

**PROJEC WRITE UP
FOR
FINANCING CONSTRUCTION AND OPERATION OF
NYEMELA APARTMENTS
FOR AIRBNB RENTAL AND HOSPITALITY SERVICES
TO BE BUILT ON PLOT NO PLOT No. 1155-1156, BLOK
"Q" AT BUSWELU MWANZA**

PREPARED FOR:

M/S. SHABANI JUMA

T/A SHABANI JJ GENERAL TRADERS

P.O.BOX 01

MPANDA

Tel: 0754 870 344

PREPARED BY:

Ubunifu Finance Limited

Business and Financial Consultants

P.O.BOX 6369,

MWANZA- TANZANIA

Email: ubunifufinanceltd@gmail.com

TEL 0754/0622-803114

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<p>1.0 EXECUTIVE SUMMARY</p>	<p>The objective of this business plan is to request a loan to the tune of TZS 487,635,530 from CRDB Bank Plc to back up existing equity for construction of Nyemela apartment for airbnb apartment complex for provision of quality short term rental accommodation to be built on plot No. 1155-1156, Bloc "Q" at Buswelu Mwanza (Refer Annex 1) .</p> <p>The total projected investment will cost TZS 712,145,630 /- where TZS 218,510,100 /- is an existing equity contribution and TZS 6,000,000 /- as additional equity contribution and TZS 487,635,530 /- will be bank loan facility. (Refer Annex 1)</p> <p>The interest requested to be charged for this investment is 14.5% per year. The interest amount for this loan is anticipated to be TZS 290,376,485.80 for Seven years. (Ref. Annex 1 and Annex 7). It is projected that the investment will generate a net income of TZS 358,914,000/- in year one and TZS 393,152,000/- in year two.The total net income for the project life is anticipated to be TZS 3,590,923,000 (Refer Annex 6)</p> <p>Sensitivity analysis indicates that, the business is less sensitive to change in price and or increase in operating cost. Analysis indicates NPV of TZS 286,687,130 at 14.5% discounting factor, IRR of 29% and payback period of 4 years one month and 10 days (Refer Annex 9)</p> <p>The Proprietor will secure the loan with Legal Mortgage over landed properties located on Plot No. 1155-1156, Bloc "Q" at Buswelu Mwanza City Tanzania.(Refer Valuation Report)</p> <p>Basing on the financial, technical and economical findings, it is recommended that the client be availed with a loan facility of TZS 487,635,530 to back up existing equity to finish construction of “Nyemela AirBNB Complex apartment” on Plot No. 1155-1156, Bloc "Q" at Buswelu Mwanza City.</p>						
<p>2.0 PROFILE OF THE PROPRIETOR</p>	<table border="1"> <tr> <th colspan="2" data-bbox="391 1367 1446 1482">2.1 Customer Information</th> </tr> <tr> <td data-bbox="391 1482 581 1749"><i>Client Legal Name</i></td> <td data-bbox="581 1482 1446 1749"> Legal Name: Shabani Juma Juma NIN: 19720209-39505-00001-25 Date of birth: 09.02.1972 Place of Birth: Tabora Nationality: Tanzania Education and Qualification: Masters </td> </tr> <tr> <td data-bbox="391 1749 581 1871"><i>TIN.</i></td> <td data-bbox="581 1749 1446 1871"> TIN: 104-727-123 Cert.Reg.No: 544231 </td> </tr> </table>	2.1 Customer Information		<i>Client Legal Name</i>	Legal Name: Shabani Juma Juma NIN: 19720209-39505-00001-25 Date of birth: 09.02.1972 Place of Birth: Tabora Nationality: Tanzania Education and Qualification: Masters	<i>TIN.</i>	TIN: 104-727-123 Cert.Reg.No: 544231
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<i>TIN.</i>	TIN: 104-727-123 Cert.Reg.No: 544231						

<i>Nature of Business</i>	1. Hospitality and Accommodation 2. General Merchandise Shop 3. Cereals Farming	
<i>Client address</i>	P. O. Box 1 Mpanda, Phone: 0754 870344: Email: shabanij2003@yahoo.com	
<i>Business Registration and Legality</i>	1. Shop: Retail- General Merchandise 2. Cereals: Paddy; Warehouse Receipt. 3. Hospitality and Accommodation	
<i>Principal Place of Business</i>	Bed and Breakfast BNB 1. Nyamele Apartment Plot No 1155-1156 "Q": Post Code: Street: Kiseke Ward: Buswelu District: Ilemela Region: Mwanza	Cereals: Warehouse Receipt Plot No: Post Code: Street: Kasekese Ward: Kasekese District: Tanganyika Region: Katavi
	The proposed apartments, will be constructed on Plot No. 1155-1156, Block "Q" at Buswelu, within Ilemela Municipality. Buswelu, a charming greenbelt of Mwanza, is popular for its attractive landscapes, exciting community, and strategic location. This location offers excellent access to essential amenities and is strategically positioned near major transportation routes, including Mwanza International Airport and the Mwanza-Busweru Road, ensuring easy access for both local and international travelers. Nearness to Lake Victoria adds a unique attraction for guests, while nearby shops, dining options, and cultural landmarks make it an ideal choice for anyone visiting the region for leisure or business.	
<i>Bankers:</i>	1. CRDB Bank Plc Account No: 0152354360000 2. NMB Bank Plc Account No:	
<i>Business Experience and opportunity</i>	The proprietor has been trading cereals business for about 4 years now. He has also been in retail shop business for the past 12 years. He is now venturing in hospitality industry to capture the growing demand for quality, comfort, modern amenities, and authentic local experiences to guest, tourists and business community in Mwanza City Tanzania.	
<i>Security</i>	1. Apartments on Plot No. 1155-1156, Bloc "Q" at Buswelu Mwanza City. Shabani Juma Juma : Mr. Shabani Juma Juma is the current	

	<p><i>Present Management</i></p>	<p>the managing director and sole proprietor of the business. He has more than 12 years experience in retail and cereals trading business. He has vast knowledge and skills in hospitality business. His experience includes work in both production marketing and management functions. He is skilled in customer services and recording keeping. He holds Masters degree.</p> <p>Mrs. _____ : She is a wife of Mr. Shabani Juma Juma . Currently, she is the Operations Manager. She has been in the business for more than 4 years and is fully versed in financial, Marketing and supervision skills. She has been instrumental in implementing improved record keeping and production practices.</p>
<p>3.0 Project Design and Layout</p>	<p>The project going to have five facilities, one single unity standalone, three detached structures, each housing two separate units, one restaurant. As described below</p> <p>1.Single Unit</p> <p>The single, standalone unit is designed to be a open and comfortable living space for guests. It features:</p> <p>Bedrooms: Two well-appointed bedrooms, one of which is a master bedroom with an in-suite bathroom, offering privacy and comfort.</p> <p>Lounge: A large lounge area serves as the central living space, perfect for relaxation or small gatherings.</p> <p>Kitchen: A fully equipped kitchen allows guests to prepare their meals, enhancing the sense of a “home away from home.”</p> <p>Store: A storage area provides ample space for personal belongings, making it ideal for longer stays.</p> <p>Public booth room</p> <p>Veranda: The unit includes a cozy verandah for outdoor seating, allowing guests to enjoy Mwanza’s scenic beauty and pleasant weather.</p> <p>Reference: Figure 1 & 2 and Table 1</p> <p>2. Detached Units</p> <p>The complex will have three detached structures, each housing two separate units, for a total of six rental units. Each unit includes:</p> <p>Bedrooms: Two bedrooms, with one master bedroom complete with an in-</p>	

suite bathroom for added privacy.

Lounge: A lounge area furnished to serve as a meeting or sitting room, offering guests a comfortable area to relax or entertain.

Kitchen: Each unit has a self-contained kitchen, allowing for meal preparation and added convenience, particularly appealing for families or extended-stay guests.

Store: A designated storage room provides space for guests' belongings, supporting longer, more comfortable stays.

Verandah: Each unit includes a verandah for relaxation, offering guests an opportunity to enjoy the serene surroundings in private.

Reference: Figure 3 and 4

3. Restaurant

The restaurant is designed as a simple yet inviting dining facility, primarily for the convenience of guests. Restaurant area will be 40 m² Its features are as following:

Seating Capacity: Accommodates approximately 20-30 guests, with flexible seating arrangements for both small and larger groups.

