
**WANG DA INVESTMENT COMPANY
LIMITED**

PRE-FEASIBILITY STUDY REPORT ON:

INVESTMENT IN MANUFACTURING OF STEEL PRODUCTS

Presented To:

The Executive Director, Tanzania Investment Centre, Head Office,
P.O. Box 938
Golden Jubilee Tower,
1st Floor, Ohio Street,
Dar es Salaam

Prepared by:

**WANG DA INVESTMENT COMPANY LIMITED
P.O BOX 20653, PLOT NO. 18, PLOT NO. 19, KIROMO WARD,
BAGAMOYO DISTRICT-COAST REGION TANZANIA**

MARCH 2025

Strategic Pre-feasibility Report

This document is confidential and has been made available to the Tanzania Investment Centre to which the address is shown in the cover page and it is addressed strictly on the understanding that its contents will not be disclosed or discussed with any third parties except for Tanzania Investment Centre professional advisers.

*This profile is strictly for information only and projections in the pre –feasibility study report have been compiled by the consultant with close cooperation of the Promoters of the Business the **WANG DA INVESTMENT COMPANY LIMITED** and Sector Experts for illustrative purposes and do not constitute actual forecasts.*

Table of Contents

0.1 EXECUTIVE SUMMARY

2.0 Statement of Purpose

2.1. Purpose of investment

2.2 investment financing plan

2.3 Summary of the Expected Results

3. Business Description

3.1. Background of the Company

3.1.1. Legal Status

3.1.2. Mission and Vision

3.1.3. Operations

3.1.4 Location and Address

3.1.5. Postal Address

3.1.6. Project location

4.0 Core Business of the Company

4.1 Real estate activities with own or leased property

4.1.1 Construction of building and real estate facilities.

4.1.2 Industrial Park for lease.

5.0. REAL ESTATE IN TANZANIA

5.1 Real Estate industry in Tanzania

5.2 Importance of Real Estate industry in Tanzania.

5.3 Developers in Tanzania.

5.4 Justification of the project.

5.5 Socail and Economic Impact of the project.

6.0 ANALYSIS- STRENGTHS, WEAKNESSES, OPPORTUNITY AND THREATS

6.1 Increase Demand of Industrial park of lease in Tanzania.

6.2 Uniqueness Location of the project.

6.3 Government Policy.

6.4 Government incentives.

7.0 Marketing information

7.1. Costing and Pricing

7.2. Sales Projection

7.3. Customers

7.4. Marketing Plan

8. Management & Administration

8.1. Management

9. FINANCIAL PROJECTS

LIST OF APPENDINCIES

1. Certificate of incorporation
2. Tax Payer Identification Certificate
3. Memorandum and Articles of Association
4. Bank reference letter.
5. Evidence of Land

1. Executive Summary

Company & Project concept

WANG DA INVESTMENT COMPANY LIMITED is a limited Company incorporated in Tanzania under the Company act of 2002. The Company was incorporated 11th March 2025, and bears Certificate of Incorporation No.183102087 Company implements project which is under building sector and we wish to register a new project under industrial park to lease.

WANG DA INVESTMENT COMPANY LIMITED will be located at PLOT NO. 18, PLOT NO. 19, near by KIROMO SCHOOL, BAGAMOYO ROAD, KIROMO WARD, BAGAMOYO DISTRICT, COAST REGION TANZANIA Our company goals and objectives seek to ensure we generate an income that benefits both Nationals and non Nationals so that we strengthen the economic status of the society. The company believes in customers, suppliers, and investors therefore it struggles to create good Rapport with both parties.

