	7,589
Postage	9,000	9,900	10,890	12,197	13,660
Professional fees	3,000	3,300	3,630	4,066	4,553
Property taxes	8,000	8,800	9,680	10,842	12,143
Repairs and maintenance	2,000	2,200	2,420	2,710	3,036
Rent	4,000	4,400	4,840	5,421	6,071
Salaries and benefits	161,040	164,261	167,546	187,652	210,170
Telephone	6,200	6,820	7,502	8,402	9,411
Utilities	4,500	4,950	5,445	6,098	6,830
	512,265	521,878	532,281	596,155	667,693
				-	-
<b>INCOME BEFORE TAXES</b>	<b>26,235</b>	<b>74,622</b>	<b>117,619</b>	<b>131,733</b>	<b>147,541</b>
				-	-
<b>INCOME TAXES</b>	<b>(7,871)</b>	<b>(22,387)</b>	<b>(35,286)</b>	<b>(39,520)</b>	<b>(44,262)</b>
				-	-
<b>NET INCOME</b>	<b>18,365</b>	<b>52,236</b>	<b>82,333</b>	<b>92,213</b>	<b>103,279</b>

<b>ASHTON MEDIA LIMITED</b>						
<b>PROJECTED BALANCE SHEET</b>						
	<b>Opening</b>	<b>31/12/2026</b>	<b>31/12/2027</b>	<b>31/12/2028</b>	<b>31/12/2020</b>	<b>31/12/2021</b>
	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>ASSETS</b>						
<b>CURRENT</b>						
Cash	30,000	172,864	350,704	552,393	618,680	692,922
Accounts receivable	-	60,000	65,000	70,000	78,400	87,808
Inventory	-	-	-	-	-	-
Other assets	-	-	-	-	-	-
<b>Total</b>	<b>30,000</b>	<b>232,864</b>	<b>415,704</b>	<b>622,393</b>	<b>697,080</b>	<b>780,730</b>
					-	-
<b>CAPITAL ASSETS</b>					-	-
Land	100,000	100,000	100,000	100,000	112,000	125,440
Building	500,000	500,000	500,000	500,000	560,000	627,200
Equipment	200,000	200,000	200,000	200,000	224,000	250,880
Furniture and fixtures	30,000	30,000	30,000	30,000	33,600	37,632
Leasehold improvements	-	-	-	-	-	-
Computer equipment	350,000	350,000	350,000	350,000	392,000	439,040
Automotive equipment	40,000	40,000	40,000	40,000	44,800	50,176
Other	-	-	-	-	-	-
	1,220,000	1,220,000	1,220,000	1,220,000	1,366,400	1,530,368
Accumulated depreciation	-	(208,000)	(416,000)	(624,000)	(698,880)	(782,746)
	1,220,000	1,012,000	804,000	596,000	667,520	747,622
					-	-
<b>Total</b>	<b>1,250,000</b>	<b>1,244,864</b>	<b>1,219,704</b>	<b>1,218,393</b>	<b>1,364,600</b>	<b>1,528,352</b>
					-	-
<b>LIABILITIES</b>					-	-
<b>CURRENT</b>					-	-
Accounts payable	-	58,907	61,891	65,099	72,911	81,660
Income taxes payable	-	7,871	22,387	35,286	39,520	44,262
Current portion of long-term debt	90,278	94,896	99,751	104,855	117,438	131,530
<b>Total</b>	<b>90,278</b>	<b>161,674</b>	<b>184,029</b>	<b>205,240</b>	<b>229,869</b>	<b>257,453</b>
					-	-
<b>LONG-TERM DEBT</b>					-	-
Long-term loan	500,000	409,722	314,826	215,074	240,883	269,789
Less current portion	(90,278)	(94,896)	(99,751)	(104,855)	(117,438)	(131,530)
	409,722	314,826	215,074	110,220	123,446	138,259
<b>Total</b>	<b>500,000</b>	<b>476,500</b>	<b>399,103</b>	<b>315,459</b>	<b>353,315</b>	<b>395,712</b>
					-	-
<b>OWNER'S EQUITY</b>					-	-
Cash	650,000	650,000	650,000	650,000	728,000	815,360
Contributed asset value	100,000	100,000	100,000	100,000	112,000	125,440
Accumulated earnings	-	18,365	70,600	152,934	171,286	191,840
	750,000	768,365	820,600	902,934	1,011,286	1,132,640
					-	-
<b>Total</b>	<b>1,250,000</b>	<b>1,244,864</b>	<b>1,219,704</b>	<b>1,218,393</b>	<b>1,364,600</b>	<b>1,528,352</b>