Dining Structure: The open design allows for both indoor and outdoor dining, capturing the warm and welcoming ambiance of the area.

Kitchen Facilities: A compact, fully functional kitchen capable of serving a diverse menu of local and international dishes, catering to a wide range of tastes and dietary preferences.

Reference: Table 2; figure 5 and 6

4:0 BUSINESS MISSION	<p>4.1 Mission Statement</p> <ul style="list-style-type: none"> ✓ Enhancing Personalized Airbnb accommodations . <p>4.2 Strategic Goals</p> <ul style="list-style-type: none"> ✓ Providing best hospitality services to guests visiting our apartment; ✓ Expanding accommodation services for both local and international markets by using networks already developed and the ones we continue developing. ✓ Expand the capabilities of the facility to meet new demand. <p>4.3 Strategic Objectives</p> <ul style="list-style-type: none"> ✓ Construction of a modern Airbnb personalized apartments ✓ Repay new bank loans within 7 years
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5.0 SWOT ANALYSIS	No.	Business strength (s)	Business Weakness (W)	
	a)	Wide Experience of the business	a) Inadequate working capital	
	b)	Strategic business location		
	C)	Knowledge of the local market		
	d)	Strong reputation and goodwill		
	e)	Ability to test time		
	f)	Business acumen		
	g)	Processing and packing technology		
		Opportunity (s) (O)	Threats (T)	
	a)	Increase in population	Competition from other vendors	
	b)	East Africa Common market	Persistence devaluation of Tanzanian currency against Dollar	
	c)	Growth of Cities and town in the district	Political instability of neighboring countries like Burundi and DRC Congo thereby reducing number of customers from these countries	
	d)	Economic Vibration of business activities		
	<p>The proprietor use CESA strategy try to capitalize on the strength and take advantage (seize) of any opportunities, Alleviate the threats and Eliminate the weaknesses with appropriate strategies like improving the relationship with suppliers, timely delivery of orders, accessing more funding to raise the initial working capital and maintaining quality standards of products sold.</p>			

<p>6.0 MARKETING ASPECTS:</p>	<p>6.1 Product:-</p> <p>6.1.1: Existing Products</p> <ul style="list-style-type: none"> ✓ General Merchandise Shop : trading general merchandise products of assorted products. ✓ Cereals: Rice and Paddy <p>6.1.2 Planned products</p> <ul style="list-style-type: none"> ✓ Guest House: Offers accommodation, Food, Drinks and conference hall <p>6.2. Market trends:-</p> <ul style="list-style-type: none"> ✓ The global rise of Airbnb-style accommodations reflects a shift towards more personalized and flexible lodging options. In Tanzania, the vacation rentals market is projected to grow by 4.49% from 2024 to 2029, reaching a market volume of US\$229.90 million by 2029 . This trend indicates a growing preference for short-term rentals that offer unique experiences over traditional hotel stays. ✓ In Mwanza, platforms like Airbnb are gaining traction, with an increasing number of listings catering to diverse traveler preferences. However, the market still lacks professionally managed properties that combine modern amenities with authentic local experiences. Nyemela Apartments is poised to fill this gap, offering a superior alternative to existing accommodations. <p>6.3. Market Competitiveness :-</p> <ul style="list-style-type: none"> ✓ Competition in hotel and guest house business is stiff, new entrants in the market is very easy, new competitors offering similar services in the area could drive down occupancy rates and reduce revenue therefore improvement in customer care and product diversification is highly required. <p>6.4. Market segmentation:-</p> <ul style="list-style-type: none"> ✓ Customers includes travelers, civil servants, individuals and business community <p>6.4.1. Target market segment strategy.</p> <ul style="list-style-type: none"> ✓ The business targets all kinds of customers and are tailored to satisfy the needs of all customers according to their level of income and specific needs. Specifically, the business targets the following customers: ✓ Tourists: Both local and international visitors exploring Mwanza’s attractions, such as Lake Victoria, Bismarck Rock, and Serengeti National Park, will find this complex an ideal base. The complex offers the comfort
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of private living spaces with the added benefit of self-catering facilities, making it perfect for families or groups.

- ✓ **Business Travelers:** With easy access to Mwanza's business districts, the apartments offer a quiet, comfortable, and functional environment. The availability of a lounge area in each unit, reliable Wi-Fi, and a restaurant on-site meets the needs of professionals who seek a work-life balance.
- ✓ **Families and Local Residents:** The apartment layout and facilities make it highly suitable for families or individuals looking for extended stays. The fully equipped kitchens, ample storage, and private lounging spaces allow guests to settle in comfortably, while the pool and restaurant provide additional recreational options.

6.5. Pricing strategy:

- ✓ Products are priced on production cost plus all marketing costs. In so doing the prevailing market competition is taken into consideration.

6.6. Marketing strategy / promotion strategy

To attract new customers as well as maintaining the existing ones normally the applicant use the following promotional tool:

- ✓ Price discounts are extended to all buyers who purchase products in large quantities
- ✓ Credit sale is allowed for 30 days for regular know faithful customer

To ensure consistent visibility and attract different customers, Nyemela Apartments will utilize the following marketing channels:

- ✓ **Online Booking Platforms**

Airbnb and Booking.com: These platforms will serve as primary sales channels for securing reservations from both domestic and international travelers. Listings will include professional photos, detailed descriptions, and competitive pricing to appeal to potential guests.

- ✓ **Social Media Marketing**

Platforms: Instagram, Facebook, and Twitter will showcase the unique features of Nyemela Apartments, including scenic views, modern amenities, and guest experiences.

Paid Campaigns: Social media ads targeting users searching for accommodations in Mwanza or similar destinations will increase reach.

- ✓ **Website and Search Engine Optimization (SEO)**

Custom Website: A dedicated website for Nyemela Apartments will provide

detailed information, direct booking options, and promotions.
SEO: Optimized content will ensure the website ranks high in search engine results for key terms like "Mwanza short-term rentals" and "Airbnb near Lake Victoria."

7.0 RISK ANALYSIS

7.1 Key Risks and Mitigating Factors
 The business is not prone to any risk except any changes in the political, legal and economic situation of the country and natural hazards. To minimize risks, the business intends to have insurance cover protecting the business against risks like; Insurance premium, Fire and Burglary and Exchange rate. The below is the identified risks and way of mitigating them.

Key Risks	Potential Risk	Mitigating Factors
Market and Demand Risks	Market Fluctuations: Changes in local or international tourism trends, as well as economic downturns, could affect demand for short-term rental properties like Nyemela Apartments.	Market Research and Adaptation: Conducting regular market analysis to stay ahead of trends and consumer preferences, and adjusting offerings accordingly (e.g., introducing more flexible rental options).
	Increased Competition: The entrance of new competitors offering similar services in the area could drive down occupancy rates and reduce revenue.	Competitive Pricing and Differentiation: Offering competitive pricing and superior customer experiences to differentiate from competitors, as well as ensuring quality service and amenities.
	Changes in Consumer Preferences: Shifts in consumer preferences towards different types of accommodations or experiences could reduce demand for the apartments.	Marketing and Branding: Developing a strong marketing campaign to promote the unique selling points of Nyemela Apartments, such as its prime location, quality of service, and additional facilities (restaurant,).