Company Goals and Objectives:

In Brief WANG DA INVESTMENT COMPANY LIMITED aims to;

- > Lease constructed Real Estate sized 56,000 SQ. FT for the purpose of Apartments, Offices and factories which will accommodate other buildings, which shall be used as administration offices and new developments and increase in residents, retail establishments, Building and other amenities quickly pop up to service the growing population.
 - > Lease constructed steel structure workshop with Color steel sheet waterproof roof size 20, 000 SQ; hardened road surface 26,000 SQ; Apartments Area 1,000 SQ;
 - > Manage **WANG DA INVESTMENT COMPANY LIMITED** by human resource policies which encourage and reward individual and unified effort and achievement, provide training and personal development opportunities and create a working environment in which staff can feel a real sense of job involvement
 - > Build relationships with investors in Real Estate and leasing Factories and industries But also building sector,
 - > Achieve levels of profit sufficient to provide for reinvestment and suitable returns to shareholders and investors.
 - > Seek to comply with all statutory legislation and other external relevant authorities.
- Define and keep under review Company policy, allowing flexibility for local requirements.
- > Adopt best commercial practice and ethical standards in dealing with clientele, suppliers of goods and services and other contacts.

Purpose of Business Plan

The primary purpose of this document is to be used as a Pre-feasibility study report for WANG DA INVESTMENT COMPANY LIMITED Steel Ltd- Branch for investment in Manufacturing of steel materials. But also the Pre-feasibility study report shall be submitted to TIC for an award of certificate of incentives. The implementation of this project will comprise the following activities:-

>Construction of a Real Estate sized 56,000SQ. FT for the purpose of Apartments, Offices and factories which will accommodate other buildings, which shall be used as administration offices and new developments and increase in residents, retail establishments, Building and other amenities quickly pop up to service the growing population.

>New construction properties offer better construction and more advanced, longer-lasting building materials than resale properties, leasing of factory building.

>Fulfillment and Control. Owning investment properties comes with other benefits that are not financial. When you own investment real estate, you are your own boss, which is fulfilling too many investors. You can also make a difference in your community, providing homes for renters or bringing businesses to commercial properties that will provide much-needed services to their communities.

> Protection against Inflation. Real estate investments are considered protection against inflation. When the prices of goods and services are rising, home values and rents typically increase, too. Investment properties, then, can provide you with rising monthly income and appreciation to help protect you financially when the costs of everything else is going up, too.

WANG DA INVESTMENT COMPANY LIMITED

The project will be managed and operated by WANG DA INVESTMENT COMPANY

LIMITED. It is owned by Chinese entrepreneurs and a mother Company from China with the following share distribution.

NAME OF SHAREHOLDERS	NATIONALITY	NUMBER OF SHARES TAKEN BY EACH SUBSCRIBER	SHARE %
1. MEI YAN LIU	CHINESE	51,000	51%
2. DI WU	CHINESE	20,000	20%

Company Legality,

The legal documents and certificates such as Memorandum and Article of Association, Certificate of incorporation, Tax Identification Number, and value added Tax certificates justify that WANG DA INVESTMENT COMPANY LIMITED is operating within the ambit of the law of the Land

Project Organization Structure, the management of WAN DA INVESTMENT COMPANY LIMITED constituted by the following organization set up: - Board of Directors, General Manager who is responsible on the supervision on the entire operations of the Company, a company accountant, a Production Manager who will be directly responsible for all matters pertaining Industrial park for leasing.

Investment Structure, the project is estimated to cost 1,200,000 million USD the money covers building structures but also allocated fund include investment in, Building Structure, Machineries and Equipment, furniture and fittings, pre-expenses and working Capital. The equity contributed by the shareholders is 1,000,000 USD equivalent to 100%. However, a financial policy of the Company state that the profits generated will be re-invested.

Forecasted financial Information, Financial information of WAN DA INVESTMENT COMPANY LIMITED is projected within five years. The company projected profit and Loss, account show a respectable turnover (for reference you shall see table on page 24)

2.2. Investment financing plan

.. The company expect to invest USD 1,000,000 from shareholders' funds. Profits generated from business operation will be re-invested. There could be a need for a loan from commercial banks in the future for extension of the project as the investor has set aside 100% of 1,000,000 usd for the invsetment in phase one up to the last phase.

Table below show the assumptions how the investment financing plan will look like.

