



Islamic Republic of Iran

Organization for investment, economic and technical assistance of Iran

Summary of Technical-Economical Pre-Feasibility Study

The name: Tourism complex in Esfidan village

Sector: services, Subsector: Tourism, ISIC code: no coding

The owner of:

Organization for Investment, economic and Technical Assistance of Iran
(North Khorasan)



The ADDRESS:

Iran, North Khorasan, Esfidan

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1. Abstract

Project Profile - Summary Sheet

Project Introduction
1- Project title: Tourism complex in Esfidan village
2- Sector: Services Sub Sector: Tourism
3- Products / Services: Handicrafts market, catering units, residential services
4- location: Iran, North Khorasan, Esfidan
5- Project description: Land area: 5000 M^2 , Floor area: 1000 M^2 , Facilities cost: 0.042 Million Euro Description: Tourism complex includes: handicrafts market, catering units, Restaurant, Landscaping
6- Annual capacity Nominal capacity: 150000 people Actual capacity:

Legal Authorizations		
11- Licensure status:		
	Issuance status	
Principal agreement (Establishment licensure)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
land allotment	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Environmental Inquiry	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Possibility of water supply	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Possibility of electricity supply	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Possibility of electricity supply	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Possibility of gas supply	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Financial Table

11- Financial structure:

Descriptions	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Million Rial	Rate	Equivalent in Million Euro		
Fix Capital	31371	0.00002	0.62742	-	0.62742
flowing Capital	1447	0.00002	0.02894	-	0.02894
Total Investment	32818	0.00002	0.65636	-	0.65636

- Value of foreign equipment / machinery: 0 Million Euro
- Value of local equipment / machinery: 0.03002 Million Euro
- Value of foreign technical know-how: 0 Million Euro
- Value of local technical know-how: 0 Million Euro
- Net present value (NPV): NA Million Euro in years
- Internal Rate of Return (IRR) (for 5 years): NA
- Payback period: 1 year

2. Project location:

- 2.1. **Province:** North Khorasan
- 2.2. **the County:** Iran
- 2.3. **the project:** Tourist Complex
- 2.4. **access to the infrastructures:**

No.	Needed infrastructures	distance to the project	The supply infrastructures
1	Water	0	P ¹
2	Electricity	0	P
3	Gas	0	P
4	Telecommunications	0	P
5	High way	<1 km	P
6	Sub way	0	P
7	Airport	8	P
8	Amirabad Port (Behshahr)	417	P
9	Bandar Abbas Port	1493	P
10	Rail way station of Jajarm	170	P
11	Rail way station of Joveyn	192	P

¹ Provided

3. Technical Specifications of plan

3.1. Product:

The Esfidan tourism complex will be established with the aim of providing tourism, catering and entertainment services such as: restaurants, accommodation suites, children's playgrounds and commercial booths, so on.

Therefore, the activity of this complex can be classified in the form of direct services to households, which is of the final (consumption) type. Recreational and cultural complexes are not included in the ISIC code list due to being in the service group and are not coded. It should be noted that such collections obtain their licenses through the Cultural Heritage and Tourism Organization, and handicrafts.

North Khorasan has a special position in attracting tourists with its potentials such as: suitable geographical location, existence of different ethnicities, ancient civilization, cultural richness and natural resources. The location of this province in the path of Imam Reza (AS) pilgrims who cross the road along the Caspian Sea, has created a suitable situation that if properly planned and managed, a clear vision can be drawn in attracting tourism.

3.2. Project's requirements:

A country's macro-strategies can be extracted through upstream documents approved in that country. In Iran, one of the upstream or long-term documents of the country is the 20-year vision document of Iran, which must be implemented by various governments. This document outlines the long-term horizon of Iran in 2021 and has been applicable since 2005. In order to quantify and provide more details about this industry, various strategic documents were designed, one of which is the vision document of the tourism sector. In this industry, the totality of the document is expressed quantitatively and digitally.

According to the vision document, the cultural heritage and tourism sector has different goals, and the programs of the relevant organizations must be coordinated in order to achieve these goals. The following are the headings of these goals:

Qualitative goals of cultural heritage and tourism development

- Development of cultural relations and consolidation of the political position of the system.
- Introducing the history and civilization of Iran to the world and creating understanding between nations.
- Providing the spiritual and psychological needs of society.
- Consolidation of national unity and promotion of cultural identity.

- Creating employment and foreign exchange earnings.
- Increase per capita income and help reduce social imbalances.
- Getting a good share of the international tourism market.