<b>ASHTON MEDIA LIMITED</b>					
<b>PROJECTED STATEMENT OF CASH FLOWS</b>					
	<b>YEAR 1</b>	<b>YEAR 2</b>	<b>YEAR 3</b>	<b>YEAR 4</b>	<b>YEAR 5</b>
	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>CASH PROVIDED BY THE FOLLOWING ACTIVITIES</b>					
<b>OPERATING</b>					
Net earnings	18,365	52,236	82,333	92,213.35	103,278.95
Depreciation	208,000	208,000	208,000	232,960.00	260,915.20
	226,365	260,236	290,333	325,173.35	364,194.15
Changes in working capital accounts				-	-
Accounts receivable	(60,000)	(5,000)	(5,000)	(5,600.00)	(6,272.00)
Inventory	-	-	-	-	-
Other assets	-	-	-	-	-
Accounts payable	58,907	2,984	3,208	3,593.48	4,024.70
Income taxes payable	7,871	14,516	12,899	14,446.95	16,180.58
<b>Total</b>	<b>233,142</b>	<b>272,736</b>	<b>301,441</b>	<b>337,613.77</b>	<b>378,127.42</b>
				-	-
<b>FINANCING</b>				-	-
Repayment of long-term loan	(90,278)	(94,896)	(99,751)	(111,721.66)	(125,128.26)
				-	-
<b>CHANGE IN CASH</b>	<b>142,864</b>	<b>177,839</b>	<b>201,689</b>	<b>225,892.11</b>	<b>252,999.17</b>
				-	-
<b>CASH, BEGINNING OF YEAR</b>	<b>30,000</b>	<b>172,864</b>	<b>350,704</b>	<b>392,788.00</b>	<b>439,922.56</b>
				-	-
<b>CASH, END OF YEAR</b>	<b>172,864</b>	<b>350,704</b>	<b>552,393</b>	<b>618,680.11</b>	<b>692,921.73</b>

ASHTON MEDIA LIMITED					
PROJECTED OPERATING COSTS					
	Year 1	Year 2	Year 3	Year 4	Year 5
	\$	\$	\$	\$	\$
Advertising	7,000	7,700	8,470	9,486	10,625
Automotive	8,000	8,800	9,680	10,842	12,143
Bank charges	1,200	1,320	1,452	1,626	1,821
Business taxes	12,000	13,200	14,520	16,262	18,214
Casual wages	8,000	8,800	9,680	10,842	12,143
Dues, licenses and fees	15,000	16,500	18,150	20,328	22,767
Insurance	8,000	8,800	9,680	10,842	12,143
Misellaneous expenses	6,000	6,600	7,260	8,131	9,107
Office costs	5,000	5,500	6,050	6,776	7,589
Postage	9,000	9,900	10,890	12,197	13,660
Professional fees	3,000	3,300	3,630	4,066	4,553
Property taxes	8,000	8,800	9,680	10,842	12,143
Repairs and maintenance	2,000	2,200	2,420	2,710	3,036
Rent	4,000	4,400	4,840	5,421	6,071
Telephone	6,200	6,820	7,502	8,402	9,411
Utilities	4,500	4,950	5,445	6,098	6,830
<b>Total</b>	<b>106,900</b>	<b>117,590</b>	<b>129,349</b>	<b>144,871</b>	<b>162,255</b>