	Construction Risks	Construction Delays: Delays in construction due to factors such as bad weather, labor shortages, or supply chain issues could lead to project overruns, affecting the projected timeline and costs	Effective Project Management: Hiring experienced project managers and contractors to ensure that construction stays on track.
		Quality of Work: Subpar construction or finishing quality could result in costly repairs, reduced property value, and potential dissatisfaction from future tenants	Effective Project Management: Hiring experienced project managers and contractors to ensure that construction stays on track.
		Cost Overruns: The project may face unforeseen cost increases related to materials, labor, or other construction-related expenses.	Contingency Fund: Allocating 5-10% of the total budget as a contingency fund to cover unexpected expenses.
			The proprietor has been in the Guest housing and Quarrying business for more than twenty five years.
	Financial Risks	Cash Flow Shortfalls: Delays in revenue generation due to slow rental uptake or lower-than-expected occupancy rates could lead to cash flow challenges, making it difficult to meet operational costs and debt obligations	Diverse Revenue Streams: In addition to Airbnb rental, the inclusion of a local restaurant and a swimming pool as part of the facilities offers additional sources of revenue, reducing reliance on rental income alone.
Environmental and	Natural Disasters: Earthquakes, floods, or	Insurance Coverage: Securing comprehensive insurance	

	External Risks	other natural disasters could damage the property, leading to repair costs and potential revenue loss.	policies to cover natural disasters property damage, and business interruptions
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8.0 FINANCIAL ASPECTS	8.1 Investment Cost			
	The total projected investment will cost TZS 712,145,630 /- where TZS 218,510,100 /- is an existing equity contribution and TZS 6,000,000 /- as additional equity contribution and TZS 487,635,530 /- will be bank loan facility (Ref.01)			
	S/No	Description	Investment Costs	Equity
				CRDB
	1	Land	181,800,000	181,000,000
	2	Buildings	373,526,630	18,710,100
	3	Tools and Equipment	56,550,000	0.000
	4	Furniture	65,520,000	0.00
	5	Vehicles	18,000,000	18,000,000
	6	Water System	9,137,000	9,137,000
	7	Power System	7,612,000	6,000,000
		Sub Total	712,145,630	224,510,100
	8	Working Capital	0.00	0.00
	Total investment Costs	712,145,630	224,510,100	
	Capitalize interest		290,376,485.80	
	Total	712,145,630	224,510,100	
			1,000,910,115.80	

8.2 Revenue and Production Costs

8.2.1 Manpower Costs

The Manpower cost for the investment is TZS 43,800,000 (Reference 1)

8.2.2 Operating Costs

Operating Costs is anticipated to be TZS 119,382,000 in year One and TZS 1,139,991,000/- for the project life. (Reference 6)

8.2.3 Business Revenue

Business Revenue is anticipated to be TZS 1,265,352,000/- per month and TZS 583,455,000 /- per year and TZS 11,059,752 /- for the project life. (Reference 7)

8.2.4 Profitability

Net profit is projected to be TZS 358,914,000/- in year one and TZS 3,589,652 for the project life.

8.2.5 Loan Repayment Plan

The Proprietor requests to pay a loan of 487,635,530 for Seven years at Monthly instalment of TZS 9,273,513. (See annex 8)

8.3 Proposed Loan Terms And Conditions

Loan amount: Tshs 487,635,530

Loan Type: Mortgage Loan

Repayment Period: 7 Years

Grace Period: 12 Months

Repayment frequency: Monthly

Interest Period: Term 14.5% p.a

8.3 Loan Security

The loan will be backed by the following securities

1. House Plot No. 1155-1156, Bloc "Q" at Buswelu Mwanza City.

8.4 Loan Management

The business will use all the proposed loan of Tshs 487,635,530/- for the purposes as described in this business plan. The business expects timely disbursement of the said which will enable the business to pay off the loan at

	<p>the same time increase stock levels and timely delivery of products leading to steady and timely cash flows.</p> <p>8.5 Projected Cash Flow Statement</p> <p>The demand for accommodation is expected to be moderate throughout the year. Purchases is expected to be high in the first month. Holding other factors constant the business expects to raise positive net cash changes from the first month to the twelve month. As shown in the attached cash flow statements, the business is able to pay off all its obligations and remain with positive net cash changes that will be used to expand the business operations and strengthen its working capital base for sustainability.</p> <p>8.7 Projected Statement of Financial Position And Comprehensive Income</p> <p>With the increase in investment Capital, the balance sheet items are projected to grow by 39% while the performance (income statement) items are expected to grow by 30%.</p>
<p>9. CONCLUSION</p>	<p>The objective of this business plan is to request a loan to the tune of TZS 487,635,530 from CRDB Bank Plc to back up existing equity for construction of Nyemela apartment for airbnb apartment complex for provision of quality short-term rental accommodation to be built on plot No. 1155-1156, Bloc "Q" at Buswelu Mwanza. More specifically the objectives are intended to achieve the following:</p> <ul style="list-style-type: none"> a)The business will have a single loan portfolio with CRDB Bank b)The business will have enough working capital to finance operations of nyamela apartment . c)The business will increase/raise its Market share and profitability. <p>Serve simultaneously the domestic and regional market with high quality services to gain as much regional revenue as possible.</p>
<p>10.RECOMMENDATION</p>	<p>The analysis made in this business plan reveals that the business is financially viable, commercially attractive and economically sound. Based on the above conclusion, it is therefore recommended that:</p> <ol style="list-style-type: none"> 1. Term loan: TZS 487,635,530 /- 2. Interest rate: 14.5% 3. Repayment Period: 7 Years 4. Grade Period: 12 Months 5. Repayment interval: Monthly

ANNEXES

Annex 1: Financing and Investment Plan

SHABANI JUMA T/A SHABANI JJ GENERAL TRADERS P.O.BOX 1 MPANDA									
INVESTMENT AND FINANCING PLAN									
									Annex 1
				OWNERS EQUITY		FINANCING PLAN			Tshs.
A: Land	Activities	Units	Unit Cost	Total Cost	EXISTING	Additional	Existing	Additional	Total
							CRDB Loan		
(i)	Plot No. 1155-1156, Block "Q" at Buswelu (M2)	15900	2,000	31,800,000	31,800,000	-		-	31,800,000
(ii)	Farm Plot no. Dodoma (Ha)	30	5,000,000	150,000,000	150,000,000	-		-	150,000,000
Sub Total Land				181,800,000	181,800,000	-	-	-	181,800,000
B: Buildings									
A SINGLE UNIT HOUSE									
(i)	Substructure	1	7271600	7,271,600	7,271,600	-	-	-	7,271,600
(ii)	Frame	1	2250000	2,250,000	-	-	-	2,250,000	2,250,000
(iii)	Walling	1	7355000	7,355,000	7,355,000	-	-	-	7,355,000
(iv)	Roofing	1	4083500	4,083,500	4,083,500	-	-	-	4,083,500
(v)	Doors	1	6195500	6,195,500	-	-	6,195,500	-	6,195,500
(vi)	Windows	1	4443600	4,443,600	-	-	4,443,600	-	4,443,600
(ix)	Finishing	1	8613250	8,613,250	-	-	8,613,250	-	8,613,250
(x)	Decorations	1	2585000	2,585,000	-	-	2,585,000	-	2,585,000
(xi)	Plumbing/ sanitary	1	1474000	1,474,000	-	-	1,474,000	-	1,474,000
(xii)	Electrical installation	1	1500000	1,500,000	-	-	1,500,000	-	1,500,000
Sub Total				45,771,450	18,710,100	-	-	27,061,350	45,771,450
B Detached Units									
(i)	Substructure	3	13,281,200	39,843,600	-	-	39,843,600	-	39,843,600
(ii)	Frame	3	3,775,000	11,325,000	-	-	11,325,000	-	11,325,000
(iii)	Walling	3	14,710,000	44,130,000	-	-	44,130,000	-	44,130,000
(iv)	Roofing	3	8,167,000	24,501,000	-	-	24,501,000	-	24,501,000
(v)	Doors	3	12,841,000	38,523,000	-	-	38,523,000	-	38,523,000
(vi)	Windows	3	8,887,200	26,661,600	-	-	26,661,600	-	26,661,600
(ix)	Finishing	3	16,601,500	49,804,500	-	-	49,804,500	-	49,804,500
(x)	Decorations	3	5,170,000	15,510,000	-	-	15,510,000	-	15,510,000
(xi)	Plumbing/ sanitary	3	2,848,000	8,544,000	-	-	8,544,000	-	8,544,000
(xii)	Electrical installation	3	2,500,000	7,500,000	-	-	7,500,000	-	7,500,000
Sub Total				266,342,700	-	-	-	266,342,700	266,342,700
C Fast Food Restaurant									
(i)	Substructure	1	2,396,000	2,396,000	-	-	2,396,000	-	2,396,000
(ii)	Frame	1	2,020,000	2,020,000	-	-	2,020,000	-	2,020,000
(iii)	Walling	1	1,575,000	1,575,000	-	-	1,575,000	-	1,575,000
(iv)	Roofing	1	1,781,000	1,781,000	-	-	1,781,000	-	1,781,000
(v)	Finishing	1	3,018,800	3,018,800	-	-	3,018,800	-	3,018,800
Sub Total				10,790,800	-	-	-	10,790,800	10,790,800
D Fence and Gates									
(i)	Clearance, leveling	1	3,176,480	3,176,480	-	-	3,176,480	-	3,176,480
(ii)	Precast concrete	1	20,052,200	20,052,200	-	-	20,052,200	-	20,052,200
(iii)	Block work	1	24,093,000	24,093,000	-	-	24,093,000	-	24,093,000
(iv)	Metal works/ gate	1	3,300,000	3,300,000	-	-	3,300,000	-	3,300,000
Sub Total				50,621,680	-	-	-	50,621,680	50,621,680
Total Building				373,526,630	18,710,100	-	-	354,816,530	373,526,630