TABLE 1 FINANCING	
<i>Financing</i>	\$
Cash	200,000
Contributed asset value	800.000
Total	1,000,000

WANG DA INVESTMENT COMPANY LIMITED

WANG DA INVESTMENT COMPANY LIMITED

TABLE 2

INVESTMENT COST PLAN

COST INVESTMENT STRUCTURE \$

Current assets

Working capital 100,000

Pre-expenses

Other

Property and equipment

Land/Building 450,000

Equipment 100,000

Furniture and fixtures 100,000

Leasehold improvements 20,000

Plant 30,000

Motor Vehicles 200,000

Total assets 1,000,000

2.3 Summary of the Expected Results

At the end, the project is expected to achieve the following:-

- Provide an opportunity for availability of different steel pipe and square tube. .
- Increase 100 direct and indirect employment opportunities. .
- Increase tax contributed to the government .
- Generate foreign currency.
- Direct domestic investment of more than 3m USD 2025-2030

3. BUSINESS DESCRIPTION

~~WANG DA INVESTMENT COMPANY LIMITED is limited Company incorporated in Tanzania~~ under the Company act of 2002. The Company was incorporated 11th March, 2025, and bears Certificate of Incorporation No.183102087 Company implements project which is under real estate sector (developers).

The Company will be responsible among other activities, operating and managing manufacturing of steel and iron material products.

3.1.1. Legal Status

Legal certificates and documents such as Memorandum and Article of Association, certificate of incorporation, business license, Tax Identification Number, and value added Tax certificates Justify that WANG DA INVESTMENT COMPANY LIMITED is operating within the ambit of the law of Tanzania land.

3.1.2. Mission and Vision of the company

The company vision

“To be the leading company in producing and supplying high quality steel and iron Products In Tanzania”

The company can achieve its mission and vision through

- > Apartment building, industrial park and residence building and offices.
- > Establishing conducive Business environment for both local and international market.
- > Establishing sustainable business relationship with real estate companies and other factories and office but also apartment and residence buildings.
- > Proper and reasonable remuneration of the personnel
- > Continuing networking with our esteemed clients

3.1.3. Project Promoters

The project promoter,

The project will be managed and operated by WANG DA INVESTMENT COMPANY LIMITED.

3.1.4. Operations

The project will be managed and operated by WANG DA INVESTMENT COMPANY LIMITED. The Company will run its activities in a more professional way and it seeks to

satisfy its customers by meeting customer expectations. Although the company will use an automated system, people will also be used to manage the operations.

3.1.5. Project Location

The project shall be located at ,PLOT NO. 18, and PLOT NO. 19, KIROMO WARD, BAGAMOYO DISTRICT- COAST REGION. This is due to collect waste iron to manufacture raw materials and import raw steel coil from china to used to make steel bar, steel pipe, square tube, kind of steel products.

3.1.6. Postal Address

**WANG DA INVESTMENT COMPANY LIMITED
P.O BOX 20653
PLOT NO. 18, PLOT NO. 19, KIROMO WARD- BAGAMOYO DISTRICT
COAST REGION, TANZANIA**

4. Core Activities of the company

WANG DA INVESTMENT COMPANY LIMITED will be dealing with establishing and operating the following facilities;

4.1.1. Construction of building and real estate facilities

This is a core activity that will be performed by WANG DA INVESTMENT COMPANY LIMITED. In the first phase of the implementation of this project, the Company has constructed administration buildings that shall be used to accommodate installation of Machineries and Equipment's, administration offices and accommodation.

4.1.2. Commercial building and industrial park for lease

This consists of the Apartment Building, Commercial offices and Factories, which has size 56,000SQ FT, administration and residence blocks as well.

4.2. Technical requirements of the project

The project implementation shall require some of technical facilities some of the facilities are.

