



REAL ESTATE EMPLOYEE HANDBOOK

WELCOME TO
OUR COMPANY

2023

WWW.REALLYGREATSITE.COM

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ABOUT US

Zenithia Properties Pty Ltd is a leading real estate company specializing in property development, investment, and management. With a strong focus on creating exceptional spaces and delivering outstanding results, we have built a reputation for excellence and innovation in the industry.

OUR VISION

At Zenithia Properties, our goal is to be a trusted and preferred choice for individuals and businesses seeking top-quality real estate solutions. We strive to transform communities and enhance lives through our projects while maximizing returns for our stakeholders.

OUR MISSION

To create value through strategic property development, investment, and management. We aim to deliver exceptional projects that meet the evolving needs of our clients, investors, and the communities we serve. We are dedicated to upholding the highest standards of professionalism, integrity, and sustainability in all our endeavors

WHAT WE VALUE

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The things we believe in that help make this company extraordinary.

CORE VALUES

Excellence

We are committed to delivering excellence in every aspect of our work, from design and construction to customer service and investment performance.

Innovation

We embrace innovation and constantly seek new approaches, technologies, and ideas to stay at the forefront of the real estate industry.

Integrity

We conduct our business with the utmost integrity, honesty, and transparency, fostering trust and long-term relationships with our clients, partners, and stakeholders.

Collaboration

We believe in the power of collaboration and foster strong relationships with architects, contractors, and other professionals to create exceptional properties.

Social Responsibility

We are dedicated to making a positive impact on the communities in which we operate, through sustainable development practices, community engagement, and philanthropy.

SERVICES

Property Development

We specialize in developing residential, commercial, and mixed-use properties that meet the needs of modern lifestyles and business environments.

Property Investment

We offer investment opportunities in real estate projects, providing investors with the potential for long-term capital growth and attractive returns.

Property Management

Our dedicated property management team ensures our properties' seamless operation and maintenance, enhancing their value and ensuring a positive experience for tenants and owners.

At Zenithia Properties Pty Ltd, we combine our expertise, passion for innovation, and commitment to excellence to create exceptional real estate projects that contribute to our clients' and communities' growth and success.

COMPANY GOALS & OBJECTIVES

WHO ARE WE ?

- Our company is a residential rental property business
- Currently we are sell out shares & we use the money to potentially construct buildings from scratch or buy and scout for an existing building to rent out for residential purposes.
- the profit made from each rental is shared amongst shareholders and the company
- we aim to to create an comfortable,stylish and luxurious space for respectful inviduals and families moving into CBD's for less.

WHAT WE DO ?

- Each building consists of 800 units
- Office rentals are not offered by our company and only provide residential spaces

APARTMENT BUILDING CRITERIA

AMENITIES AND FEATURES 01.

- Indoor Facilities – laundromat & Gym
- Fun & Entertainment area for kids
- Outdoor facilities– bar & braai facilities, pool area, etc.
- Free Parking Space
- Free unlimited Wi-Fi will be offered to all paying tenants on a monthly basis
- to ensure the safety of each resident that resides in our apartments with 24/7 armed security at all times through live recording cameras and use facial recognition and other biometrics will be used for access purposes



APARTMENT FEATURES 02.

each apartment has the following

- built-in storage (Kitchen, Bedroom & Bathroom)
- prepaid electricity and water
- built - in kitchen appliances
- shower, toilet & bathtub
- bed rooms

BENEFITS OF BEING A SHAREHOLDING MEMBER

- Lifetime Membership
- Entitlement to Annual Dividends
- Fixed Income
- Capital Preservation
- Limited Liability
- Potential for Capital Appreciation
- Priority in Dividend Payments
- Higher Dividend Yield
- Diversification

BENEFITS OF BEING AN AGENT

Commission-Based Compensation

As a shares salesperson, your earnings are directly tied to your sales performance

Financial Independence

The commission-based compensation structure allows you to have control over your earning potential

Performance Recognition

With a commission-based structure, your performance and sales achievements are directly recognized and rewarded.

Motivating Work Environment

The commission-based structure creates a motivating work environment that rewards your efforts and success.