C: Machinery and Equipment									
Kitchen									
(i)	Microwave	7	300,000	2,100,000	-	-	2,100,000	2,100,000	
(ii)	Min Refrigerate	7	500,000	3,500,000	-	-	3,500,000	3,500,000	
(iii)	Min oven	7	300,000	2,100,000	-	-	2,100,000	2,100,000	
(iv)	Kitchen utensils	7	400,000	2,800,000	-	-	2,800,000	2,800,000	
Sub Total				10,500,000	-	-	10,500,000	10,500,000	
Restaurants utilities									
(i)	Stoves	3	2,850,000	8,550,000	-	-	8,550,000	8,550,000	
(ii)	Refrigerates	2	1,000,000	2,000,000	-	-	2,000,000	2,000,000	
(iii)	Oven	1	2,500,000	2,500,000	-	-	2,500,000	2,500,000	
(iv)	Microwave	1	12,000,000	12,000,000	-	-	12,000,000	12,000,000	
(v)	Showcase glass	1	2,500,000	2,500,000	-	-	2,500,000	2,500,000	
(vi)	Restaurants utensils	1	12,000,000	12,000,000	-	-	12,000,000	12,000,000	
(vii)	Table and chairs	1	12,000,001	12,000,001	-	-	12,000,001	12,000,001	
Sub Total				46,050,000	-	-	46,050,000	46,050,000	
Total Machinery and Equipment				56,550,000	-	-	56,550,000	56,550,000	
D: Vehicles									
(i)	T273DES	1	18,000,000	18,000,000	18,000,000	-	-	-	18,000,000
Sub Total				18,000,000	18,000,000	-	-	-	18,000,000
E: Furniture									
Lounge interiors									
(i)	Sofa sets	7	1,500,000	10,500,000	-	-	10,500,000	10,500,000	
(ii)	Coffee tables	7	300,000	2,100,000	-	-	2,100,000	2,100,000	
(iii)	Televisions	7	1,500,000	10,500,000	-	-	10,500,000	10,500,000	
(iv)	Side tables	7	300,000	2,100,000	-	-	2,100,000	2,100,000	
(v)	Decollations	7	500,000	3,500,000	-	-	3,500,000	3,500,000	
Sub Total				28,700,000	-	-	28,700,000	28,700,000	
Master Bedroom									
(i)	Wardrobe	7	260,000	1,820,000	-	-	1,820,000	1,820,000	
(ii)	Dresser table/ mirror	7	1,500,000	10,500,000	-	-	10,500,000	10,500,000	
(iii)	Bedding, bed line, pillows	7	1,000,000	7,000,000	-	-	7,000,000	7,000,000	
Sub Total				19,320,000	-	-	19,320,000	19,320,000	
Normal bedrooms									
(i)	Bed and bedsides	7	1,000,000	7,000,000	-	-	7,000,000	7,000,000	
(ii)	Wardrobe	7	500,000	3,500,000	-	-	3,500,000	3,500,000	
(iii)	Dresser table/mirror	7	500,000	3,500,000	-	-	3,500,000	3,500,000	
(iv)	Bedding, bed line, pillows	7	500,000	3,500,000	-	-	3,500,000	3,500,000	
Sub Total				17,500,000	-	-	17,500,000	17,500,000	
Total Furniture				65,520,000	-	-	65,520,000	65,520,000	-
F: Electricity System									
(i)	TANESCO	1	1,612,000	1,612,000	-	-	1,612,000	1,612,000	
(ii)	Standby Generator	1	6,000,000	6,000,000	-	6,000,000	-	6,000,000	
Sub Total				7,612,000	-	6,000,000	-	1,612,000	7,612,000

G: Water System										
(i)	Water authority	1	537,000	537,000	-	-		537,000	537,000	
(ii)	Septic & Soak Pit	1	8,600,000	8,600,000	-	-		8,600,000	8,600,000	
	Sub Total			9,137,000	-	-	-	9,137,000	9,137,000	
TOTAL CAPITAL COSTS				712,145,630	218,510,100	6,000,000	-	487,635,530	712,145,630	
F: Working Capital	Working Capital									
			-	-	-	-	-	-	-	
	Sub Total Working Capital			-	-	-	-	-	-	
G: PROJECT INVESTMENT COSTS				712,145,630	218,510,100	6,000,000	-	487,635,530	712,145,630	
	FINANCING PLAN									
H: FINANCING ITEM	EXISTING				ADDITIONAL	Interest rate	Period (years)	Interest Amount	Total	Gearing
EQUITY	218,510,100.00				6,000,000.00	-	-	-	224,510,100.00	0.22
BANK LOAN- CAPITAL EXPENDITURE	-				487,635,530.00	15%	7	291,339,580.93	778,975,110.93	0.78
BANK LOAN- WORKING CAPITAL					-			-	-	-
SUB TOTAL DEBT FINANCEING	-				487,635,530.00	0.15	7.00	291,339,580.93	778,975,110.93	0.78
TOTAL	218,510,100.00				493,635,530.00			291,339,580.93	1,003,485,210.93	1.00

Annex 2: Depreciation Cost Schedule

DEPRECIATION			Annex 2:						
Investment Item	Initial Value	Depre.rate	Annex 2:						
			1	2	3	4	5	6	7
		Reducing	2022	2023	2024	2025	2026	2027	2028
A: Land		Balance							
Opening balance	181,800,000		181,800,000	181,800,000	181,800,000	181,800,000	181,800,000	181,800,000	181,800,000
Deprec. Allowance		0%	-	-	-	-	-	-	-
Closing Balance			181,800,000	181,800,000	181,800,000	181,800,000	181,800,000	181,800,000	181,800,000
B: Buildings		Balance							
Opening balance	373,526,630		373,526,630	354,850,299	337,107,784	320,252,394	304,239,775	289,027,786	274,576,397
Deprec. Allowance		5%	18,676,332	17,742,515	16,855,389	16,012,620	15,211,989	14,451,389	13,728,820
Closing Balance			354,850,299	337,107,784	320,252,394	304,239,775	289,027,786	274,576,397	260,847,577
C: Machinery and Equipment									
Opening balance	46,050,000.00		46,050,000	34,537,500	25,903,125	19,427,344	14,570,508	10,927,881	8,195,911
Deprec. Allowance		25%	11,512,500	8,634,375	6,475,781	4,856,836	3,642,627	2,731,970	2,048,978
Closing Balance			34,537,500	25,903,125	19,427,344	14,570,508	10,927,881	8,195,911	6,146,933
D: Vehicles									
Opening balance	18,000,000.00		18,000,000	13,500,000	10,125,000	7,593,750	5,695,313	4,271,484	3,203,613
Deprec. Allowance		25%	4,500,000	3,375,000	2,531,250	1,898,438	1,423,828	1,067,871	800,903
Closing Balance			13,500,000	10,125,000	7,593,750	5,695,313	4,271,484	3,203,613	2,402,710
E: Furniture									
Opening balance	17,500,000.00		17,500,000	15,312,500	13,398,438	11,723,633	10,258,179	8,975,906	7,853,918
Deprec. Allowance		12.5%	2,187,500	1,914,063	1,674,805	1,465,454	1,282,272	1,121,988	981,740
Closing Balance			15,312,500	13,398,438	11,723,633	10,258,179	8,975,906	7,853,918	6,872,178
F: Electricity System									
Opening balance	7,612,000.00		7,612,000	6,660,500	5,827,938	5,099,445	4,462,015	3,904,263	3,416,230
Deprec. Allowance		12.5%	951,500	832,563	728,492	637,431	557,752	488,033	427,029
Closing Balance			6,660,500	5,827,938	5,099,445	4,462,015	3,904,263	3,416,230	2,989,201
G: Water System									
Opening balance	9,137,000.00		9,137,000	7,994,875	6,995,516	6,121,076	5,355,942	4,686,449	4,100,643
Deprec. Allowance		12.5%	1,142,125	999,359	874,439	765,135	669,493	585,806	512,580
Closing Balance			7,994,875	6,995,516	6,121,076	5,355,942	4,686,449	4,100,643	3,588,062
Total Market Value	653,625,630		653,625,630	614,655,674	581,157,799	552,017,642	526,381,730	503,593,769	483,146,711
Total Depreciation			38,969,957	33,497,874	29,140,157	25,635,912	22,787,961	20,447,058	18,500,050
CLOSING BALANCE-Book Value	653,625,630		614,655,674	581,157,799	552,017,642	526,381,730	503,593,769	483,146,711	464,646,662

