

## **Suggested structure for MICOLS Management Grouping**

We are going to put together a site that has in-built security and services available to all participants in the MICOLS System

It was originally required by the instigator that the following was available for their own use:

- The ability to lease premises that were secure and fitted with the best in communication services (without being expensive).
- The lease of premises should be on a per use basis (week by week if necessary)
- The availability of other resources on a 'paid' basis, the use of a milling machine in a secure environment (separate from other heavy engineering devices), with operator.
- Supply all services to a startup operation from answering phones (with the correct names) through to describing everything from the business plan to template diagrams for the engineers to implement.

It became apparent that there was a large market of other 'startups' waiting to utilise the same services, but it did not exist.

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The MICOLS System is best described in the following table:

	<b>Construction</b>	<b>Lease type</b>	<b>Finish</b>
M	Mechanical	Heavy floor, soundproof	By use
I	Industrial	Heavy floor, soundproof	By design / function
C	Commercial	Light floor, Carpeted	By month
O	Office	Carpeted floor, (housing)	By month
L	Laboratory	light floor, concrete, By week - by use	None
S	Space (blank area)	light floor, concrete, by month	None

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We have three primary companies:  
MICOLS MANAGEMENT COMPANY  
MICOLS PROJECT DEVELOPMENT COMPANY  
MICOLS INVESTMENT COMPANY

The Management companies job is to best utilise the space that is presently (and becoming) available. It has the head lease for the entire property.

The Project development companies job is to be the entity responsible for the building of the site, and eventually the maintenance of the buildings and fixtures within the site.

The Investment companies job is to provide fixed returns to the initial (and ongoing) investors in the MICOLS Site project. The returns to investors should be of a fixed guaranteed minimum (probably 15% PA) and a share of the profits from the management company (probably 20% of the shareholding in the management company is held by the Investment company).

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**MICOLS Management Company**

Directors

Shareholders

20% held by MICOLS Investment company

Agreements

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**MICOLS Project Development Company**

Directors

Shareholders

Agreements

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**MICOLS Investment Company**

Directors

Shareholders

Agreements

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