- Machines making facilities manufacturing friendly
- Trucks, forklifts for moving cargos from one place to another
- Excavator
- Professional engineers for consulting and construction of the buildings

5. MANUFACTURING INDUSTRY

5.1 REAL ESTATE IN TANZANIA

The value of Tanzania's properties accounted for 3.7% of the country's GDP (USD1.8b) in 2014, compared to USD1b in 2009, representing an increase of 63%. The increase is mostly driven by the increasing demand for urban accommodation and the fast-growing Tanzanian population. Currently (2016), the population of Tanzania is estimated to be 54.85m and is expected to more than double by 2050. The development of properties in Tanzania is mostly focused on the commercial capital Dar es Salaam, but also on other major urban centers such as Mwanza, Arusha and Mbeya, due to growth in agriculture, mining and tourism sectors. The demand for properties in Tanzania is estimated at 200,000 houses annually, which results in a current housing shortage of 3m houses.

Alternative building materials are being explored as a way to deliver these houses on a rapid scale, according to the Centre for Affordable Housing Finance in Africa (CAHF). The Tanzanian housing demand has been boosted by easier access to mortgages, with the number of mortgagelenders in the market increasing from 3 in 2009 to 21 in 2015. The average mortgage interest rate in Tanzania fell from 22% to 16% during the same period.

Tanzania Housing Properties Rentals Property rentals in Tanzania are higher than those found in Kenya's capital, Nairobi for example where a one-bedroom apartment in the city center can be rent at around USD 444.5 a month while in Dar es Salaam it is at an average of USD 775.3a month. Out of the Dar es Salaam city center, to rent a one-bedroom apartment can cost up to USD 514.34 a month. Tanzania Housing Properties Price Housing price per square meter averages USD 1,200

5:2 IMPORTANCE OF REAL ESTATE SECTOR IN TANZANIA

The reason why Tanzania needs a vibrant real estate sector today is to ensure economic independence in the long run. This can be achieved because of different advantages

attached to the real estate sector, which include: Firstly Ability to Leverage Funds,

When investing in real estate you probably cannot afford to buy properties in full. After

all, that single-family home you plan to rent might cost \$200,000 or more. That is where advantage comes in. Advantage in real estate means you are using other people's money to purchase properties. In this case, you will take out loans from banks, mortgage lenders or credit unions and pay them back over time. This allows you to add to your real estate holdings without spending the full amount of money you would need to buy them on your own. Secondly Portfolio Diversification. Another benefit of investing in real estate is its diversification potential. Real estate has a low and in some cases negative correlation with other major asset classes. This means the addition of real estate to a portfolio of diversified assets can lower portfolio volatility and provide a higher return per unit of risk. Thirdly, Build Equity and Wealth .As you pay down a property mortgage, you build equity an asset that is part of your net worth. In addition, as you build equity, you have the advantage to buy more properties and increase cash flow and wealth even more.

Fourthly, Appreciation. Real estate investors make money through rental income, any profits generated by property-dependent business activity, and appreciation. Real estate values tend to increase over time, and with a good investment, you can turn a profit when it is time to sell. Rents also tend to rise over time, which can lead to higher cash flow.

Fifthly, improving Buildings, as technology has improved, so has our ability to save water and electricity. Building standards have changed to support more sustainable and environmentally conscious design. Whether real estate developers are building new properties from the ground up or renovating old ones, they can consider these new standards. This enables them to produce buildings that are cooler in summer, warmer in winter and place less strain on the electrical grid. In addition, newer buildings are typically safer and more resilient against the elements owing to advances in engineering.

5.3 DEVELOPERS IN TANZANIA

Currently Tanzania has many developers, they are increasing each day, and hence they contribute a lot to accommodating industries and many other investments in Tanzania.

5.4 PROJECT JUSTIFICATION

The proposed project is under management of **WANG DA INVESTMENT COMPANY LIMITED** sponsore in line with Tanzania Government efforts in attempt to revamp the economy and attract many investors as possible in different sectors. The recent drive of attracting investors in Tanzania in order to maximize its annual earnings from investment and compete effectively with regional competitors. This also has been complemented by following

measures

- i. The government is making a critical review of all existing laws and regulations, taxation and policies with ultimate aim of improving and creating conducive environment for private sector Investment, tourism sector is inclusive.
- ii. In 2007/2008, the Government reviewed the existing Industry and trade Policy, taking into consideration the social economic base and the dynamism of Manufacturing and other industries in Tanzania.
- iii. In depth studies have been carried out in the following area
 - SMEs development study
 - Trade Integration Strategy, 2015-2023

Regarding the initiative undertaken by WANG DA INVESTMENT COMPANY LIMITED sponsors, is justified by the following facts.