Annex 3: Manpower Cost

Manpower Schedule							
Figures in Tshs							
							Annex 3
Designation	No.	Rate P.m	Monthly Pay	Direct labour	Administration Labour	Monthly Bill	Annual Bill
A: Managerial / Administration			-	-	-	-	-
Site Manager	1	600,000.00	600,000.00	600,000.00		600,000.00	7,200,000.00
Gardener	1	300,000.00	300,000.00	300,000.00		300,000.00	3,600,000.00
Attendants	2	300,000.00	600,000.00	600,000.00		600,000.00	7,200,000.00
Chef	1	400,000.00	400,000.00	400,000.00		400,000.00	4,800,000.00
Waiters	2	250,000.00	500,000.00	500,000.00		500,000.00	6,000,000.00
Security Officers	2	300,000.00	600,000.00	600,000.00		600,000.00	600,000.00
Sub Total				3,000,000	-	3,000,000	29,400,000
Overhead							
Add; NSSF 10%				300,000	-	300,000	3,600,000.00
Add; PAYE 30%				900,000	-	900,000	10,800,000.00
Sub Total Overhead				1,200,000	-	1,200,000	14,400,000
TOTAL SALARY BILL				4,200,000	-	4,200,000	43,800,000

Annex 4: Operating Costs

Operating Costs																					
Figures in Tshs "000"																					
Details/Month	1	2	3	4	5	6	7	8	9	10	11	12	Total Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Annex 7
													2025	2026	2027	2028	2029	2030	2031	2032	Total
Salaries and related expenses	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	50,400	52,920	55,566	58,344	61,262	64,325	67,541	70,918	481,275
Bank Charges	150	150	150	150	150	150	150	150	150	150	150	150	1,797	1,887	1,981	2,080	2,184	2,293	2,408	2,529	17,160
Fee and Charges: Crop Cessy, WHT	745	745	745	745	745	745	745	745	745	745	745	745	8,942	9,389	9,859	10,352	10,869	11,413	11,983	12,582	85,389
Electricity and Water	2,785	2,785	2,785	2,785	2,785	2,785	2,785	2,785	2,785	2,785	2,785	2,785	33,423	35,094	36,849	38,691	40,626	42,657	44,790	47,029	319,159
Communication	128	128	128	128	128	128	128	128	128	128	128	128	1,531	1,607	1,688	1,772	1,861	1,954	2,051	2,154	14,616
Printing and Stationery	61	61	61	61	61	61	61	61	61	61	61	61	733	770	809	849	891	936	983	1,032	7,003
Rent- Shop and store	371	371	371	371	371	371	371	371	371	371	371	371	4,453	4,675	4,909	5,155	5,412	5,683	5,967	6,266	42,520
Hulling Charges	271	271	271	271	271	271	271	271	271	271	271	271	3,252	3,414	3,585	3,764	3,953	4,150	4,358	4,576	31,052
Packaging/Materials	263	263	263	263	263	263	263	263	263	263	263	263	3,151	3,308	3,473	3,647	3,829	4,021	4,222	4,433	30,084
Vehicle: Repair, Spare parts, Fuel, Oil, Lubricants and Ser	688	688	688	688	688	688	688	688	688	688	688	688	8,260	8,673	9,106	9,562	10,040	10,542	11,069	11,622	78,874
License and Fee: Business	275	-	-	-	-	-	-	-	-	-	-	-	275	289	303	318	334	351	369	387	2,626
professional fee	400	-	-	-	-	-	-	-	-	-	-	-	400	420	441	463	486	511	536	563	3,820
Travelling Expenses	110	110	110	110	110	110	110	110	110	110	110	110	1,318	1,384	1,453	1,526	1,602	1,682	1,766	1,854	12,584
Loading and offloading	121	121	121	121	121	121	121	121	121	121	121	121	1,448	1,520	1,596	1,676	1,760	1,848	1,940	2,037	13,827
Total Expenses	10,567	9,892	9,892	9,892	9,892	9,892	9,892	9,892	9,892	9,892	9,892	9,892	119,382	125,351	131,619	138,199	145,109	152,365	159,983	167,982	1,139,991

NOTE;

Operating overheads are expected to increase at 5% p.a effective year 2

Annex 5: BUSINESS REVENUE

BUSINESS REVENUE								TZS "000"
	1	2	3	4	5	6	7	8
YEEAR	2025	2026	2027	2028	2029	2030	2031	2032
1 Income from Nyemela Investment (Accomodation, meals and drinks)								
1.1 Proceeds from rent : Accomodation								
Number of Appartments	7	7	7	7	7	7	7	7
Rent Fee TZS 200,000/Day	200	220	231	243	255	267	281	281
Daily Income	1,400	1,540	1,617	1,698	1,783	1,872	1,965	1,965
Number of Days	30	30	30	30	30	30	30	30
Monthly Income	42,000	46,200	48,510	50,936	53,482	56,156	58,964	58,964
Number of Months	12	12	12	12	12	12	13	12
Annual Rental Income	504,000	554,400	582,120	611,226	641,787	673,877	766,535	707,570
Rate of Occupance 65%	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65
Total Revenue from rent	327,600	360,360	378,378	397,297	417,162	438,020	498,248	459,921
1.2 Income From Restaurant								
1.2.1 Proceeds from Breakfast								
Number of Customer per day	10	11	12	13	15	16	18	19
Price per Service TZS 5000/Day	5	6	6	7	7	8	9	10
Daily Income	50	61	73	89	107	130	157	190
Number of Days	30	30	30	30	30	30	30	30
Monthly Income	1,500	1,815	2,196	2,657	3,215	3,891	4,708	5,696
Number of Months	12	12	12	12	12	12	13	12
Annual Rental Income	18,000	21,780	26,354	31,888	38,585	46,687	61,199	68,355
Rate of Occupance 65%	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65
Total Revenue from Breakfast	11,700	14,157	17,130	20,727	25,080	30,347	39,780	44,431
1.2.2 Proceeds from Lunch: Meals and Drinks								
Number of Customer per day	10	11	12	13	15	16	18	19
Price per Service TZS 12500/Day	12.50	13.75	15.13	16.64	18.30	20.13	22.14	24.36
Daily Income	125	151	183	221	268	324	392	475
Number of Days	30	30	30	30	30	30	30	30
Monthly Income	3,750	4,538	5,490	6,643	8,038	9,727	11,769	14,241
Number of Months	12	12	12	12	12	12	13	12
Annual Income from Lunch: Meals and Drinks	45,000	54,450	65,885	79,720	96,461	116,718	152,998	170,887
Rate of Occupance 65%	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65
Gross Revenue from Luch: Meals and Drinks	29,250	35,393	42,825	51,818	62,700	75,867	99,449	111,077
1.2.3 Proceeds from Dinner: Meals and Drinks								
Number of Customer per day	10	11	12	13	15	16	18	19
Price per Service TZS 12500/Day	12.50	13.75	15.13	16.64	18.30	20.13	22.14	24.36
Daily Income	125	151	183	221	268	324	392	475
Number of Days	30	30	30	30	30	30	30	30
Monthly Income	3,750	4,538	5,490	6,643	8,038	9,727	11,769	14,241
Number of Months	12	12	12	12	12	12	13	12
Annual Revenue from Dinner: Meals and Lunch	45,000	54,450	65,885	79,720	96,461	116,718	152,998	170,887
Rate of Occupance 65%	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65
Gross Revenue from Dinner: Meals and Drinks	29,250	35,393	42,825	51,818	62,700	75,867	99,449	111,077
Total Gross Revenue from Restaurant	70,200	84,942	102,780	124,364	150,480	182,081	238,677	266,584
Total Gross Revenue from Nyemela Investment	397,800	445,302	481,158	521,660	567,642	620,101	736,925	726,505

