

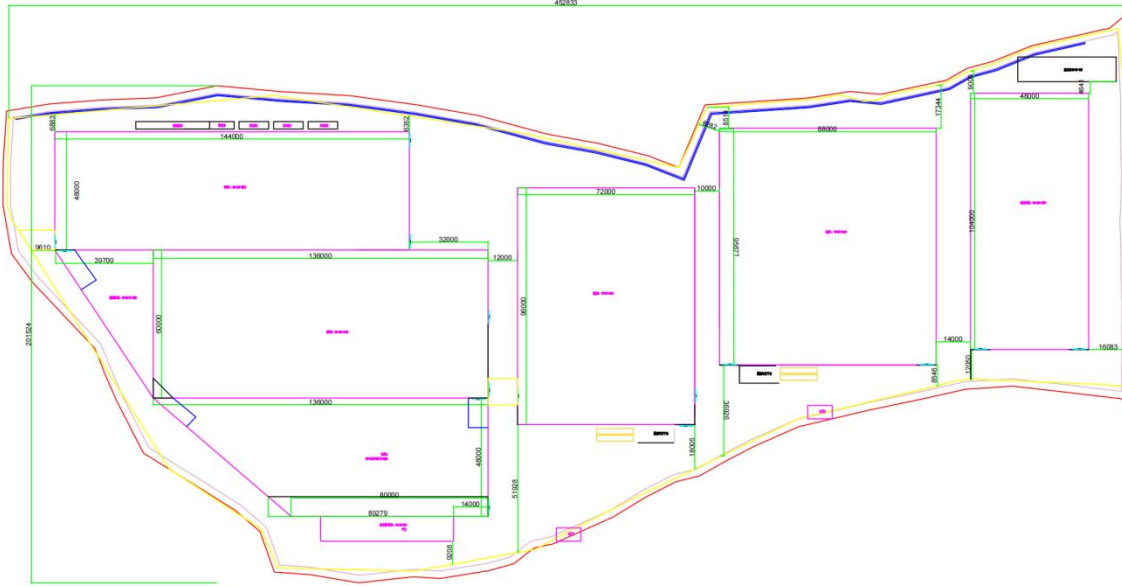


**KIBO INDUSTRIES DEVELOPMENT LIMITED**

# **Business Plan**

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## 1. Project Overview

- **Company Name:** KIBO INDUSTRIES DEVELOPMENT LIMITED
- **Project Type:** Factory construction and full leasing
- **Total Investment:** USD 6,000,000
- **Location:** Tanzania
- **Lease Model:** Full lease to a single client
- **Lease Term:** 10 years

### Factory and Residential Area Rental Prices:

Area	Size (m <sup>2</sup> )	Rent(USD/m <sup>2</sup> /month)	Monthly Rent (USD)	Annual Rent (USD)
Factory	40,683	1.4	56,956.2	683,474.4
Residential Area	1,620	3	4,860	58,320
<b>Total</b>	<b>42,303</b>	—	<b>61,816.2</b>	<b>741,794.4</b>

## 2. Project Scope and Construction Plan

### 2.1 Land and Infrastructure

- Land Cost: USD 510,000
- Fence Construction: USD 112,000
- Land Leveling: USD 524,000
- Factory site paving and main road (8 meters wide) included in construction cost

### 2.2 Building Plan

1. **Office/Residential Building:** 54×10×9m, 3 floors, Budget USD 600,000
2. **Guard House:** Single story, Budget USD 20,000
3. **Factory:** Three workshops total 19,440 m<sup>2</sup>, Budget USD 2,300,000
4. **Warehouses:** Three warehouses total 21,243 m<sup>2</sup>, Budget USD 1,584,000

### 2.3 Utilities and Services

- Water Wells (2 units), Budget USD 40,000
- Generator and generator room, Budget USD 300,000
- Electricity & Water Internal Connection, Budget USD 60,000

## 3. Investment Allocation (Total USD 6,000,000)

Investment Item	Amount (USD)	% of Total Investment
Land Purchase	510,000	8.5%
Fence Construction	112,000	1.9%
Land Leveling	524,000	8.7%
Office/Residential Building	550,000	9.2%
Guard House	20,000	0.3%
Workshops Construction	2,300,000	38.3%
Warehouse & Auxiliary Area	1,584,000	26.4%
Generator and Room	300,000	5.0%
Water Wells	40,000	0.7%
Electricity/Water Connection	60,000	1.0%
<b>Total</b>	<b>6,000,000</b>	<b>100%</b>

## 4. Revenue Forecast

### 4.1 Rental Income

Year	Factory Rent (USD)	Residential Rent (USD)	Total Income (USD)
1-10	683,943	58,320	742,263

- **Total 10-Year Income:** USD 7,422,630
- **Average Annual ROI**  $\approx$  12.37%

### 4.2 Payback Period

- Total Investment: USD 6,000,000
- Annual Income: USD 742,263
- Payback Period  $\approx$  8.1 years

Rental income bar chart: 8.1-year forecast, with legend, title, and data labels

## 5. Construction Schedule (4 months)

Phase	Duration	Description
Land and Infrastructure Preparation	Month 1	Land fencing, leveling
Building Construction	Months 2	Main structures: workshops, warehouses, office/residential
Utilities Installation	Months 3	Continue construction + utilities installation
Completion & Inspection	Month 4	Finalizing works, inspection, handover

## 6. Local Employment and Social Contribution

### 6.1 Employment Opportunities

- **Construction Phase:** approx. 120 local workers (construction, supervision, technical staff)
- **Operational Phase:** approx. 30-40 local employees (security, cleaning, maintenance)

### 6.2 Contribution to Government and Community

1. **Taxes:** rental income and operational taxes contribute to local revenue

2. **Infrastructure Improvement:** roads, water and electricity facilities benefit local area
3. **Skills Training:** on-the-job training for local workers
4. **Economic Stimulus:** construction and operations boost local suppliers and services

### 6.3 Social Impact

- Stable long-term employment and income for local residents
- Skills transfer in construction and management
- Sustainable, standardized factory development

## 7. Risk Management and Mitigation

Risk	Mitigation
Construction Delay	Hire experienced contractors, include penalties for delay
Tenant Default	Long-term lease with security deposit
Cost Overrun	5% contingency budget, strict cost control
Power/Water Supply Instability	Own generator and wells ensure reliability

## 8. Project Highlights

1. Rapid construction (4 months)
2. Stable rental income, single tenant full lease
3. Social responsibility: local employment, community development
4. Complete facilities: paved factory site, roads, electricity, generator, water wells