

## Project Profile – Summary Sheet

### Project Introduction

1. **Project title:** Khorshid Mountain Park

2. **Sector:** Tourism  
**Sub-sector:** Hotels, motels and inns

3. **Products/Services:**

4. **Location:** Free zone   
Economic special zone   
Industrial estate   
Main land

#### 5. Project description:

The park is located in Mashhad 9th district, in the southern mountains of the city, with a total area of 384 hectares. The project includes a large sports complex for various uses such as beach sports, soccer fields, volleyball, soccer, camping, 52 barbecues, 85 altogether, 122 platforms, 52 m<sup>3</sup> water tank, parking, telecabin, Bird Garden, Zoo, Extermination Park, Sports Park, Food Park and other uses. This project can compensate for a large part of the shortage of recreational areas, especially for camping and hiking. The proposed method for T.O.B investment or B.L.O.T

6. **Annual capacity:** 2,000,000 national and international guests

### Project Status

7. **Local/internal raw material access:** 100%

8. **Sale:**

- **Anticipated export market:** -

9. **Construction period:** Depends on the amount of the investment

10. **Project status:**

- Feasibility study available? **Yes**
- Required land provided? **Yes**
- Legal permissions (establishment license, foreign currency quota, environment, etc.) taken? **No**
- Partnership agreement concluded with local/foreign investor? **No**
- Financing agreement concluded? **No**
- Agreement with local/foreign contractor(s) concluded? **No**
- Infrastructural utilities (electricity, water supply, telecommunication, etc) procured? **Yes**
- List of know-how, machinery, equipment, as well as seller/builder companies defined? **Yes**
- Purchase agreement for machinery, equipment and know-how concluded? **No**



## Financial Structure

### 11. Financial Table

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Million Rials	Rate	Equivalent in Million Euro		
Fixed Capital		—	—	—	—
Working Capital		—	—	—	—
Total Investment	10,000,000	—	—	—	—

- Value of foreign equipment/machinery \_\_\_\_\_ million Euro
- Value of local equipment/machinery \_\_\_\_\_ million Euro
- Value of foreign technical know-how \_\_\_\_\_ million Euro
- Value of local technical know-how \_\_\_\_\_ million Euro
  
- Net Present Value (NPV): - Euro
- Internal Rate of Return (IRR): **39%**
- Payback Period (PP): **5** years

**\* Note: Due to currency fluctuations, the exchange rate will be estimated daily.**

## General Information

- 12. Project Type:** Establishment   
Expansion and completion

### 13. Company Profile

- **Company name:** Khorasan Razavi Investment Services Center
- **Local entrepreneur:** Private sector   
Public sector   
Other

For more info, please contact Center of Investment and Consultancy Services:

**Tel.:** 88107875

**Fax:** 88720461

**Address:** 5<sup>th</sup> Floor, No. 10, 21<sup>st</sup> St., Vozara Ave., Tehran- IRAN