2	Other Business Income																			
2.1	Proceeds from General Merchandise Shoop		226,542	237,869	249,763	262,251	275,363	289,132	303,588	303,588										
2.2	Proceeds from Cereals		464,563	487,792	512,181	537,790	564,680	592,914	622,559	622,559										
	Total Other Business Income		691,105	725,661	761,944	800,041	840,043	882,045	926,147	926,147										
	Total Business Income		1,088,905	1,170,963	1,243,102	1,321,701	1,407,685	1,502,146	1,663,072	1,652,653										
3	Employment Income		161,743	161,743	161,743	161,743	161,743	161,743	161,743	161,743										
	Total Income		1,250,649	1,332,706	1,404,845	1,483,445	1,569,428	1,663,889	1,824,816	1,814,396										

Assumptions

- 1 The business will receive income from three sources: Nyemela investment (rental incoe, breakfast, lunch and dinner), General Merchandise shop and Cereals Trading
- 2 Occupance rate for rent, breakfast, lunch and dinner is assumed to be 65%
- 3 Annual increment for customers and prices of goods and services is assumed to be 10%
- 4 It is assumed that the price for renting one room is TZS 200,000/day, breakfast TZS 5000/ day, lunch and dinner TZS 12,500/day
- 5 It is assumed that the services offered to be Bed and breakfast (BB) and customer visting for the service per days to be 10
- 6 Due to inflation, increase in price for general merchandise shop and cereals trading is assumed to be 5%
- 7 Employment Income is projected to maintain the same amount for the whole project life

Annex 7: Revenue Projection

Revenue Projections																					
Figures in Tshs "000"																					
Projected Sales Revenue	1	2	3	4	5	6	7	8	9	10	11	12	Total Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Total	
Details/Month	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Dec-25	Dec-26	Dec-27	Nov-28	Dec-29	Dec-30	Dec-31		
1.1 Proceeds from rent : Accomodation	27,300	27,300	27,300	27,300	27,300	27,300	27,300	27,300	27,300	27,300	27,300	27,300	27,300	327,600	360,360	378,378	397,297	417,162	438,020	498,248	2,817,064
1.2.1 Proceeds from Breakfast	975	975	975	975	975	975	975	975	975	975	975	975	975	11,700	14,157	17,130	20,727	25,080	30,347	39,780	158,921
1.2.2 Proceeds from Lunch: Meals and Drinks	2,438	2,438	2,438	2,438	2,438	2,438	2,438	2,438	2,438	2,438	2,438	2,438	2,438	29,250	35,393	42,825	51,818	62,700	75,867	99,449	397,301
1.2.3 Proceeds from Dinner: Meals and Drinks	2,438	2,438	2,438	2,438	2,438	2,438	2,438	2,438	2,438	2,438	2,438	2,438	2,438	29,250	84,942	102,780	124,364	150,480	182,081	238,677	912,574
Total Gross Revenue from Nyemela Investment	33,150	33,150	33,150	33,150	33,150	33,150	33,150	33,150	33,150	33,150	33,150	33,150	33,150	397,800	494,852	541,113	594,206	655,422	726,314	876,154	4,285,860
Other Business Income																					
2.1 Proceeds from General Merchandise Shoop	18,879	18,879	18,879	18,879	18,879	18,879	18,879	18,879	18,879	18,879	18,879	18,879	18,879	226,542	237,869	249,763	262,251	275,363	289,132	303,588	1,844,508
2.2 Proceeds from Cereals	38,714	38,714	38,714	38,714	38,714	38,714	38,714	38,714	38,714	38,714	38,714	38,714	38,714	464,563	487,792	512,181	537,790	564,680	592,914	622,559	3,782,479
Total Other Business Income	57,592	57,592	57,592	57,592	57,592	57,592	57,592	57,592	57,592	57,592	57,592	57,592	57,592	691,105	725,661	761,944	800,041	840,043	882,045	926,147	5,626,986
Total Business Income	90,742	90,742	90,742	90,742	90,742	90,742	90,742	90,742	90,742	90,742	90,742	90,742	90,742	1,088,905	1,220,512	1,303,056	1,394,247	1,495,465	1,606,359	1,802,301	9,912,846
Employment Income																					
3 Employment Income	14,704	14,704	14,704	14,704	14,704	14,704	14,704	14,704	14,704	14,704	14,704	14,704	14,704	176,447	161,743	161,743	161,743	161,743	161,743	161,743	1,146,906
TOTAL INCOME	105,446	105,446	105,446	105,446	105,446	105,446	105,446	105,446	105,446	105,446	105,446	105,446	105,446	1,265,352	1,382,255	1,464,800	1,555,990	1,657,208	1,770,103	1,964,044	11,059,752

Annex 8: Profit and Loss Projection

Profit & Loss projection Monthly																				
Figures in Trsh '000'																				
Details/Month	1	2	3	4	5	6	7	8	9	10	11	12	Year 1	Year 2	Year3	Year4	Year5	YR6	YR7	Annex 10 Total
Total Gross Revenue from Nyemela	33,150	33,150	33,150	33,150	33,150	33,150	33,150	33,150	33,150	33,150	33,150	33,150	397,800	494,852	541,113	594,206	655,422	726,314	876,154	4,285,860
Total Other Business Income	57,592	57,592	57,592	57,592	57,592	57,592	57,592	57,592	57,592	57,592	57,592	57,592	691,105	725,661	761,944	800,041	840,043	882,045	926,147	5,626,986
Cost of Sales - Other Business Income	44,186	44,186	44,186	44,186	44,186	44,186	44,186	44,186	44,186	44,186	44,186	44,186	530,226	631,325	662,891	696,036	730,837	767,379	805,748	4,824,443
Gross Profit	46,557	46,557	46,557	46,557	46,557	46,557	46,557	46,557	46,557	46,557	46,557	46,557	558,679	589,187	640,165	698,211	764,627	840,980	996,553	5,088,404
Add: Employment income	14,704	14,704	14,704	14,704	14,704	14,704	14,704	14,704	14,704	14,704	14,704	14,704	176,447	161,743	161,743	161,743	161,743	161,743	161,743	1,146,906
Operating Expense	10,567	9,892	9,892	9,892	9,892	9,892	9,892	9,892	9,892	9,892	9,892	9,892	119,382	125,351	131,619	138,199	145,109	152,365	159,983	972,009
Profit before Depreciation	50,693	51,368	51,368	51,368	51,368	51,368	51,368	51,368	51,368	51,368	51,368	51,368	615,745	625,580	670,290	721,755	781,261	850,358	998,313	5,263,301
Less: Depreciation	3,247	3,247	3,247	3,247	3,247	3,247	3,247	3,247	3,247	3,247	3,247	3,247	38,970	33,498	29,140	25,636	22,788	20,447	18,500	188,979
Profit Before interest and Tax	47,446	48,121	48,121	48,121	48,121	48,121	48,121	48,121	48,121	48,121	48,121	48,121	576,775	592,082	641,150	696,119	758,473	829,911	979,813	5,074,322
Less: Interest on investment loan	-	-	-	-	-	-	-	-	-	-	-	-	67,899	61,173	53,404	44,431	31,662	23,161	9,610	291,340
Less: Interest on term loan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Profit before tax	47,446	48,121	48,121	48,121	48,121	48,121	48,121	48,121	48,121	48,121	48,121	48,121	508,876	530,909	587,745	651,688	726,811	806,751	970,203	4,782,982
Less Income tax 26%	12,336	12,511	12,511	12,511	12,511	12,511	12,511	12,511	12,511	12,511	12,511	12,511	149,961	198,036	152,814	169,439	188,971	209,755	252,253	1,249,575
Profit After Tax	35,110	35,609	35,609	35,609	35,609	35,609	35,609	35,609	35,609	35,609	35,609	35,609	358,914	392,872	434,932	482,249	537,840	596,995	717,950	3,521,753
Less: Dividend Paid	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retained earnings	35,110	70,719	106,329	141,938	177,547	213,157	248,766	284,376	319,985	355,594	391,204	426,813	426,813	819,686	1,254,617	1,736,866	2,274,706	2,871,702	3,589,652	3,589,652

