



# iPick Africa

# Alykhan Keshvani

Global Founder, Creative iPick Africa

Born in Kitchener, Ontario, Canada, in July 1976, Alykhan Keshvani's story is one of resilience and determination. With parents who were refugees from Uganda, Alykhan was inspired by their sacrifices and commitment to family, driving him to excel academically and artistically. His early involvement in television programs like Romper Room and Friends, along with leading roles in school plays, showcased his passion for acting.



In the early 90s, Alykhan and his sister moved to Toronto, where he attended middle school and was accepted into the Top Program at Marc Garneau CI due to his proficiency in Mathematics and Sciences. He went on to McMaster University, excelling in Mathematics and Statistics, earning numerous scholarships and awards, and serving as a Teacher Assistant by his second year. Alykhan Keshvani pursued his Masters in Financial Economics at McMaster University as well. He received top excellence.

While invited to pursue a doctoral degree, Alykhan chose to enter the workforce to support his family, starting at Dun and Bradstreet Canada. His career blossomed at Toyota Financial Services North America, where he played a pivotal role in developing financial models and process improvements, earning him multiple promotions and recognition as a Kaizen Coach/Champion.

The 2008 financial crisis brought Alykhan back to Toronto, where he worked for various institutions but found his true calling in community service. He engaged with the Boys and Girls Club of Detroit, fostering creativity and community spirit through music and dance events.

During the COVID pandemic, Alykhan co-founded a design firm in Detroit and later relocated to Tanzania, where he embraced the local culture and built meaningful relationships. However, his journey brought him back to Toronto to care for his ailing father and establish a nonprofit organization inspired by his experiences in Africa.

Alykhan's untold future is guided by his unwavering passion to "Heal the World," reflecting his admiration for Michael Jackson and his commitment to perfection and tireless dedication to his dreams. His future endeavors continue to be driven by a commitment to positive change and community development.

# Nicholaus Haule

Global Founder, iPick Africa

Born in Tabora, Tanzania in October 1982, Nicholaus famously known as "Black Rhino" (Blackchatta) is a renowned Tanzania's Hip hop Musician with multi nominations in African music awards and a business entrepreneur with over a decade of experience in the tourism business industry in Tanzania. As the Founder and Managing Director of Jerish Safaris Company Ltd, Nicholaus has demonstrated exceptional leadership and strategic vision, propelling the company to prominence within Tanzania's tourism sector.



With more than 10 years at the helm of Jerish Safaris, he has been instrumental in establishing the company as a distinguished player in the industry, renowned for its commitment to excellence and unparalleled customer service. Nicholaus's professional experience also includes over 7 years of valuable insight and experience in the banking industry, having contributed to the operations of Barclays Bank in Tanzania. Nicholaus has bachelor degree in Business and Marketing Management, equipping him with a solid foundation for his entrepreneurial endeavors.

Nicholaus has fostered substantial partnerships with various government entities, private organizations, and international NGOs. His adept negotiation skills and adept understanding of the intricacies of government and corporate collaborations have been pivotal in forging enduring relationships that have contributed to the success and growth of Jerish Safaris Company Ltd.

Beyond his achievements in the business realm, Nicholaus is also a co-founder and Vice Chairman of The Professor Jay Foundation Tanzania, a non-profit organization dedicated to providing aid and support to individuals suffering from kidney disease in Tanzania. His philanthropic endeavours reflect his unwavering commitment to social responsibility and addressing critical healthcare needs within the local community.

Nicholaus Haule's multidimensional expertise, extensive network, and unwavering dedication to both business excellence and philanthropy underscore his influential role in shaping the landscape of the Tanzanian tourism industry and his significant impact on humanitarian causes within the country.

01

## An Overview

iPick Africa is a dynamic subsidiary of the global nonprofit organization iPick World, dedicated to addressing the fundamental needs of underprivileged communities across remote areas of Africa. Our mission is to empower individuals and transform communities by providing essential support in critical sectors, including healthcare, education, technology, sports, and access to clean water and nutritious food. With a commitment to fostering sustainable development, iPick Africa plays a pivotal role in implementing the goals of iPick World within the African region.