- The sponsors have a special invested interest in real estate and manufacturing, they have several years of experience in the mentioned fields.
- Therefore, the establishment and operation of Commercial buildings will boost and at the same time strengthening real estate sector in Tanzania. The Company's marketing strategy, intention is to have a wide field of getting commercial buildings hence that's why they have started with this project, and they intend continuing with similar projects in the future.

WANG DA INVESTMENT COMPANY LIMITED

5:5 SOCIAL AND ECONOMIC IMPACT OF THE PROJECT

The proposed project will result into the following social and economic impacts in Tanzania:

- The proposed project will result into the following social and economic impacts:
- Improve and increase development of buildings in Tanzania

Increased competitiveness among estate developers in Tanzania
The project will provide employment for more than 100 people direct and indirect
The Government and other agencies will benefit from various taxes, fees and commissions
That will be paid to the Treasury etc. by this Company.

6. OPPORTUNITY

6.1 lack of enough steel products manufacturing industries in Tanzania

Following the global change, people have changed the lifestyle to cope with the transitional changes. Technology allows using steel products. Therefore this technological change gives the opportunity to both WANG DA INVESTMENT COMPANY LIMITED and any people who will use our products.

6.2 Uniqueness location of the project

6.3 WANG DA INVESTMENT COMPANY LIMITED is a project that will real estate activities, located in PLOT NO. 18, and PLOT NO. 19, near by KIROMO SCHOOL, BAGAMOYO ROAD, KIROMO WARD, BAGAMOYO DISTRICT-COAST REGION, TANZANIA.

The government policy of Tanzania through its President aims to increase the investors in industries. WANG DA INVESTMENT COMPANY LIMITED has seen this opportunity so it supports the Government slogan of "KAZI IENDELEE" by making sure it creates employment for local citizens.

6.4 Government Incentives package

In 1997 Tanzania Government enacted Investment law that offers and guaranteed reasonable incentives to both local and foreign investors.

7. Market Analysis (Strengths, Weaknesses, Opportunity and Threats)

The company has used one of the marketing tools used to make business analysis in terms of how it can prosper.

Table below present the analysis of the company's Strengths, Weaknesses, Opportunities and Threats SWOT Analysis

Table below present the analysis of the company's Strengths, Weaknesses, Opportunities and Threats (SWOTS)

Strengths	Weaknesses
<ul style="list-style-type: none">▪ It has a strong equity financing▪ Strong management and well- paid personnel▪ Has a will to expand▪ Access to reliable high technology	<ul style="list-style-type: none">▪ Not yet emphasize on the marketing

Opportunities	Threats
<ul style="list-style-type: none">▪ Good government suitable facilitative policy▪ Raising investments real estate sector▪ Government development power supply project in Tanzania	<ul style="list-style-type: none">▪ Unawareness of the new entrants in the Industry in the same location▪ Increment of inflation▪ Presence of fake suppliers of the same products.

The company has prepared for the action plans by doing the following:

1. In future if needs arises the Company may seek more funds from bank to finishing phases of this project.
2. The company will employ expatriates for marketing of its products/services and develop marketing plan.

8. Marketing Information

8.1. Marketing Strategy

8.1.1. Overview

Providing high tech products, providing friendly service and employing an aggressive marketing plan to build customer traffic, will achieve the success of WANG DA INVESTMENT COMPANY LIMITED. Today's market requires more than just products and service to make FIRMNESS REAL ESTATE LIMITED successful. WANG DA INVESTMENT COMPANY LIMITED will constantly strive to enthusiastically win more customers by being proactive rather than reactive in our marketing efforts.