Entrepreneurial Mindset

As a commission-based salesperson, you have the opportunity to develop an entrepreneurial mindset

Professional Growth

Working in a commission-based sales role offers opportunities for professional growth and skill development.

SIMAMA SHARES DIVIDENDS PLAN

SHARE TPYES & PRICES

1% SHARE WORTH R3 500.00 SHARE PROFIT PLAN

400 UNITS DIVIDENDS PLAN Year 1

$R5000.00 \times 400 \text{ UNITS} = R2\,000\,000.00\text{PM}$

$R2\,000\,000.00\text{PM} \times 12\text{MONTHS} = R24\,000\,000.00$

Year $R12\,000\,000.00 \times 0.001 = R12\,000.00$

DIVIDENDS Year

800 UNITS DIVIDENDS PLAN Year 2

$R5000.00 \times 800 \text{ UNITS} = R4\,000\,000.00\text{PM}$

$R4\,000\,000.00\text{PM} \times 12\text{MONTHS} = R48\,000\,000.00$

Year $R20\,000\,000.00 \times 0.001 = R20\,000.00$

DIVIDENDS Year

1 200 UNITS DIVIDEND PLAN Year 3

$R5000.00 \times 1\,200 \text{ UNITS} = R6\,000\,000.00\text{PM}$

$R6\,000\,000.00\text{PM} \times 12\text{MONTHS} = R72\,000\,000.00$

Year $R30\,000\,000.00 \times 0.001 = R30\,000.00$ Year

1 600 UNITS DIVIDENDS PLAN Year 4

$R5000.00 \times 1\,600 \text{ UNITS} = R8\,000\,000.00\text{PM}$

$R8\,000\,000.00\text{PM} \times 12\text{MONTHS} = R96\,000\,000.00$

$000.00 R45\,000\,000.00 \times 0.001 = R45\,000.00$

2 000 UNITS DIVIDEND PLAN Year 5

$R5000.00 \times 2\,000 \text{ UNITS} = R10\,000\,000.00$

$R10\,000\,000.00 \times 12\text{MONTHS} = R120\,000\,000.00$

$R65\,000\,000.00 \times 0.001 = R65\,000.00$

2 400 UNITS DIVIDENDS PLAN Year 6

$R5000.00 \times 2\,400 \text{ UNITS} = R12\,000\,000.00$

$R12\,000\,000.00 \times 12\text{MONTHS} = R144\,000\,000.00$

$R80\,000\,000.00 \times 0.001 = R80\,000.00$

0.5% SHARE WORTH R2 500.00 SHARE PROFIT PLAN

400 UNITS DIVIDENDS PLAN Year 1

$R5000.00 \times 400 \text{ UNITS} = R2\,000\,000.00\text{PM}$

$R2\,000\,000.00\text{PM} \times 12\text{MONTHS} = R24\,000\,000.00$
Year

$R12\,000\,000.00 \times 0.0005 = R6\,000.00 \text{ DIVIDENDS}$
Year

800 UNITS DIVIDENDS PLAN Year 2

$R5000.00 \times 800 \text{ UNITS} = R4\,000\,000.00\text{PM}$

$R4\,000\,000.00\text{PM} \times 12\text{MONTHS} = R48\,000\,000.00$
Year

$R20\,000\,000.00 \times 0.0005 = R10\,000.00 \text{ DIVIDENDS}$
Year

1 200 UNITS DIVIDEND PLAN Year 3

$R5000.00 \times 1\,200 \text{ UNITS} = R6\,000\,000.00\text{PM}$

$R6\,000\,000.00\text{PM} \times 12\text{MONTHS} = R72\,000\,000.00$
Year $R30\,000\,000.00 \times 0.0005 = R15\,000.00 \text{ Year}$

1 600 UNITS DIVIDENDS PLAN Year 4

$R5000.00 \times 1\,600 \text{ UNITS} = R8\,000\,000.00\text{PM}$

$R8\,000\,000.00\text{PM} \times 12\text{MONTHS} = R96\,000\,000.00$
 $R45\,000\,000.00 \times 0.0005 = R22\,500.00$

