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IRINGA RUAHA GATEWAY HOTEL

Proposed 5-Star Tourism Hotel Development

Gangilonga – Iringa Municipality, Tanzania



Prepared by:

Iringa Multisales Network – Commission Agents & Auctioneers

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TABLE OF CONTENTS

INVESTOR - SUMMARY.....	3
PROJECT CONCEPT NOTE	4
1. Executive Summary	7
2. Project Background	7
3. Project Location.....	7
4. Development Concept.....	7
5. Conceptual Master Plan	8
5. Tourism Market Opportunity	8
6. Investment Estimate	9
7. Revenue Potential	9
8. Financial Projection	9
9. ROI & Payback Analysis	9
(i). Estimated Investment.....	9
(ii). Estimated Annual Revenue	10
(iii). Estimated Operating Costs.....	10
(iv). Estimated Annual Profit	10
(v). Return on Investment (ROI)	10
(vi). Estimated Payback Period.....	10
(vi). Investment Potential.....	10
(vi). Conclusion	10
10. Project Timeline.....	10
11. Economic Impact	11
12. Competitive Advantage.....	11
13. Partnership Opportunity	12
14. About the Initiators	12
15. Contact Information	12

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INVESTOR - SUMMARY

Iringa Ruaha Gateway Hotel Investment Opportunity

Project Name	Iringa Ruaha Gateway Hotel
Project Type	5-Star Tourism Hotel Development
Location	Gangilonga – Iringa Municipality, Tanzania
Nearby Attraction	Ruaha National Park
Nearest Airport	Nduli Airport (Approx. 15 km)
Estimated Investment	USD 8 Million – 15 Million
Hotel Capacity	80–120 Rooms & Suites
Key Facilities	Restaurant, Conference Hall, Swimming Pool, Safari Booking Desk
Target Market	International safari tourists, business travelers, conferences
Investment Opportunity	Strategic partnership with hospitality investors and hotel brands

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PROJECT CONCEPT NOTE

Proposed Development of Iringa Ruaha Gateway Hotel

Gangilonga – Iringa Municipality, Tanzania



IRINGA RUAHA GATEWAY HOTEL

Proposed 5-Star Tourism Hotel - Gangilonga, Iringa Tanzania

1. Introduction

This concept note presents an investment opportunity for the development of a modern 5-Star Tourism Hotel in Gangilonga, Iringa Municipality, Tanzania.

2. Project Location

Iringa Town Centre – approximately 4 km

Nduli Airport – approximately 15 km

Ruaha National Park – approximately 120 km

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Project Location Map

Proposed Iringa Ruaha Gateway Hotel



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3. Project Concept

- 80–120 luxury guest rooms and suites
- International standard restaurant and lounge
- Conference and meeting facilities
- Swimming pool and wellness area

4. Investment Opportunity

Estimated investment: USD 8 Million – USD 15 Million.



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1. Executive Summary

This proposal presents an investment opportunity for the development of a modern 5-Star Tourism Hotel in Gangilonga, Iringa Municipality, Tanzania. The project aims to serve international tourists, safari travelers, and business visitors traveling to Ruaha National Park and other attractions in the Southern Highlands.

Iringa currently lacks an international-standard luxury hotel despite increasing tourism activity and air connectivity through Nduli Airport. This project, therefore, presents a strategic opportunity for investors to establish the first flagship 5-Star hotel in the city.

2. Project Background

Tourism is one of the fastest-growing sectors in Tanzania's economy. Ruaha National Park is one of the largest national parks in Africa and attracts international tourists from Europe, Asia, and North America.

Iringa serves as a gateway city for visitors traveling to Ruaha National Park through Nduli Airport. However, the city currently lacks a high-end hotel capable of accommodating premium tourists and international visitors.

3. Project Location

The proposed hotel site is located in Gangilonga, Iringa Municipality. The area is known for its beautiful landscapes, peaceful environment, and proximity to major infrastructure.

Strategic distances:

- Iringa Town Centre – approximately 4 km
- Nduli Airport – approximately 15 km
- Ruaha National Park – approximately 120 km

4. Development Concept

The project proposes the development of a modern luxury tourism hotel designed to serve safari tourists and international visitors.

Proposed facilities include:

- 80 – 120 luxury hotel rooms and suites
- International standard restaurant and lounge
- Conference and meeting facilities
- Swimming pool and wellness center
- Tourism information and safari booking services

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- Airport transfer and tour coordination services

5. Conceptual Master Plan



Figure 2: Conceptual Master Plan – Iringa Ruaha Gateway Hotel Development

The master plan illustrates the conceptual layout of the proposed hotel development including the main hotel building, guest villas, restaurant and lounge, swimming pool area, gardens, parking area and service facilities.