ASHTON MEDIA LIMITED						
PROJECTED SALARIES AND WAGES						
		Year 1	Year 2	Year 3	Year 4	Year 5
<b>General salaries and benefits:</b>						
Position:	Name:					
Directors	2	60,000	61,200	62,424	63,672	64,946
Mangers	2	36,000	36,720	37,454	38,203	38,968
Officers	3	28,800	29,376	29,964	30,563	31,174
Clerck	3	14,400	14,688	14,982	15,281	15,587
watchmen	2	7,200	7,344	7,491	7,641	7,794
TOTAL	12				-	-
		146,400	149,328	152,315	155,361	158,468
Estimated benefits (10%)		14,640	14,933	15,231	15,536	15,847
<b>Total salaries and benefits</b>		<b>161,040</b>	<b>164,261</b>	<b>167,546</b>	<b>170,897</b>	<b>174,315</b>
					-	-
<b>Management salaries</b>						
Position:	Name:					
<u>Project Manager</u>	1	12,500	12,800	13,000	13,260	13,525
		12,500	12,800	13,000	13,260	13,525
Estimated benefits (7%)		875	896	910	928	947
<b>Total management salaries</b>		<b>13,375</b>	<b>13,696</b>	<b>13,910</b>	<b>14,188</b>	<b>14,472</b>
					-	-
<b>Total salaries</b>		<b>174,415</b>	<b>177,957</b>	<b>181,456</b>	<b>185,085</b>	<b>188,787</b>

## Financial Projections Template - Loan Analysis

Amount financed	500,000.00
Annual interest (e.g., 8.25)	5.000
Duration of loan (in years)	5
Start date of loan	Month 1
Monthly payments	9,435.62
Total number of payments	60
Yearly principal + interest	113,227.40
Principal amount	500,000.00
Finance charges	66,137.01
Total cost	566,137.01