The kind of commercial buildings we have can be used for Commercial and industrial lease for office building, Apartment and many other sectors of investment. With the advancement of science and technology, the development of the national economy and the improvement of people's living standards.

Management will endeavor to create and maintain a positive, appealing image for the customers. This image will be consistently portrayed throughout all marketing channels and sales promotions. The following exemplifies some of the tactics we will use to drive more sales.

8.1.2. Customer Database

WANG DA INVESTMENT COMPANY LIMITED will aggressively seek to build a database of Customers. Customers will have an opportunity to be included in the database so they can participate in sales promotions such as birthday or anniversary cards; email notification of upcoming specials; coupons; etc. The database will be gathered and maintained on special database software WANG DA INVESTMENT COMPANY

LIMITED will gather names in a variety of manners including staff requests; business card drop for free lunch; guests' signup book with promotional signage; menu insert promotion; etc.

8.1.3. Advertising

WANG DA INVESTMENT COMPANY LIMITED will adopt an aggressive advertising strategy. Outdoor signage for WANG DA INVESTMENT COMPANY LIMITED will describe outdoor and changeable copy advertisement and elaborate design signage depends upon lease space restrictions; designed within allowable limits to achieve maximum exposure.

WANG DA INVESTMENT COMPANY LIMITED will utilize both traditional non-traditional methods of advertising. Management's viewpoint on advertising is state in your own words, the philosophy WANG DA INVESTMENT COMPANY LIMITED will adopt towards the use of traditional advertising such as radio, newspaper, billboards or television and social media.

8.1.4. Costing and Pricing

The management of WANG DA INVESTMENT COMPANY LIMITED does the costing and pricing. The costing takes into consideration various aspects depending on the cost, which has which will be incurred, inflation factor and Operating costs. The project promoters of the company are in business for long time i.e. they are business-oriented personnel.

8.1.5. Target Customers

WANG DA INVESTMENT COMPANY LIMITED is targeting to all regions in Tanzania and outside of Tanzania specifically targeting the following customers: local and foreigners. Which will improve their economic circumstances. In small towns, real estate development attracts more residents, and in urban areas, real estate development can rejuvenate regions that have lost their earlier appeal. These developments help maintain or even improve local property prices, which also aids the local economy.

8.1.6. Service

As it has been explained in preamble chapters, WANG DA INVESTMENT COMPANY LIMITED will be offering service of leasing the commercial buildings such as warehouses, administration office and residence for accommodation at PLOT NO. 18, PLOT NO. 19, KIROMO WARD, BAGAMOYO DISTRICT-COAST REGION TANZANIA

WANG DA INVESTMENT COMPANY LIMITED as real estate developers has a positive impact can be far-reaching for local communities, turning small hamlets into sustainable towns. Without real estate development, we would not have homes, shops, schools, hospitals, and other essential buildings to protect us from the elements and service our needs. The reason why real estate development is important is that it supports progress in our society.

8.2 Marketing Plan

The company has both short term and long-term marketing plan:

The short term marketing plan includes:

- . Participating in business show case exhibitions
- . Building sustainable long-term relationship with relevant developers and government agencies.
- . Training of sales staff sales and Marketing.

Long Term Plans includes:

- Join to the network of developers and attend and business show cases, conferences and any related gathering that shall pose as a valuable opportunity
- Investing Market Research and Development

9. Management & Administration

9.1. Management

The management team of WANG DA INVESTMENT COMPANY LIMITED planned to be constituted by the following management team:-

9.1.1. Board of Directors

WANG DA INVESTMENT COMPANY LIMITED will be managed by the board of Directors which is responsible body for strategic decision making of the project. Directors of the Company are the ones who having shares in WANG DA INVESTMENT COMPANY LIMITED The Company which shall manage this project.

9.1.2. General manager

General Manager will be responsible for daily operation of the company. The manager sees the daily turnover to assess the progress of the company.