Annex 9: Discounted Cash flow

Discounted Cash flow (year 1 -7)								
Figures in Tshs "000"								
Details/Year	0	1	2	3	4	5	6	7
INFLOWS								
Profit after Tax	-	358,914.22	392,872.35	434,931.63	482,248.89	537,840.37	596,995.42	717,950.29
Add: Depreciation	-	38,969.96	33,497.87	29,140.16	25,635.91	22,787.96	20,447.06	18,500.05
Add: Interest Expense	-	67,898.98	61,173.06	53,404.37	44,431.27	31,661.62	23,160.75	9,609.53
Residual fixed assets	-							
Loan	(712,145.63)							
Total Inflows	(712,145.63)	465,783.16	487,543.28	517,476.16	552,316.07	592,289.95	640,603.22	746,059.87
Outflow								
Investment	712,145.63	-						
Total outflow	712,145.63	119,381.91	236,633.16	242,900.71	249,481.64	256,391.61	263,647.09	271,265.33
Closing balance	-	346,401.25	250,910.12	274,575.44	302,834.43	335,898.34	376,956.13	474,794.54
Working capital recovery		-	117,251.25	6,267.55	6,580.93	6,909.97	7,255.47	7,618.25
Salvage value (Residual fixed asset)		-	-	-	-	-	-	-
PV		346,401.25	133,658.86	268,307.89	296,253.50	328,988.37	369,700.66	467,176.29
Discount 14.5%		50,228.18	19,380.54	38,904.64	42,956.76	47,703.31	53,606.60	67,740.56
NPV	(712,145.63)	296,173.07	114,278.33	229,403.25	253,296.74	281,285.05	316,094.07	399,435.73
Cummulative NPV		296,173.07	410,451.40	639,854.65	893,151.39	1,174,436.45	1,490,530.51	1,889,966.24
Retained earning/ Gross profit ratio		0.58	1.09	1.56	2.02	2.46	2.86	3.10
IRR		29%						
Pay back period	Equity			Debt Financing			Balance	
Investment Cost	Existing	Additional	Total	Existing	Additional	Total	Total	
Capital Expenditure -CAPEX	218,510	6,000	224,510	-	487,636	487,636	712,145.63	
Working Capital	-	-	-	-	-	-	0	
Total Investment Cost	218,510	6,000	224,510	-	487,636	487,636	712,146	
Interest (Total)							291,340	
Total Investment Cost							1,003,485	
Cash Flow						Net	Cummulative	
Year 1						296,173.07	296,173.07	707,312.14
Year 2						114,278.33	410,451.40	593,033.81
Year 3						229,403.25	639,854.65	363,630.56
Year 4						253,296.74	893,151.39	110,333.82
Year 5						281,285.05	1,174,436.45	(170,951.24)
Year 6						316,094.07	1,490,530.51	(487,045.30)
Year 7						399,435.73	1,889,966.24	(886,481.03)
Pay back period						years	4	0.11
						Months@12		1.32
						Days@30		39.58
						Total	4 yrs and 1 Month and 10 days	

Annex 10: Cash Flow Projection

SHABANI JUMA T/A SHABANI JJ GENERAL TRADERS P.O.BOX 1 MPANDA																				
Projected cashflow (Monthly Year 1)																				
Figures in Tshs '000'																				
Details/ month	1	2	3	4	5	6	7	8	9	10	11	12	Total Year 1	Year 2	Year3	year 4	year 5	Year 6	year 7	Total
	Jan/25	Feb/25	Mar/25	Apr/25	May/25	Jun/25	Jul/25	Aug/25	Sep/25	Oct/25	Nov/25	Dec/25	Dec/25	Dec/26	Dec/27	Nov/28	Dec/29	Dec/30	Dec/31	
CASH INFLOWS																				
Proceeds from School Fees																				
Proceeds from rent : Accomodation	27,300	27,300	27,300	27,300	27,300	27,300	27,300	27,300	27,300	27,300	27,300	27,300	327,600	360,360	378,378	397,297	417,162	438,020	498,248	2,817,064
Proceeds from Breakfast	975	975	975	975	975	975	975	975	975	975	975	975	11,700	14,157	17,130	20,727	25,080	30,347	39,780	158,921
Proceeds from Lunch: Meals and Drinks	2,438	2,438	2,438	2,438	2,438	2,438	2,438	2,438	2,438	2,438	2,438	2,438	29,250	35,393	42,825	51,818	62,700	75,867	99,449	397,301
Proceeds from Dinner: Meals and Drinks	2,438	2,438	2,438	2,438	2,438	2,438	2,438	2,438	2,438	2,438	2,438	2,438	29,250	84,942	102,780	124,364	150,480	182,081	238,677	912,574
Total Gross Revenue from Nyemela Investment	33,150	33,150	33,150	33,150	33,150	33,150	33,150	33,150	33,150	33,150	33,150	33,150	397,800	494,852	541,113	594,206	655,422	726,314	876,154	4,285,860
Other Business Income																				
Proceeds from General Merchandise Shop	18,879	18,879	18,879	18,879	18,879	18,879	18,879	18,879	18,879	18,879	18,879	18,879	226,542	237,869	243,763	262,251	275,363	289,132	303,588	1,844,508
Proceeds from Cereals	38,714	38,714	38,714	38,714	38,714	38,714	38,714	38,714	38,714	38,714	38,714	38,714	464,563	487,792	512,181	537,790	564,680	592,914	622,559	3,782,479
Total Other Business Income	57,592	57,592	57,592	57,592	57,592	57,592	57,592	57,592	57,592	57,592	57,592	57,592	691,105	725,661	761,944	800,041	840,043	882,045	926,147	5,626,986
Employment Income	14,704	14,704	14,704	14,704	14,704	14,704	14,704	14,704	14,704	14,704	14,704	14,704	176,447	161,743	161,743	161,743	161,743	161,743	161,743	1,146,906
Term loan- CAPEX	487,636	-	-	-	-	-	-	-	-	-	-	-	487,636	-	-	-	-	-	-	487,636
Total Inflows	593,882	105,446	105,446	105,446	105,446	105,446	105,446	105,446	105,446	105,446	105,446	105,446	1,752,988	1,382,255	1,464,800	1,555,990	1,657,208	1,770,103	1,964,044	11,547,387
CASH OUTFLOWS																				
Construction of Apartment on Plot No. 1155-1156, Block "Q" at Buswelu (M2)	118,272	118,272	118,272	-	-	-	-	-	-	-	-	-	354,817	-	-	-	-	-	-	354,817
Purchase of Kitchen tools and Equipment				10,500	-	-	-	-	-	-	-	-	10,500	-	-	-	-	-	-	10,500
Purchase of Restaurant Utilities				46,050	-	-	-	-	-	-	-	-	46,050	-	-	-	-	-	-	46,050
Purchase of Furniture					65,520	-	-	-	-	-	-	-	65,520	-	-	-	-	-	-	65,520
Purchase of shop products- General Merchandise	17,368	17,368	17,368	17,368	17,368	17,368	17,368	17,368	17,368	17,368	17,368	17,368	208,419	225,976	237,275	249,138	261,595	274,675	288,409	1,745,486
Purchase of Cereals	37,165	37,165	37,165	37,165	37,165	37,165	37,165	37,165	37,165	37,165	37,165	37,165	445,981	463,402	486,572	510,901	536,446	563,268	591,431	3,598,001
Salaries and related expenses	4,200	4,620	4,830	4,830	4,830	4,830	4,830	4,830	4,830	4,830	4,830	4,830	57,120	52,920	55,566	58,344	61,262	64,325	67,541	417,077
Bank Charges	150	150	150	150	150	150	150	150	150	150	150	150	1,797	1,887	1,981	2,080	2,184	2,293	2,408	14,631
Fee and Charges: Crop Cessy, WHT	745	745	745	745	745	745	745	745	745	745	745	745	8,942	9,389	9,859	10,352	10,869	11,413	11,983	72,807
Electricity and Water	2,785	2,785	2,785	2,785	2,785	2,785	2,785	2,785	2,785	2,785	2,785	2,785	33,423	35,094	36,849	38,691	40,626	42,657	44,790	272,130
Communication	12,755	12,755	12,755	12,755	12,755	12,755	12,755	12,755	12,755	12,755	12,755	12,755	153,065	168,372	185,209	203,730	224,102	246,513	271,164	1,452,154
Printing and Stationery	61	61	61	61	61	61	61	61	61	61	61	61	733	770	809	849	891	936	983	5,971
Rent- Shop and store	371	371	371	371	371	371	371	371	371	371	371	371	4,453	4,675	4,909	5,155	5,412	5,683	5,967	36,255
Hulling Charges	271	271	271	271	271	271	271	271	271	271	271	271	3,252	3,414	3,585	3,764	3,953	4,150	4,358	26,476
Packaging Materials	263	263	263	263	263	263	263	263	263	263	263	263	3,151	3,308	3,473	3,647	3,829	4,021	4,222	25,651
Vehicle: Repair, Spare parts, Fuel, Oil, Lubricants and Services	688	688	688	688	688	688	688	688	688	688	688	688	8,260	8,673	9,106	9,562	10,040	10,542	11,069	67,252
License and Fee: Business	275	-	-	-	-	-	-	-	-	-	-	-	275	289	303	318	334	351	369	2,239
professional fee	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000	26,400	29,040	31,944	35,138	38,652	42,517	227,692
Travelling Expenses	110	110	110	110	110	110	110	110	110	110	110	110	1,318	1,384	1,453	1,526	1,602	1,682	1,766	10,730
Loading and offloading	121	121	121	121	121	121	121	121	121	121	121	121	1,448	1,520	1,596	1,676	1,760	1,848	1,940	11,790
Corporate Tax	12,336	12,511	12,511	12,511	12,511	12,511	12,511	12,511	12,511	12,511	12,511	12,511	149,961	138,036	152,814	169,439	188,971	207,868	228,655	1,235,744
Service Levy	995	995	995	995	995	995	995	995	995	995	995	995	11,934	13,127	14,623	16,393	18,466	20,989	24,179	135,241
Loan Repayment - CAPEX (P+I)	9,274	9,274	9,274	9,274	9,274	9,274	9,274	9,274	9,274	9,274	9,274	9,274	111,282	111,282	111,282	111,282	111,282	111,282	111,282	778,975
Total Cash Outflows	220,204	220,525	220,735	159,013	167,983	102,463	102,463	102,463	102,463	102,463	102,463	102,463	1,705,700	1,269,919	1,333,305	1,414,181	1,502,264	1,594,338	1,693,483	10,513,188
Net Cashflow	372,877	(115,079)	(115,289)	(53,567)	(62,537)	2,983	2,983	2,983	2,983	2,983	2,983	2,983	47,288	112,337	131,495	141,809	154,944	175,765	270,561	1,034,199
Opening Balance	212	373,089	258,010	142,721	89,154	26,617	29,601	32,584	35,567	38,550	41,533	44,517	212	47,500	159,836	291,332	433,141	588,085	763,850	212
Closing Balance	373,089	258,010	142,721	89,154	26,617	29,601	32,584	35,567	38,550	41,533	44,517	47,500	47,500	159,836	291,332	433,141	588,085	763,850	1,034,111	1,034,111