02

## Our Mission

Our mission at iPick Africa is to create lasting change by empowering communities through targeted interventions that address their most pressing challenges. We believe in the potential of every individual and community, and our initiatives are designed to uplift, educate, and inspire.



# Core Initiatives

01

## Travel Packages

iPick Africa offers unique travel packages designed to provide immersive experiences in African countries starting with adventurous safari packages to TANZANIA's Serengeti, Ngorongoro, Mikumi, Selous national park, or by enjoying adventurous hiking of Mount Kilimanjaro the highest point of Africa. There is a package for those who want to relax on beautiful crystal clear beaches of Zanzibar especially for honeymooners, people celebrating their wedding anniversary etc. Zanzibar is a perfect paradise destination. These packages not only include guided tours and cultural experiences but also encourage community engagement activities. Travelers will have the opportunity to witness firsthand the positive impact of our initiatives while exploring the rich diversity of the African landscape. A portion of the proceeds from each travel package sold goes to fund iPick Africa's various programs and projects, contributing directly to the improvement of life in resource-scarce regions.



02

## Investors Package

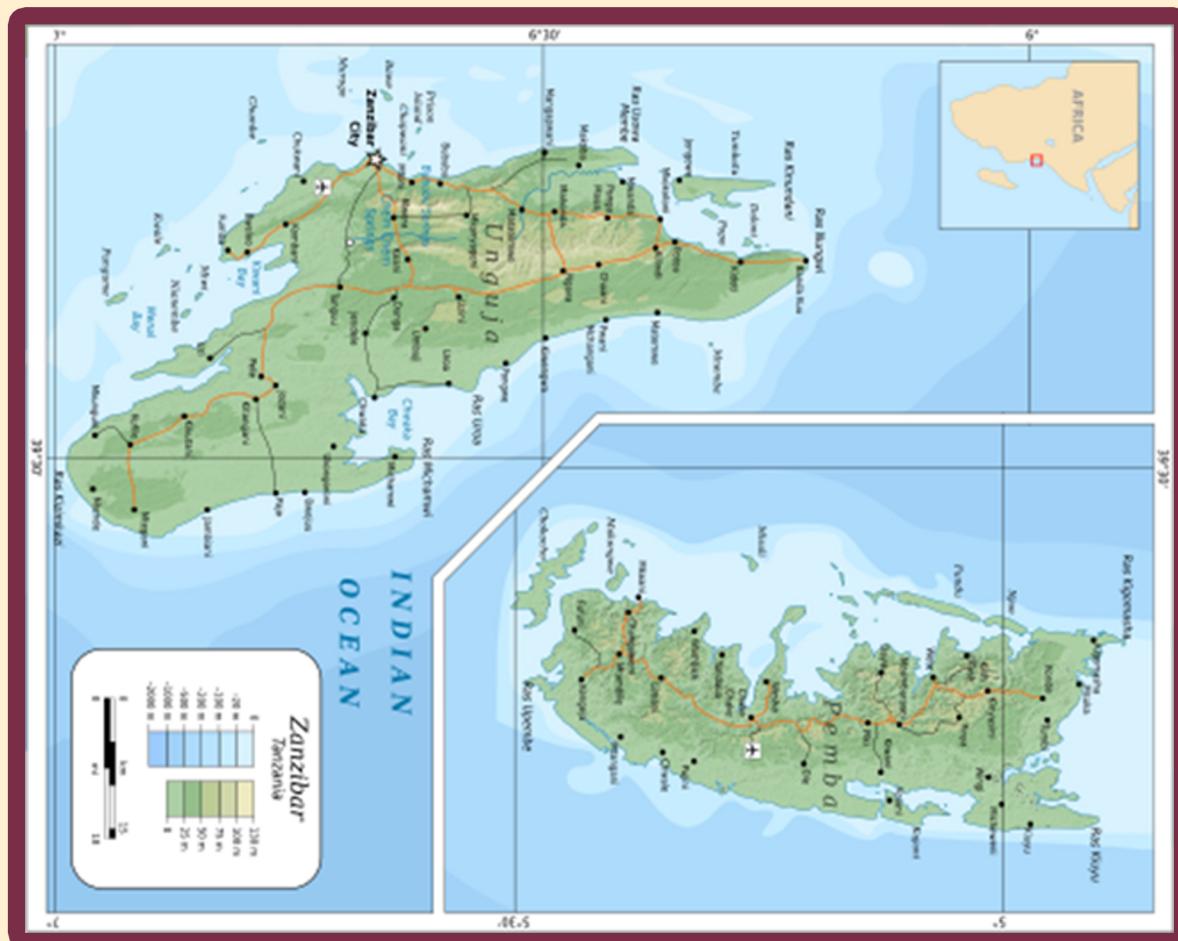
As part of our commitment to sustainable economic development, iPick Africa provides investment opportunities in the thriving real estate sector in Zanzibar. By investing in properties and developments in this beautiful region, investors not only secure a profitable venture but also support the local economy and help create jobs for the community. Through strategic partnerships and sustainable practices, we invite investors to join us in fostering growth and development in Zanzibar.



