



Kaya Solar Cold Rooms

FICTIONAL

INVESTOR PACK · SAMPLE EXCERPT

Cold rooms that run on sunshine.

Prepared for [Investor name] · Tier 2 · Grower · R750k

R4.03m

ILLUSTRATIVE RAISE

49 months

PAYBACK · BASE

1.16x

5-YR CASH MULTIPLE · BASE

WHAT'S IN THE PACK

Contents

- | | |
|----------|---|
| A | Business plan
Exec summary · unit economics · projections · rollout · risk · compliance |
| B | Presentation
15 slides, one idea each (see the separate sample deck) |
| C | Brochure
A4 tri-fold, outside and inside |
| D | Legal (DRAFT FOR COUNSEL)
Term sheet · participation agreement · FICA form · execution |

ABOUT THIS SAMPLE

This is an excerpt of a full investor pack, made for a **fictional** company. Every name and number is invented to show layout and method. A full pack is about 40 pages and runs off one shared numbers file, so the plan, deck, portal and model always agree.

SAMPLE – illustrative only



SECTION A

Business plan

The case, the numbers and the risks, in plain language.

A1 · EXECUTIVE SUMMARY

Rent cold. Earn monthly. Grow on proof.

Kaya Solar Cold Rooms (Pty) Ltd (a fictional company) plans to install 24 solar cold rooms across three sample farming areas. Users rent space monthly. Investors fund rooms and share the net income from them.

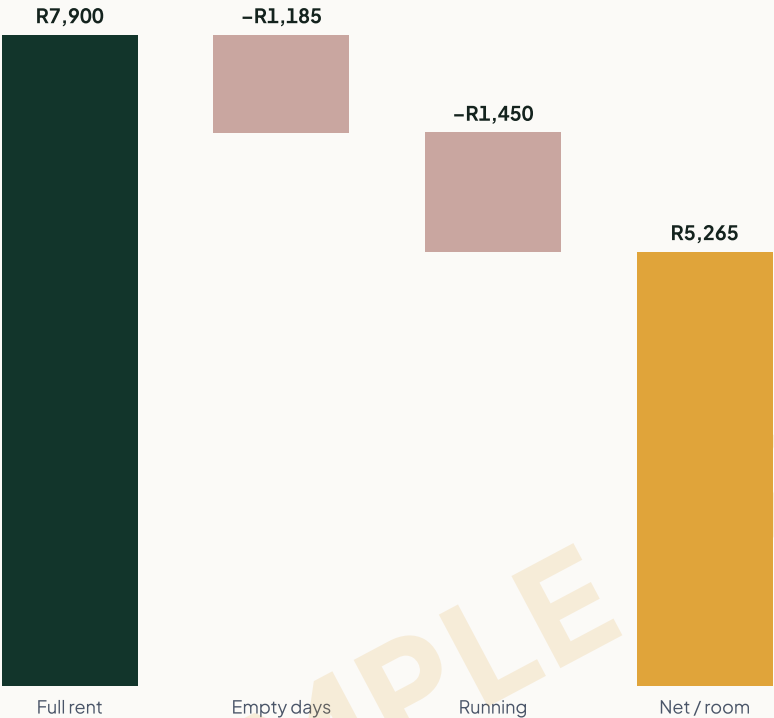
Investors get 70% of their rooms' net income until their capital is returned, then 45%. Tiers 2–4 also receive equity, capped at 25% in total.

WHAT MUST BE TRUE

Occupancy stays near 85%. Sites are secure. A written legal opinion confirms the structure before anyone invests.

INSTALLED COST / ROOM R168,000	NET / ROOM / MONTH R5,265
ROOMS · PHASE 1 24	CAPITAL TO FILL PHASE 1 R4.03m
BASE OCCUPANCY 85%	EQUITY CAP 25%

One room, one month, base case.



Sensitivity · net income per room per month (R). Rows: occupancy. Columns: monthly rent.