9.1.3. Estate Manager

Estate Manager will be employed who expected to have an extensive background in the real estate industry. As the real estate Manager will be directly responsible for overseeing of the estate wellbeing and whether there shall be need to fix or add anything the estates manager shall advise the superior and the task shall be in consideration or done as soon as possible depending on the urgency.

Under the real estate manager, there shall be reasonable number of technical staff who will be involved in daily operations within this project.

9.1.4. Accountant/cash

An accountant will be employed and is expected to have good experience in accounting system as well as he will be responsible in managing cash of WANG DA INVESTMENT COMPANY LIMITED but also keeping books of accounts properly.

9.1.5. Management Agreements

Management Agreements will be done by all management teams and decisions will consider the opinions from all parts. However, the agreement may be terminated by looking available grounds for company's sake

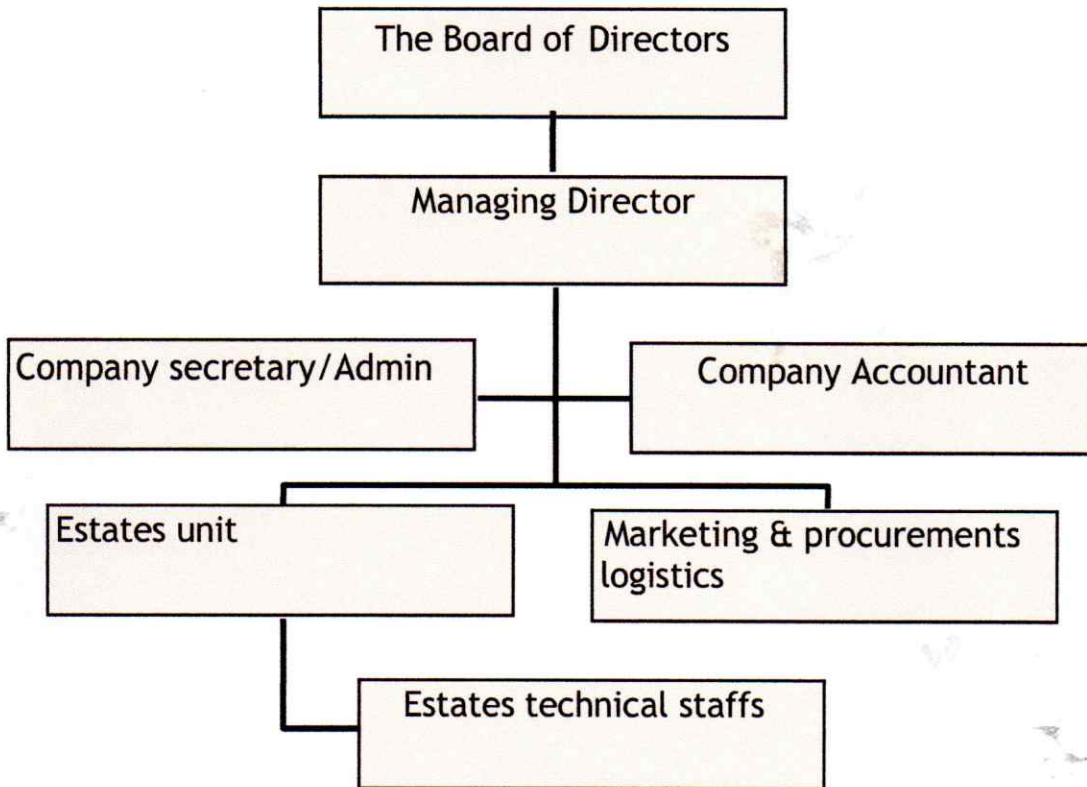
9.1.6. Confidentiality Agreements

WANG DA INVESTMENT COMPANY LIMITED will enforce that all employees sign a confidentiality agreement. Confidentiality agreements with our employees and partners

will protect our products, operating systems, policies and procedures. Having a confidentiality agreement is a vital part of business security.

9.1.7 Organization Structure

The management of WANG DA INVESTMENT COMPANY LIMITED is planning to have the following organization structure.