5. Tourism Market Opportunity

Ruaha National Park is one of Tanzania's most important tourism destinations. With increasing global interest in safari tourism, demand for high-quality accommodation continues to grow.

The development of a 5-Star hotel in Iringa would position the city as a tourism hub and gateway for travelers visiting Ruaha and other attractions in the Southern Highlands.

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6. Investment Estimate

Estimated total investment: USD 8 Million – USD 15 Million, depending on design, hotel capacity, and construction standards.

Investment components may include:

- Land development
- Construction of hotel buildings
- Interior furnishing and equipment
- Tourism and hospitality facilities

7. Revenue Potential

Potential revenue sources include:

- Room accommodation bookings
- Corporate meetings and conferences
- Restaurant and hospitality services
- Safari tourism coordination
- Airport transfer and tourism services

8. Financial Projection

YEAR	ROOMS	AVG ROOM RATE	OCCUPANCY RATE	ROOM NIGHTS SOLD	ROOM REVENUE (USD)	OTHER REVENUE (USD)	TOTAL REVENUE (USD)	OPERATING COST (60%)	ESTIMATED PROFIT (USD)	CUMMULATIVE PROFIT (USD)
YEAR 1	100	180	0.55	20075	3613500	1445400	50058900	3035340	2023560	2023560
YEAR 2	100	185	0.57	20805	3848925	1339570	5388495	3233097	2155398	2155398
YEAR 3	100	190	0.59	21535	4091650	1636660	5728310	3436986	2291324	2291324
YEAR 4	100	195	0.61	22265	4341675	1736670	6078345	3647007	2431338	2431338
YEAR 5	100	200	0.63	22295	4599000	1839600	6438600	3863160	2575440	2575440
YEAR 6	100	205	0.65	23725	4863625	1945450	6809075	4085445	2723630	2723630
YEAR 7	100	210	0.67	24455	5135550	2054220	7189770	4313862	2875908	2875908
YEAR 8	100	215	0.69	25185	5414775	2165910	7580685	4548411	3032274	3032274
YEAR 9	100	220	0.71	25915	5701300	2280520	7981820	4789092	3197228	3197228
YEAR 10	100	225	0.73	26645	5995125	2398050	8393175	5035905	3357270	3357270

9. ROI & Payback Analysis

(i). Estimated Investment

Total estimated development investment: USD 8,000,000 – USD 15,000,000.

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(ii). Estimated Annual Revenue

Projected annual revenue from hotel operations is estimated at approximately USD 5,000,000 – USD 6,000,000 depending on occupancy rates and service demand.

(iii). Estimated Operating Costs

Operating costs are estimated at approximately 60% of total annual revenue covering staffing, maintenance, utilities, marketing, and operational expenses.

(iv). Estimated Annual Profit

Estimated annual net operating profit is projected between USD 2,000,000 – USD 2,500,000 depending on market performance.

(v). Return on Investment (ROI)

Expected annual return on investment may range between 15% – 25% depending on hotel performance, tourism demand, and operating efficiency.

(vi). Estimated Payback Period

The estimated payback period for the investment is approximately 5 – 7 years assuming stable tourism growth and consistent hotel occupancy.

(vi). Investment Potential

The strategic location of the hotel in Iringa as a gateway to Ruaha National Park provides strong potential for long-term tourism growth.

(vi). Conclusion

The Iringa Ruaha Gateway Hotel project presents a viable tourism investment opportunity with strong revenue potential and attractive returns.

10. Project Timeline

Phase	Activity	Timeline
Phase 1	Project preparation	2026
Phase 2	Investment Agreements	2026 – Early 2027
Phase 3	Construction	2027 – 2028
Phase 4	Pre-Opening	Late 2028
Phase 5	Hotel Opening	2029

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Iringa Ruaha Gateway Hotel - Project Development Timeline



11. Economic Impact

The project is expected to bring significant economic benefits including:

- Job creation for Tanzanian youth
- Increased tourism revenue for Iringa region
- Growth of local supply chains and businesses
- Contribution to Tanzania's tourism development strategy

12. Competitive Advantage

Key advantages of this project include:

- Strategic location near Ruaha National Park
- First potential international-standard luxury hotel in Iringa
- Growing tourism demand in Southern Tanzania
- Strong support for tourism investment by the Government of Tanzania

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13. Partnership Opportunity

The project invites partnership with:

- International hotel investors
- Hospitality management companies
- Tourism development partners
- Strategic investment funds

14. About the Initiators

Iringa Multisales Network – Commission Agents & Auctioneers is a Tanzanian youth-led real estate and investment facilitation entity that provides property brokerage, identifies commercial opportunities, and facilitates investment partnerships. The organization focuses on connecting investors with strategic development opportunities within Tanzania.

15. Contact Information

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