Assumptions

1. This loan is to finance construction of apartment located in Buswelu ward, Itemela District Katavi
2. The Total loan period is 7 years paid monthly
3. It is assumed that, the loan will be disbursed in the month of January 2025 and construction will take 3 months
4. The month of grace period is not included in this cashflow projection

Annex 11: ECONOMIC CONTRIBUTION OF THE INVESTMENT

SHABANI JUMA T/A SHABANI JJ GENERAL TRADERS P.O.BOX 1 MPANDA										
Incremental Return to Investment										
Investment		Return to Debt Financing	Return to Investor and Their Employees			Value of Goods & Services and People Employed		Value of Produce and Families Benefiting		Government Revenue
Equity	Loan		Investor	No of Causal Labourers	Wages to Employees	Value of Goods & Services	No of People Employed	Value of Produce	Number of Families Engaged	
224,510,100	487,635,530	291,339,581	358,914	14	43,800,000	327,600,000	5	426,813,206	5	1,243,575,397
Total Value of economic contribution for the first year of investment										2,041,788,604

Annex 12: Tables

Table 1 showing the house features and dimensions of a single unit

Feature	Dimensions
Lounge	20 m ²
Kitchen	15 m ²
Master Bedroom	18 m ²
Guest Bedroom	15 m ²
Store Room	5 m ²
Verandah	10 m
Public toilet	3m ²
Total	86m²

Table 2

Table 2: table showing the restaurants features and dimensions of a restaurant

Feature	Details
Seating Capacity	20
Kitchen area	10 m²
Dining Area	30 m²

Annex 12: Figures

Figure 1. Picture showing a picture of a proposed single unit apartment



Figure 2 Diagram showing a proposed house structure

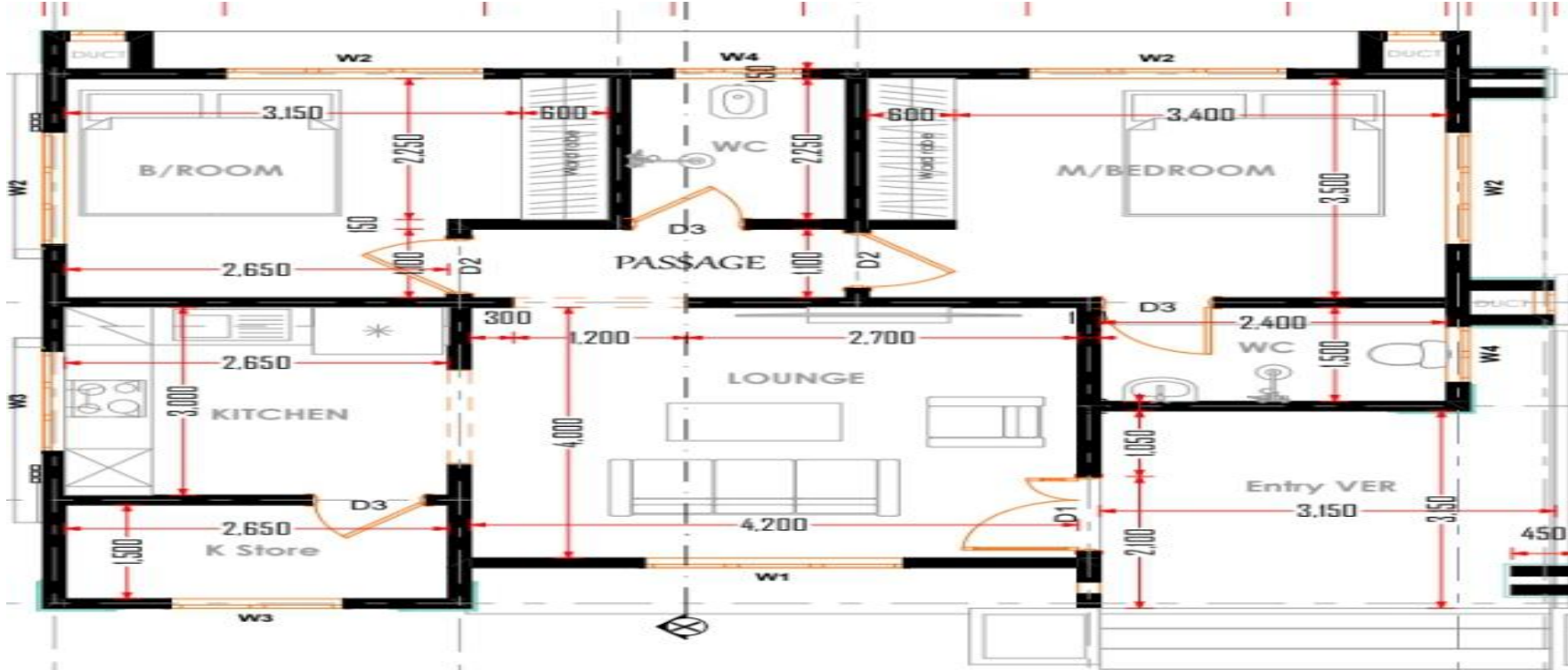


Figure 3 : a picture of a proposed semidetached unit apartment



DATE	DESCRIPTION

Figure 4 Diagram showing a proposed semidetached house structure

