# Islamic Republic of Iran Ministry of Economic affairs and Finance Organization for InvestmentEconomic and Technical Assistance of Iran

### PROJECT PROFILE - SUMMARY SHEET

Project Introduction						
1. Project title :Niavaran Commercial Center-Sari City						
2. Sector: Tourism - Commercial						
3. Products / Services : Tourist services - Residences - Reception - Recreational and tourist-commercial						
4. Location: Free zone ☐ Special economic zone ☐ Industrial estate ☐ Main land ☑						
5. Project description: Due to the wide scope of the project, the project will be implemented in several different phases, which are as follows:						
Phase I: Residences and Catering						
Second Phase: Business and International Exhibition Countries						
Phase three: Recreational and tourist sections - training and sports						
Phase IV: The central medical and administrative departments (the health unit will include modern medicine and traditional medicine)						
6. Annual capacity: Annual Capacity of the Project: The projected average project number of more than 2 million tourism services will be provided according to the conditions for the establishment of the project.						
Phase three: Recreational and tourist sections - training and sports  Phase IV: The central medical and administrative departments (the health unit will include modern medicine and traditional medicine)  6. Annual capacity: Annual Capacity of the Project: The projected average project number of more than 2 million tourism services will be provided according to the conditions for the establishment						

Project Status							
7. Local / internal raw material access 100%							
8. Sale: Anticipated export market 20%							
9. Construction period : 30 Month (from the beginning of the activity until the start of commercial operation)							
10. Project Status:							
Feasibility study available?	yes	*	no				
Required land provided?	yes	*	no				
Legal permissions (establishment license, foreign currency quote, environment, etc.) taken?	yes	*	no				
Partnership agreement concluded with local / foreign investor?	yes		no	*			
Financing agreement concluded?	yes		no	*			
Agreement with local / foreign contractor (s) concluded?	yes		no	*			
- Infrastructural utilities (electricity, watersupply, telecommunication, fuel, road, etc) procured?	yes	*	no				
- List of know - how, machinery, equipment, as well as seller /builder companies defined?	yes	*	no				
- Purchase agreement for machinery, equipment and know – how concluded?	yes		no	*			

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#### Financial Structure

### 11. Financial table

D : .:	Local Currency Required			Foreign Currency	Total Million	
Description	Million IRR	Rate	Equivalent in Million Euro	Required Million Euro	Euro	
Fix Capital	2,767,553	150000	18.45	0	18.45	
Working Capital	11,440	150000	0.08	0	0.08	
Total Investment	2,778,993	0	18.53	0	18.53	

- Value of foreign equipment / machinery 0 Million euro
- Value of local equipment / machinery 4.63 Million euro
- Value of foreign technical know how ... Million euro
- Value of local technical know how ... Million euro
- Net Present Value (NPV): 31.08 Euro for 15 Year
- Internal Rate of Return (Irr) 23 %
- Payback period (pp) 3.77 Year

General Information								
12. Project Type:	Establishment□	Expansion	n and completion  ✓					
- Company name:Nia		lex	ndaran, Iran - Fax:					
- Local entrepreneur:	- private sector ✓	public sector □	- other□					

Ministry of Economic affairs and Finance

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