# COUNTRY OVERVIEW

|               |                       |
|---------------|-----------------------|
| Official Name | ZANZIBAR              |
| Form of State | Multiparty Democracy  |
| Area          | 2,654 km <sup>2</sup> |
| Population    | 1,717,608             |

|                                      |                         |
|--------------------------------------|-------------------------|
| Average Population Growth Per Annum  | 2.8%                    |
| Projection during 2021- 2025 Period: | 2.8%                    |
| Official Language                    | Swahili Other Languages |
|                                      | Spoken English, Arabic  |
| Time Zone                            | GMT + 3 Hours           |
| Currency                             | Tanzania Shilling       |
| Total GDP                            | 1.42 USD billion        |
| GDP Growth 2021                      | 5.1%                    |
| GDP per Capital                      | 1,208                   |
| USD Inflation 2021                   | 1.7%                    |
| Literacy                             | 87%                     |



# Zanzibar, Tanzania

## A Tropical Paradise

Zanzibar ISLAND is known as Africa's tropical paradise, offering the world's most beautiful beaches, here you find miles and miles of white sandy beaches dotted with palm trees surrounded by clear azure water of the Indian ocean. Zanzibar is an archipelago off the coast of mainland Tanzania, is renowned for its breathtaking beaches, rich history, and vibrant culture. The main island, Unguja, is home to the historic Stone Town - a UNESCO World Heritage site - as well as pristine white-sand beaches, coral reefs, and a blend of Swahili, Arab, and Indian influences. The tropical climate, clear turquoise waters, and diverse marine life make Zanzibar a popular destination for tourists around the world seeking relaxation, adventure, and cultural immersion.



# Investing in Zanzibar Real Estate



If completed, The Domino Tower Could be Africa's second tallest and a rise-on a man-made island in the Indian Ocean. (Courtesy xCassia) construction budget is estimated at a cost of \$1.3billion

# Business Opportunity

Investing in Zanzibar real estate, specifically by purchasing land and developing vacation rental properties, presents an attractive business opportunity for individuals based in North America. With the increasing demand for exotic and immersive travel experiences, owning vacation rental houses in Zanzibar can provide a steady stream of income through rental fees and a potentially lucrative return on investment.

## Real estate Investment opportunities and projects.

- Develop mini-cities to compliment residential real estate developments
- Invest in residential real estate such as Building Villas, residential complexes, individual houses and holiday homes



## Investment options under the new residency permit

- Invest in building new commercial establishments such as hotels, resorts, and restaurants.
- Invest in land to build business centres
- Develop commercial stores, showrooms, and shopping malls

## Under private public partnership develop the following projects

- Develop exhibition and convention centres
- Build ZIPA business tower through concession arrangements.