2 000 UNITS DIVIDEND PLAN Year 5

$R5000.00 \times 2\,000 \text{ UNITS} = R10\,000\,000.00$

$R10\,000\,000.00 \times 12\text{MONTHS} = R120\,000\,000.00$
 $R65\,000\,000.00 \times 0.0005 = R32\,500.00$

2 400 UNITS DIVIDENDS PLAN Year 6

$R5000.00 \times 2\,400 \text{ UNITS} = R12\,000\,000.00$

$R12\,000\,000.00 \times 12\text{MONTHS} = R144\,000\,000.00$
 $R80\,000\,000.00 \times 0.0005 = R40\,000.00$

0.25% SHARE WORTH R1 500.00 SHARE PROFIT PLAN

400 UNITS DIVIDENDS PLAN Year 1

$R5000.00 \times 400 \text{ UNITS} = R2\,000\,000.00\text{PM}$

$R2\,000\,000.00\text{PM} \times 12\text{MONTHS} = R24\,000\,000.00$
Year

$R12\,000\,000.00 \times 0.00025 = R3\,000.00 \text{ DIVIDENDS}$
Year

800 UNITS DIVIDENDS PLAN Year 2

$R5000.00 \times 800 \text{ UNITS} = R4\,000\,000.00\text{PM}$

$R4\,000\,000.00\text{PM} \times 12\text{MONTHS} = R48\,000\,000.00$
Year

$R20\,000\,000.00 \times 0.00025 = R5\,000.00 \text{ DIVIDENDS}$
Year

1 200 UNITS DIVIDEND PLAN Year 3

$R5000.00 \times 1\,200 \text{ UNITS} = R6\,000\,000.00\text{PM}$

$R6\,000\,000.00\text{PM} \times 12\text{MONTHS} = R72\,000\,000.00$
Year $R30\,000\,000.00 \times 0.00025 = R7\,500.00 \text{ Year}$

1 600 UNITS DIVIDENDS PLAN Year 4

$R5000.00 \times 1\,600 \text{ UNITS} = R8\,000\,000.00\text{PM}$

$R8\,000\,000.00\text{PM} \times 12\text{MONTHS} = R96\,000\,000.00$
 $R45\,000\,000.00 \times 0.001 = R11\,250.00 \text{ Year}$

2 000 UNITS DIVIDEND PLAN Year 5

$R5000.00 \times 2\,000 \text{ UNITS} = R10\,000\,000.00$

$R10\,000\,000.00 \times 12\text{MONTHS} = R120\,000\,000.00$
 $R65\,000\,000.00 \times 0.00025 = R16\,250.00$

2 400 UNITS DIVIDENDS PLAN Year 6

$R5000.00 \times 2\,400 \text{ UNITS} = R12\,000\,000.00$

$R12\,000\,000.00 \times 12\text{MONTHS} = R144\,000\,000.00$
 $R80\,000\,000.00 \times 0.00025 = R20\,000.00$

AGENTS COMMISSION PLAN

0.25% – R125.00 Per Successful Share Sale

0.5% – R250.00 Per successful Share Sale

1% –R500.00 Per successful Share Sale

BONUS PACAKGES

How to unlock your bonuses?

- You have to sell a minimum of 5 shares per month upwards.
- You get 10% Bonus for a total of 5 or more sales

Number of successful sold	Package	Bonus Amount	Salary
5 Succesful share sold	R3500.00	R1750.00	R4250.00
5 successful share sold	R2500.00	R1250.00	R2500.00
5 successful share sold	R1500.00	R750.00	R1375.00

You have to sell a minimum of 20 shares per month upwards.

- You get 10% Bonus for a total of 20 or more sales

Number of successful sold	Package	Bonus Amount	Salary
20 Successful share sold	R3500.00	R7 000.00	R17 000.00
20 successful share sold	R2500.00	R5 000.00	R10 000.00
20 successful share sold	R1500.00	R3 000.00	R5 500.00

- You have to sell a minimum of 15 shares per month upwards.

- You get 10% Bonus for a total of 15 or more sales

Number of successful sold	Package	Bonus Amount	Salary
15 Successful share sold	R3500.00	R5250.00	R12750.00
15 successful share sold	R2500.00	R3750.00	R7500.00
15 successful share sold	R1500.00	R2250.00	R4125.00

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