

**Business Plan**  
**For Apartment to be located in**  
**Kinondoni District, Dar es Salaam region,**  
**Tanzania**

**Client**

Always New Company Limited  
Po box 65107- Dar es Salaam

# Kinondoni Area

## 1. Project Objective

The objective of this project is to build modern apartment in the region of Dar es Salaam for the purpose of offering quality and affordable accommodation to the residents of Dar es Salaam and those who plan to visit Dar es Salaam as stipulated in our Memorandum and Articles of Association (MEMARTs).

## 2. Investor Profile and Project Management Main Director: YONGXIN DONG

- Holds a 70% share in the company.
- Experienced in real estate business and general business for more than 20 years.

### Second Director: LIANG CHENG

- Holds a 30% share.
- Background in financial management and compliance, ensuring fiscal responsibility and regulatory adherence for sustainable operations.

### Third Director: Egbert Gosbert Ngemela

- He is the local director who as experience in real estate development and management in Tanzania for more than 3 years.

The management team will include experts in environmental compliance, estate management, and legal team to ensure optimal operations and adherence to Tanzanian regulatory standards.

## 3. Foreign Exchange Generation, Employment, and Technology Transfer Foreign Exchange and Import Substitution

The project will generate significant foreign exchange through attracting tourists and foreigners to visit Tanzania. By developing modern and advanced apartment and employing modern method of management shall impart Tanzanians with efficient knowledge and skills for real estate management.

### **Employment Creation**

The project is expected to employ 15 people (10 local and 5 foreign experts), fostering local economic growth and skills development as the circumstance may require the number of employments to the local community is likely to rise.

### **Business Linkages**

Always New Company Limited aims to establish strong business linkages with local suppliers for materials and services, stimulating local industry.

### **Technology Transfer**

With specialized foreign experts providing technical skills training, the project will transfer valuable expertise in real estate management and development.

## **4. Investment Costs**

<b>Cost Item</b>	<b>Cost (USD)</b>	<b>Description</b>
Land and Building	\$150,000	Site acquisition
Vehicle	\$20,000	For material transportation
Furniture & Fittings	\$10,000	Office and operational furniture
Pre-operating Expenses	\$20,000	Licensing, legal, and initial marketing costs
Working Capital	\$150,000	Operational costs for the first year
Miscellaneous	\$50,000	Contingency and other unforeseen expenses
<b>Total Investment</b>	<b>\$400,000</b>	

## **5. Financing Equity Contribution**

The project will be entirely self-funded with an initial equity investment of \$500,000 by the shareholders.

### **Loan**

No external loans are currently planned for this project, minimizing debt obligations and associated risks.

## **6. Market Analysis Apartments Market Overview**

Real estate business remains the core sector for economic growth as it contributes to the government revenue and given the fast-growing cities like Dar es Salaam accommodation is pivotal to the growth of the economy for both residents and non-residents.

### **Competitive Advantage**

With the strategic location in Dar es Salaam one among the developing cities in Africa and the population of Dar es Salaam give this project advantage.

## **7. Capacity**

- More than 150 apartments to be made available after the completion of the project.

## **8. Environmental Commitment**

Always New Company Limited is dedicated to sustainable environmental practices. Measures will include:

- **Environmental Impact Assessment (EIA):** Completed to ensure compliance with Tanzanian environmental regulations.
- **Sustainable Practices:** Water recycling systems and waste reduction protocols will be implemented to minimize environmental impact.
- **Community Engagement:** Local community consultations to maintain a positive relationship and address any environmental concerns.

## 9. Project Implementation Schedule

Milestone	Start Date	End Date
Land Acquisition and Preparation	August, 2024	Jan,2025
Equipment Purchase and Setup	March 2025	July 2025
Staff Hiring and Training	May 2025	August 2025
Full Operations Commencement	August,2025	Ongoing

## 10. Employment Plan

- **Total Employment:** 20 employees.
- **Local Employees:** 15, covering operations, maintenance, and administration.
- **Foreign Experts:** 5, specializing in technology, processing management, and quality assurance.

## 11. Financial Projections (5-Year Forecast) Revenue and Expenses

The financial forecasts assume stable gold prices and efficient production processes.

### Projected Balance Sheet (Year 5)

Assets	USD
Cash and Equivalents	\$200,000
Equipment	\$100,000
Inventory	\$50,000
Total Assets	\$350,000

Liabilities and Equity	USD
Shareholder Equity	\$350,000
Total Liabilities + Equity	\$350,000

### **Projected Cash Flow (Year 5)**

<b>Cash Flow Item</b>	<b>USD</b>
Operating Cash Flow	\$ 800,000
Investment Cash Flow	-\$100,000
Net Cash Flow	\$ 900,000

### **Conclusion**

Always New Company Limited gold project presents a significant economic opportunity, with the potential to generate foreign exchange, create local employment, and stimulate local industry. With a robust financial plan, commitment to environmental standards, and focus on sustainable growth, the project is positioned for long-term success and community benefit.