# Benefits for Investors

As a non-citizen of Zanzibar, investing in real estate in the region can yield several benefits:

## Benefits for real estate developers

- 100% exemption on withholding tax on payment of interest
- 100% exemption on stamp duty in contract
- 100% exemption on accelerated depreciation within 5 years
- 100% exemption on capital gain on purchased property
- 100% exemption on value added tax for construction services during the project construction
- 49 years of land lease agreement
- 49 years of marina lease agreement
- 50% exemption of profit tax on repatriation of profit
- Allowance of business activities under provision of the Act
- 100% exemption on VAT on selling or renting of real estate

## Benefits for real estate buyers

- Resident Permit for real Estate Buyer, spouse, and their 4 children under twenty years of age
- 100% exemption on stamp duty in real estate buyer's contract
- 100% exemption on capital gain on purchased properties
- 100% foreign ownership is allowed
- 100% exemption from worldwide income for foreigners and
- 100% allowance for free repatriation of profit after tax.



# ZIM REAL ESTATE

## ZANZIBAR ISLAND METROPOLIS



# Overview

ZIM REAL ESTATE is a premier real estate agency specializing in real estate investment and real estate development in the exotic Zanzibar island and Tanzania in general. Our company acts as a bridge, connecting real estate buyers and developers from North America to the unparalleled opportunities available in Zanzibar. With a strong focus on providing valuable insights and personalized solutions, we are dedicated to facilitating successful real estate transactions that meet the unique needs of our clients.



# Mission

Our mission at ZIM REAL ESTATE is to be a trusted partner and advisor in the real estate industry, providing expertise, professionalism, and innovative strategies to unlock the potential of Zanzibar's real estate market. We are committed to creating long-lasting relationships by delivering exceptional service and exceeding expectations through every stage of the real estate process.





# Services

- **Real Estate Investment:** We offer comprehensive investment opportunities in Zanzibar, guiding clients through the entire investment process to maximize returns and minimize risks.
- **Real Estate Development:** Our experienced team of developers specializes in creating innovative and sustainable real estate projects in Zanzibar, catering to the diverse needs of investors and developers.
- **Property Management:** ZIM REAL ESTATE provides professional property management services to ensure that investments are well-maintained and profitable, offering peace of mind to property owners.



# Why Choose Us

- **Extensive Market Knowledge:** Our team possesses in-depth knowledge of the Zanzibar real estate market, enabling us to provide tailored solutions to meet our clients' objectives.
- **Global Network:** With strong connections in North America and Zanzibar, we offer international clients access to exclusive opportunities and strategic partnerships.
- **Customer-Centric Approach:** At ZIM REAL ESTATE, our clients are our top priority, and we are committed to delivering outstanding service, transparency, and integrity in all our dealings.





Unlock the potential of Zanzibar's real estate market with  
**ZIM REAL ESTATE**

# ZIM REAL ESTATE

Unlocking Opportunities in Dodoma, Tanzania's New Capital



At ZIM REAL ESTATE, we specialize in facilitating real estate development and land purchases in Dodoma, Tanzania's thriving new capital city. With the recent shift of all Tanzanian government ministries, the national assembly, and the State House to Dodoma, the city is positioned as a central hub for growth and investment.

Our mission is to connect buyers from around the globe with prime land opportunities in Dodoma. The city's strategic location and infrastructure, including the modern Standard Gauge Electric Train linking Dar es Salaam to Dodoma in just three hours, make it a highly accessible and attractive destination for investment.

Notably, land prices in Dodoma are more affordable compared to Dar es Salaam, offering significant opportunities for development and growth. Whether you're looking to build residential, commercial, or mixed-use projects, ZIM REAL ESTATE provides expert guidance and unmatched local insight to help you realize your vision.

Join us in shaping the future of Dodoma—Tanzania's vibrant capital where potential meets innovation.





**Join us in shaping the future of  
Dodoma—Tanzania's vibrant  
capital where potential meets  
innovation.**



For more information about how ZIM REAL ESTATE can assist you in your real estate endeavours in Zanzibar, please contact us at

- ✉ [info@ipickafrica.org](mailto:info@ipickafrica.org)
- 🌐 [www.ipickafrica.org](http://www.ipickafrica.org)
- 📞 +1 416 697 8968
- 📞 +255 713 643 265

📍 Head Quarters: Tanzania  
Branch Office: Toronto, Canada.