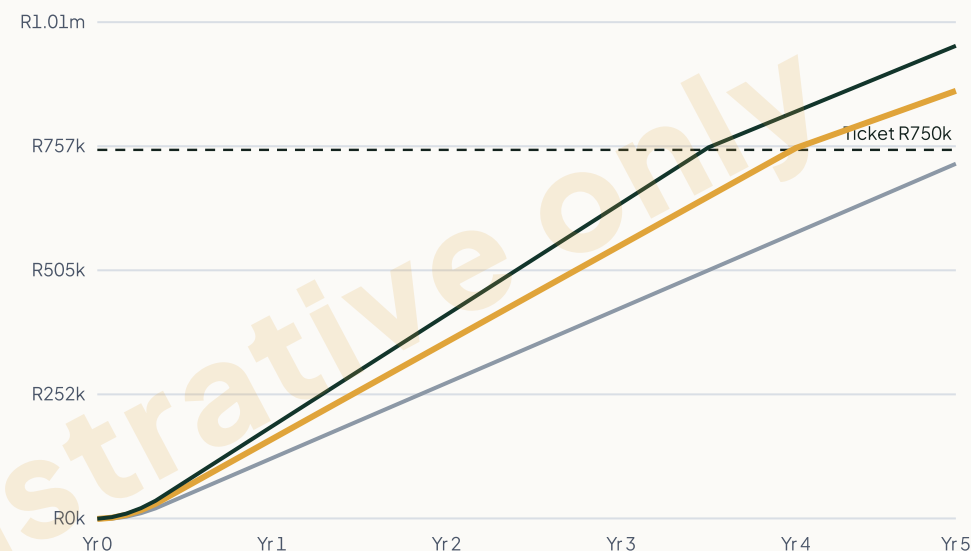
	R 6,900	R 7,400	R 7,900	R 8,400	R 8,900
65 %	R3,035	R3,360	R3,685	R4,010	R4,335
75 %	R3,725	R4,100	R4,475	R4,850	R5,225
85 %	R4,415	R4,840	R5,265	R5,690	R6,115
95 %	R5,105	R5,580	R6,055	R6,530	R7,005

All inputs are illustrative. In a real pack every input is sourced and listed on the assumptions page.

A6 · YOUR PARTICIPATION · ALL TIERS

What each tier could look like.

TIER	TICKET	ROOMS	EQUITY	PAYBACK	5-YR CASH	MULTIPLE
1 · Seedling	R250k	1.5	–	49 mo	R290k	1.16x
2 · Grower	R750k	4.5	4%	49 mo	R870k	1.16x
3 · Orchard	R1.50m	8.9	9%	49 mo	R1.74m	1.16x
4 · Estate	R2.50m	14.9	12%	49 mo	R2.90m	1.16x