10. Conclusion

WANG DA INVESTMENT COMPANY LIMITED – Branch will be one of the best real estate in Tanzania

The company aims at expand its operation to make the service available to its clients

Revenue will be contributed to the Government through various taxes.

The project will offer continuous direct and indirect employments.

The company looks technically feasible and financially viable. It is therefore recommended that the project be supported.

WANG DA INVESTMENT COMPANY LIMITED
CASH FLOWS PROJECTION FOR FIVE YEARS FROM 2025 TO 2029

	Pre-Startup EST	2025	2026	2027	2028	2029	Total
Cash on Hand (beginning of month)	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 2,400,000	\$ 3,840,000	\$ 5,424,000	\$ 13,664,000
CASH RECEIPTS							
Cash Sales			\$ 1,000,000	\$ 1,000,000	\$ 1,100,000	\$ 1,210,000	\$ 4,310,000
Collections from CR accounts			\$ 400,000	\$ 440,000	\$ 484,000	\$ 532,400	\$ 1,856,400
Estimated Capital for startup	\$ 500,000						\$ 500,000
Loan	\$ 500,000						\$ 500,000
TOTAL CASH RECEIPTS	\$ 1,000,000	\$ -	\$ 1,400,000	\$ 1,440,000	\$ 1,584,000	\$ 1,742,400	\$ 7,166,400
Total Cash Available (before cash out)	\$ 1,000,000	\$ 1,000,000	\$ 2,400,000	\$ 3,840,000	\$ 5,424,000	\$ 7,166,400	\$ 20,830,400
CASH PAID OUT							
Purchases other fixed			\$ 7,200	\$ 7,920	\$ 8,712	\$ 9,583	\$ 33,415
Purchases vehicles		\$ 80,000		\$ 41,000			\$ 121,000
Gross wages (exact withdrawal)		\$ 15,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 255,000
Payroll expenses (taxes, Supplies (office & operation))		\$ 4,500	\$ 20,400	\$ 20,400	\$ 20,400	\$ 20,400	\$ 86,100
Repairs & maintenance		\$ 1,000	\$ 1,100	\$ 1,210	\$ 1,331	\$ 1,464	\$ 6,105
Advertising		\$ 1,250	\$ 1,375	\$ 1,513	\$ 1,664	\$ 1,830	\$ 7,631
Car, delivery & travel		\$ 150	\$ 165	\$ 182	\$ 200	\$ 220	\$ 916
Accounting & legal		\$ 1,800	\$ 1,980	\$ 2,178	\$ 2,396	\$ 2,635	\$ 10,989
Rent		\$ 4,500	\$ 4,950	\$ 5,445	\$ 5,990	\$ 6,588	\$ 27,473
Telephone & internet		\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 180,000
Utilities		\$ 120	\$ 132	\$ 145	\$ 160	\$ 176	\$ 733
Insurance		\$ 150	\$ 165	\$ 182	\$ 200	\$ 220	\$ 916
Taxes (real estate, etc.)		\$ 21,200	\$ 21,412	\$ 21,626	\$ 21,842	\$ 22,061	\$ 108,141
Interest		\$ 240	\$ 240	\$ 240	\$ 240	\$ 240	\$ 1,200
Miscellaneous		\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 375,000
SUBTOTAL	\$ -	\$ 241,110	\$ 230,339	\$ 242	\$ 266	\$ 293	\$ 1,221
Loan principal payment		\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 3,750,000
Capital purchase (land)		\$ 100,000					\$ 100,000
Capital purchase (excavators)		\$ -	\$ 1,000,000				\$ 1,000,000
Owners' Withdrawal		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL CASH PAID OUT	\$ -	\$ 1,091,110	\$ 1,980,339	\$ 1,123,282	\$ 10,984,400	\$ 13,486,710	\$ 36,753,042
Cash Position (end of month)	\$ 1,000,000	\$ (91,110)	\$ 419,661	\$ 2,716,718	\$ (5,560,400)	\$ (6,320,310)	\$ (15,922,642)