**9100m² Shopping Mall without filling station and overnight**

**Executive summary**

Here we have a proven winning development which was started by Checkers and a small group of retailers that appeal to the rural market. Quite a few other retailers have caught onto this idea and are now also pursuing this direction as they see it working. We have spoken to 16 name brands of which 12 are very keen in partnering with us in this opportunity. They have seen in development for many years and never has any new venture been so positively received in our company before.

Here we have permanent job creation for more than 500 people and temporary work for another 300 in the development stage. We have 12 top brands and a booming market because of the amount of buying power these areas have. Gone are the days that a taxi could take you to town for R5.00 as the average cost for some of these rural areas are R35.00 to get to a mall.

We are also creating a business hub by creating a taxi rank with a fuel station as well as a gathering centre where people want to be seen.

There are type 1, 2, 3 malls which are all add-on to which you can add a filling station, a part and fitment centre and an overnight stay.

Type 1 is about 7000m²

Type 2 is about 9000m²

Type 3 is about 10500m²

Filling Station is about 400m² + 1000m²

Parts and Fitment 1000m²

We work with the town councils and or the traditional leaders in which we offer them 8% equity for the land that measures 3-5ha. This is a R826 million income for 3 hectares of land over 50 years and is an awesome deal for the community. They must then show us how they will spend at least 50% of this money on social upliftment projects for us to release it. We ourselves take 22% for designing and running a turnkey project that will change the face of the rural areas in South Africa forever.

At a complete cost of R6600/m² this is a very safe and profitable development compared to the centres in town which cost around R28 000/m² depending on the cost of the land. Here our rental is average R90.00 vat excluded and in town it is around R300.00. You can therefore see why it works.

MM Properties is expected to make revenue of $77,000.00 (R760,000.00) monthly and $924,000.00 (R9,120,000.00) during the first year. This is based on a 10% escalation. The loan amount will be paid back in eight years not more than ten years with the exit strategy for the ten year.