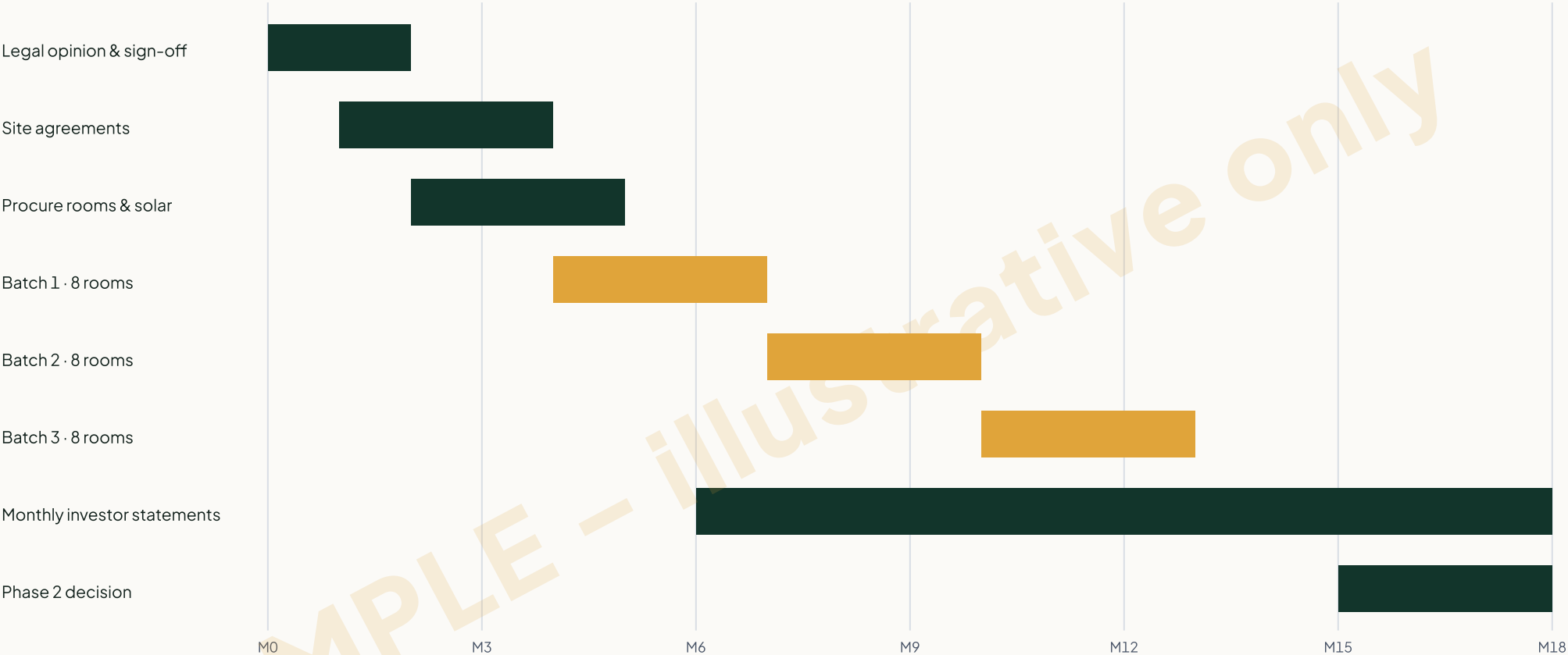


Tier 2: cumulative cash to the investor. Low 70% · base 85% · high 95% occupancy. Dashed line: ticket.

Base case, 85% occupancy after a 6-month ramp. Before tax. Illustrative, not an offer. Capital at risk. Scenarios are not targets.

A8 · ROLLOUT

From signature to the last room.



A9 · RISK REGISTER

What could go wrong.

#	RISK	LIKELIHOOD	IMPACT	MITIGATION	OWNER
1	Low occupancy	Medium	High	Signed-up first users per site	Founder
2	Equipment failure	Low	Medium	Warranty plus repair reserve	Ops lead
3	Theft / vandalism	Medium	Medium	Insurance, fencing, tracking	Ops lead
4	Structure not compliant	Medium	High	Written legal opinion as a condition precedent	Counsel
5	Weather / long cloudy spells	Low	Medium	Battery sizing, backup plan	Ops lead
6	Key-person risk	Medium	High	Appoint ops lead and finance reviewer	Board

A11 · COMPLIANCE

Compliant before clever.

Investor structure	May fall under financial-services or securities rules. A written legal opinion is required before any agreement is signed.
Offers to the public	Private placement only, subject to legal advice. No public advertising of the offer.
FICA	KYC and source of funds for every investor.
Tax	Treatment of income to be confirmed by the client's tax adviser.
POPIA	Investor data is used only for this raise and kept securely.

A12 · TEAM · PLACEHOLDERS

Who runs it.

Founder & MD	[Name] · real credentials with links
Operations lead	To appoint
Finance reviewer	To appoint
Legal counsel	To appoint

No people, photos or credentials appear in this sample. Real packs only use details the client supplies and checks.

SAMPLE – illustrative only

B

SECTION B

Investor presentation

In a full pack, 15 slides follow here. See the separate [sample-deck.pdf](#).

Print double-sided, flip on short edge.

INSIDE FLAP

Why cold rooms?

Small growers lose stock without cooling.
Renting a room makes cold storage
affordable.

BACK

Contact

[contact@client-domain]
[phone]

SAMPLE – illustrative only. Fictional company and figures. Illustrative,
not an offer of securities or financial advice. Capital at risk.
Scenarios are not targets or forecasts.



**Kaya Solar Cold
Rooms**

FICTIONAL

Cold rooms that run on sunshine.

Investor brochure · sample

SECTION D

Legal documents

DRAFT FOR COUNSEL

These are first-draft templates for the client's attorney to review and finalise. They are not legal advice and must not be signed until counsel has approved them. A written legal opinion is a condition precedent.

D1 · TERM SHEET · TIER 2

Indicative term sheet

DRAFT FOR COUNSEL

Issuer	Kaya Solar Cold Rooms (Pty) Ltd (fictional)
Investor	[Investor name]
Ticket	R750,000
Instrument	Room participation agreement + 4% equity
Income share	70% of funded rooms' net income until capital returned, then 45%
Reporting	Monthly statements, annual reviewed accounts
Conditions precedent	Written legal opinion; FICA complete; signed site agreements
Governing law	[To be set by counsel]

ILLUSTRATIVE ECONOMICS · BASE CASE

Rooms funded	4.5
Payback	49 months
5-year cash to investor	R870,089
Monthly after payback (yr 5)	R10,577

Illustrative only. Not a promise of returns. Capital at risk.

D4 · FICA DECLARATION (EXCERPT)

Investor details

DRAFT FOR COUNSEL

Full name / entity name	
ID or registration number	
Residential / registered address	
Source of funds	
Tax number	
Signature & date	

The client's compliance officer and attorney must confirm the final form, the documents to collect and how long they are kept.

POPIA: information on this form is collected only for FICA and investor administration for this raise. [Client's information officer and contact details go here.]

SAMPLE – illustrative only



Kaya Solar Cold Rooms

FICTIONAL COMPANY · SAMPLE PACK

[contact@client-domain] · [phone]

SAMPLE – illustrative only. Fictional company and figures. Illustrative, not an offer of securities or financial advice. Capital at risk. Scenarios are not targets or forecasts. Design sample by AHA Venture Studios.