

SPACE V COMPANY LIMITED

BUSINESS PLAN FOR REAL ESTATE
DEVELOPMENT AND PROPERTY
LEASING.

Certificate of Incorporation No.
183055860.

P.O. Box 1224, Kijitonyama, Kinondoni,
Dar es Salaam, Tanzania.

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EXECUTIVE SUMMARY

Introduction

SPACE V COMPANY LIMITED is a Tanzanian real estate firm, incorporated under Certificate No. 183055860. The company focuses on real estate development and leasing of commercial and residential properties. With its headquarters in Kijitonyama, Kinondoni, Dar es Salaam, the company aims to meet the growing demand for quality housing and office spaces across Tanzania.

The Project

The project involves the acquisition, development, and leasing of real estate properties. The focus will be on constructing modern apartment complexes, commercial buildings, and mixed-use developments in prime urban areas. The project also includes long-term leasing services to both corporate and individual clients.

The Project Location

The flagship real estate project is located in Kijitonyama, Kinondoni, Dar es Salaam — an area with high urban growth, demand for housing, and commercial potential.

The Project Promoters

SPACE V COMPANY LIMITED is promoted by Tanzanian entrepreneurs with a strong background in property development, finance, and business administration. The company brings together local expertise and international best practices.

The Market

The real estate market in Tanzania is experiencing significant growth due to urbanization, economic expansion, and population growth. The demand for affordable and mid-range housing, as well as commercial spaces, is on the rise.

Project Cost and Financing Plan

The estimated capital investment for the initial phase is USD 1,200,000. This will cover land acquisition, construction, legal fees, permits, furnishing, and initial operational costs. Funding will come from shareholder equity and commercial loans.

Financial Indicators

The project is expected to achieve profitability within the second year of operation. Projected ROI exceeds 20%, with a payback period of approximately 5 years.

Social and Economic Impact

This project will create employment opportunities, provide quality housing, and contribute to government revenue through taxes and levies. It also supports national goals of urban development and affordable housing.

Conclusion and Recommendations

The SPACE V real estate and leasing project is both financially and socially viable. It is recommended that the project be supported by institutional stakeholders, including financial institutions and regulatory bodies, for successful implementation.

1.0 THE PROMOTERS

SPACE V COMPANY LIMITED is promoted by visionary entrepreneurs dedicated to building a sustainable and modern real estate landscape in Tanzania. The management team includes individuals with experience in architecture, engineering, business development, finance, and real estate law. The company has a clear strategy for acquiring land in high-potential areas, developing high-quality residential and commercial properties, and leasing them to generate long-term income.

2.0 THE PROJECT

The core project entails the design, construction, management, and leasing of mixed-use properties including: apartment buildings, office blocks, and retail spaces. The project will focus on addressing the housing shortage in urban areas while creating attractive investment opportunities for stakeholders.

In the initial phase, SPACE V will focus on Dar es Salaam, with future expansion planned for Dodoma, Arusha, and Mwanza. Each development will adhere to modern planning standards, ensuring proper infrastructure, security, and environmental compliance.

3.0 CAPITAL INVESTMENT AND FINANCING PLAN

The estimated capital investment is USD 1,200,000. This will be used for land purchase, construction, legal and permit fees, interior finishing, marketing, and initial leasing activities.

Investment Plan:

- Land Acquisition: USD 400,000
- Construction Costs: USD 600,000
- Legal, Permits & Approvals: USD 50,000
- Furniture, Fixtures & Equipment: USD 50,000
- Working Capital & Contingencies: USD 100,000

Financing Plan:

- Equity Contribution: USD 800,000
- Bank Loan: USD 400,000

4.0 MARKET AND MARKETING ASPECTS

The real estate market in Tanzania, particularly in urban areas, shows a growing demand for both residential and commercial properties. Factors such as rapid urbanization, a growing middle class, and an influx of businesses have led to a shortage of quality housing and office spaces.

SPACE V will market its properties through digital platforms, real estate agencies, and corporate networks. Competitive pricing, quality design, and flexible leasing options will position the company to capture significant market share.

5.0 MANAGEMENT AND ORGANIZATION STRUCTURE

The company will be led by a General Manager, supported by department heads in Finance, Marketing, Operations, Legal, and Property Management. Each department will play a key role in the day-to-day operations of the real estate and leasing business.

The organizational structure will include:

- Board of Directors
- General Manager
- Finance Manager
- Operations Manager
- Property and Leasing Manager
- Marketing & Sales Team
- Administrative Staff

6.0 FINANCIAL ANALYSIS

The business is expected to break even in its second year of operation. Projected revenues will stem from rent collection and lease agreements. Operational costs include maintenance, marketing, salaries, and administrative expenses. The internal rate of return (IRR) is projected at 18%, with a payback period of approximately 5 years.

7.0 CONCLUSION AND RECOMMENDATIONS

The real estate and leasing project by SPACE V COMPANY LIMITED is economically sound and socially impactful. It aligns with Tanzania's urban development goals and meets growing market needs. The promoters seek institutional and financial backing to ensure the successful realization of this vision.

8.0 FINANCIAL STATEMENTS PROJECTION

Projected Income and Expenditure Statement (USD)

Year	Revenue	Operating Expenses	Net Profit Before Tax	Tax (30%)	Net Profit After Tax
1	150,000	60,000	90,000	27,000	63,000
2	300,000	100,000	200,000	60,000	140,000
3	350,000	120,000	230,000	69,000	161,000
4	400,000	135,000	265,000	79,500	185,500
5	450,000	150,000	300,000	90,000	210,000

Projected Cash Flow Statement (USD)

Year	Opening Balance	Net Cash Inflow	Net Cash Outflow	Closing Balance
1	0	150,000	60,000	90,000
2	90,000	300,000	100,000	290,000
3	290,000	350,000	120,000	520,000
4	520,000	400,000	135,000	785,000
5	785,000	450,000	150,000	1,085,000

Projected Balance Sheet (Year 5 - USD)

Assets:

- Fixed Assets: 700,000
- Current Assets (Cash, Receivables, Inventory): 450,000

Liabilities and Equity:

- Long-term Liabilities: 400,000
- Shareholder Equity: 750,000
- Retained Earnings: 0 (dividends reinvested)

Project Timeline

Phase 1: Planning and Land Acquisition - Q3 2025

Phase 2: Architectural Design and Permitting - Q4 2025

Phase 3: Construction Commencement - Q1 2026

Phase 4: Leasing and Marketing - Q2 2026

Phase 5: Property Handover and Full Operations - Q3 2026

Risk Management and Mitigation

Risks:

- Market demand fluctuations
- Construction delays
- Regulatory changes

Mitigation Strategies:

- Market research and pre-leasing agreements
- Hiring experienced contractors and project managers
- Compliance with all regulatory bodies and permits