PAYMENT MONTH	BEGINNING BALANCE	INTEREST	PRINCIPAL	BALANCE	ACCUMULATIVE INTEREST	ACCUMULATIVE PRINCIPAL
1	500,000.00	2,083.33	7,352.28	492,647.72	2,083.33	7,352.28
2	492,647.72	2,052.70	7,382.92	485,264.80	4,136.03	14,735.20
3	485,264.80	2,021.94	7,413.68	477,851.12	6,157.97	22,148.88
4	477,851.12	1,991.05	7,444.57	470,406.55	8,149.02	29,593.45
5	470,406.55	1,960.03	7,475.59	462,930.96	10,109.04	37,069.04
6	462,930.96	1,928.88	7,506.74	455,424.22	12,037.92	44,575.78
7	455,424.22	1,897.60	7,538.02	447,886.20	13,935.52	52,113.80
8	447,886.20	1,866.19	7,569.42	440,316.78	15,801.71	59,683.22
9	440,316.78	1,834.65	7,600.96	432,715.82	17,636.37	67,284.18
10	432,715.82	1,802.98	7,632.63	425,083.18	19,439.35	74,916.82
11	425,083.18	1,771.18	7,664.44	417,418.75	21,210.53	82,581.25
12	417,418.75	1,739.24	7,696.37	409,722.37	22,949.78	90,277.63
13	409,722.37	1,707.18	7,728.44	401,993.93	24,656.95	98,006.07
14	401,993.93	1,674.97	7,760.64	394,233.29	26,331.93	105,766.71
15	394,233.29	1,642.64	7,792.98	386,440.31	27,974.57	113,559.69
16	386,440.31	1,610.17	7,825.45	378,614.86	29,584.73	121,385.14
17	378,614.86	1,577.56	7,858.05	370,756.81	31,162.30	129,243.19
18	370,756.81	1,544.82	7,890.80	362,866.01	32,707.12	137,133.99
19	362,866.01	1,511.94	7,923.68	354,942.34	34,219.06	145,057.66
20	354,942.34	1,478.93	7,956.69	346,985.65	35,697.98	153,014.35
21	346,985.65	1,445.77	7,989.84	338,995.80	37,143.76	161,004.20
22	338,995.80	1,412.48	8,023.13	330,972.67	38,556.24	169,027.33
23	330,972.67	1,379.05	8,056.56	322,916.11	39,935.29	177,083.89
24	322,916.11	1,345.48	8,090.13	314,825.97	41,280.78	185,174.03
25	314,825.97	1,311.77	8,123.84	306,702.13	42,592.55	193,297.87
26	306,702.13	1,277.93	8,157.69	298,544.44	43,870.48	201,455.56
27	298,544.44	1,243.94	8,191.68	290,352.76	45,114.41	209,647.24
28	290,352.76	1,209.80	8,225.81	282,126.94	46,324.21	217,873.06
29	282,126.94	1,175.53	8,260.09	273,866.86	47,499.74	226,133.14
30	273,866.86	1,141.11	8,294.50	265,572.35	48,640.86	234,427.65
31	265,572.35	1,106.55	8,329.07	257,243.29	49,747.41	242,756.71
32	257,243.29	1,071.85	8,363.77	248,879.52	50,819.25	251,120.48
33	248,879.52	1,037.00	8,398.62	240,480.90	51,856.25	259,519.10
34	240,480.90	1,002.00	8,433.61	232,047.28	52,858.26	267,952.72
35	232,047.28	966.86	8,468.75	223,578.53	53,825.12	276,421.47
36	223,578.53	931.58	8,504.04	215,074.49	54,756.70	284,925.51
37	215,074.49	896.14	8,539.47	206,535.02	55,652.84	293,464.98
38	206,535.02	860.56	8,575.05	197,959.96	56,513.40	302,040.04
39	197,959.96	824.83	8,610.78	189,349.18	57,338.24	310,650.82
40	189,349.18	788.95	8,646.66	180,702.52	58,127.19	319,297.48
41	180,702.52	752.93	8,682.69	172,019.83	58,880.12	327,980.17
42	172,019.83	716.75	8,718.87	163,300.96	59,596.87	336,699.04
43	163,300.96	680.42	8,755.20	154,545.76	60,277.29	345,454.24
44	154,545.76	643.94	8,791.68	145,754.09	60,921.23	354,245.91
45	145,754.09	607.31	8,828.31	136,925.78	61,528.54	363,074.22
46	136,925.78	570.52	8,865.09	128,060.69	62,099.06	371,939.31
47	128,060.69	533.59	8,902.03	119,158.66	62,632.65	380,841.34
48	119,158.66	496.49	8,939.12	110,219.53	63,129.14	389,780.47
49	110,219.53	459.25	8,976.37	101,243.17	63,588.39	398,756.83
50	101,243.17	421.85	9,013.77	92,229.40	64,010.24	407,770.60
51	92,229.40	384.29	9,051.33	83,178.07	64,394.53	416,821.93
52	83,178.07	346.58	9,089.04	74,089.03	64,741.10	425,910.97
53	74,089.03	308.70	9,126.91	64,962.11	65,049.81	435,037.89
54	64,962.11	270.68	9,164.94	55,797.17	65,320.48	444,202.83
55	55,797.17	232.49	9,203.13	46,594.04	65,552.97	453,405.96
56	46,594.04	194.14	9,241.47	37,352.57	65,747.11	462,647.43
57	37,352.57	155.64	9,279.98	28,072.59	65,902.75	471,927.41
58	28,072.59	116.97	9,318.65	18,753.94	66,019.72	481,246.06
59	18,753.94	78.14	9,357.48	9,396.46	66,097.86	490,603.54
60	9,396.46	39.15	9,396.46	0.00	66,137.01	500,000.00
61	0.00	0.00	9,435.62	-9,435.62	66,137.01	509,435.62
62	-9,435.62	-39.32	0.00		66,097.69	

