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### ****1. Overall Response****

* Most community members support this project, with some showing great enthusiasm.
* Others support it to some extent, while a few stated they "don’t know" or are unsure about the project.

### Perceived Benefits of the Project

* **Scenery**: Many agree that the selected area is suitable for construction.
* **Security**: A majority believe that this project could enhance community safety.
* **Impact on the Community**: Residents believe that new occupants can bring positive social impacts, improve education, and foster community cooperation.
* **Additional Services**: People recommend including internet access, building management, and other essential services.

### 3. Identified Challenges

* **Need for Soundproofing**: Some are concerned about noise from airplanes if the location is near an airport.
* **Parking Space**: Several respondents highlighted parking as a challenge and suggested the inclusion of underground parking.
* **Effect on Housing Prices**: While some believe that the project won’t impact housing prices, others are worried about the rising cost of living.
* **Building Height**: Some respondents feel that a 5-story building may be too tall for the area and suggest limiting it to 3 stories instead.

### 4. Housing Preferences

* **1-2 Bedroom Apartments**: Some prefer smaller apartments.
* **3+ Bedroom Apartments**: Others prefer larger apartments for families.
* **Mixed Options**: Some recommend a mix of small and large apartments to accommodate people of different income levels.

### 5. Suggested Rental Prices

* A few respondents provided rent estimates, such as **400,000 TZS per month**.
* Others stated that the project might not significantly affect rental prices if a proper management strategy is in place.

### 6. Target Demographic for the Project

* Most respondents suggest that the building should cater to **local residents and middle-income earners**.
* Others believe it should accommodate **all social groups**.

### Conclusion & Recommendations

* **Improve Parking Plans**: Ensure adequate parking, preferably underground.
* **Include Essential Services**: Provide services such as **internet, building security, and proper management**.
* **Assess Building Height**: If there are concerns about a 5-story structure, consider reducing it to **3 stories**.
* **Ensure Soundproofing**: If the area is near an airport, **soundproofing** is necessary for residents' comfort.
* **Consider Rental Prices**: **400,000 TZS per month** seems reasonable for middle-income earners, but further assessment is needed to align with market rates.
* **Offer a Mix of Apartment Sizes**: Provide apartments of different sizes to meet the needs of all community members.

### Financial

Available Facilities

* 1st Floor

1. 20 Office Rooms

* 2nd Floor
  + 20 office Room
* 3rd Floor
  + 4 Apartment
* 4th Floor
  + 4 Apartment
* 5th Floor
  + 2 Multi purpose Hall
* 6th Floor
  + Terrace
  + 1 Penthouse

**Financing Summary**

Revenue

|  |  |  |  |
| --- | --- | --- | --- |
| Facilities | Quantity | Unit Market Price Monthly (USD) | Total |
| Office Rooms | 30 | 100 | 3,000 |
| Apartment | 8 | 500 | 4,000 |
| Multi-purpose Hall | 2 | 400 × 2 (frequency) | 1,600 |
| Terrace - Mobile Tower | 1 | 500 | 500 |
| Penthouse | 1 | 300 | 300 |
| Grand Total |  |  | **9,400** |

|  |  |
| --- | --- |
| Construction Cost (initial) | 1,500,000 |
| Interior and Furniture | 520,000 |
| Taxes (15%) | 1,050 |
| Operation Cost | 2,200 |

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Initial costs

|  |  |
| --- | --- |
| Construction Cost **(initial)** | **1,5**00,000 |
| Interior and Furniture | 520,000 |
| Total | 2,200,000 |

Running costs

|  |  |
| --- | --- |
| Operation Cost | 2,200 |
| Taxes (15%) | 1,050 |
| Total | 3,250 |

Analysis #1

INVESTMENT RUNNING CAPACITY / OPERATING BREAK EVEN

Revenue – Running Cost

= 9,400 – 3,250

= 6,150 (per month)

= 73,800 per year

In this investment the revenue may cover the running cost and end up with 73,800 annually

Analysis #2

Return On Investment (ROI)

ROI = Net Profit / Investment Cost x 100

= 6,150 / 2,200,000 x 100

= 0.427 %

= (Gain from investment – Investment Cost) / Investment Cost x 100

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Analysis #3

Payback Period = Initial Investment / Average Annual Cash Flow

= 2,200,000 / 73,800

= 29.8 years

With the annual growth rate of 3% the payback period will be 21.62 years

Statement of Analysis