3.2.1. Space and infrastructure required:

land purchase Costs					
Specifications	Area (Square meters)	price per Square meter (Rial)	Cost		
			Paid cost (million Rial)	Needed fund (million Rial)	Total (million Rial)
A piece of land in Esfidan	5000	125000	0	625	625

Site preparation and development Costs						
Description	flowing capacity	Unit	Unit price (Thousand Rial)	Paid cost (million Rial)	Needed fund (million Rial)	Total (million Rial)
Excavation	5000	Sm	200	0	1000	1000
Wall Construction	300	m	300	0	90	90
Entrance door (3 meters wide)	2		50000	0	100	100
Green space, street construction	630	Sm	500	0	315	315
Atmosphere and Drawing - Flowerbox	300	m	500	0	150	150
Parking	1000	Sm	500	0	500	500
Children's park	250	Sm	800	0	200	200
Ponds and fountains	20	Sm	2000	0	40	40
Lawn and tree planting	2000	Sm	500	0	1000	1000
Pavilion (10 square meters)	200	Sm	2000	0	400	400
Lighting	300	M	-	0	300	300
Total					4095	4095

Civil works, structures and buildings Costs					
Description	Area (square meters)	Unit price (Thousand Rial)	Paid cost (million Rial)	Needed fund (million Rial)	Total (million Rial)
Office building	60	30000	0	1800	1800
Residential Suites (10 units)	400	30000	0	12000	12000
Traditional restaurant	200	30000	0	6000	6000
Chapel and W.C	40	25000	0	1000	1000
Total	700	-	0	20800	20800

No	Description	unit	Annual consumption
1-	Water consumption	Cubic meter	NA
2-	Electricity consumption	Kilowatt	NA
3-	Gas consumption	Cubic meter	NA

3.2.2. Equipment and machinery:

Plant machinery and equipment Costs						
Description	cost to date (million Rial)	Costs required				Total (million Rial)
		local costs (million rial)	Costs of currency		Cost to complete (million Rial)	
			Rate	Costs of currency (million Euro)		
Single bed with pillow, bedspread, pillowcase etc.	120	120	0.00002	0.0024	120	120
Sofa (3 seaters)	100	100	0.00002	0.002	100	100
mini fridge refrigerator (5 foot)	350	350	0.00002	0.007	350	350
Dining utensils for 3 people	80	80	0.00002	0.0016	80	80
Carpets, curtains etc.	600	600	0.00002	0.012	600	600
Built-in stove	100	100	0.00002	0.002	100	100
Other (about 5%)	71	71	0.00002	0.00142	71	71
Total cost of machinery	1421	1421	0.00002	0.13074	1421	1421

The exchange rate is: 1 Rial = 0.000020 € in 2021/03/15 (date)

3.2.3. Raw material and intermediate components (Specifications and cost raw material, auxiliary packaging for the product):

Description	Unit	production capacity in 100%	total consumption of the raw material	price per unit of raw material (Rial)	annual cost of providing material (million Rial)
Consumables items	ton		-	-	300
Salary	Rial		-	-	6691
Water, electricity, fuel and communications	L/KW/CM		-	-	813
Repair and maintenance	Rial		-	-	878
Miscellaneous and unforeseen current	Rial		-	-	434
Fixed Assets Insurance	Rial		-	-	63
Depreciation	Rial		-	-	2543
Marketing and sales costs	Rial		-	-	4497
Administrative costs	Rial		-	-	800
Total			-	-	17019

3.2.4. management and human resources:

Salary of administrative staff						
No.	Position	Number of shifts	Personnel per shift (No.)	Total staff (people)	Monthly salary (Rial/ per person)	annual salary (million Rial)
1	Project Manager	-	-	1	40	480
2	Accountant and office worker	-	-	2	32	768
3	Services	-	-	5	32	1920
4	Guard	-	-	2	32	768
	Total	-	-	10	-	3936
	Gifts and rewards & insurance= 70% of salary received				-	2755
Total					-	6691

- Number of skilled personnel required: 3
- number of non- skilled personnel required: 7
- number: 10
- of expert personnel required: 3

4. Market study and Competition:

According to the studies and receiving expert opinions from the Cultural Heritage and Tourism Organization of the province, it seems that the presence of tourists, considering that North Khorasan province is located in the northern part of the country and every year witnesses the presence of travelers and pilgrims of Imam Reza in The return route passes through the main road and this road has the potential to attract tourists and benefit from the presence of travelers, so in the most pessimistic case, the strategy and vision document of the province should be planned and managed. Up to at least 20% of incoming tourists to the province are attracted to tourism complexes, otherwise any investment to attract incoming travelers to the province in less than this capacity will not be cost-effective and justifiable for the private sector, therefore based on such an argument 20% of the statistics in below Table is considered as the actual potential of incoming tourists to the province, and then in the most realistic case, we should consider at least 10% of this population as tourists using the services of Esfidan Tourism Complex to achieve the desired plan. Have a minimal justification.

Number of incoming tourists to the province	Forecast attracting 20% of incoming tourists	Demand for tourists of Esfidan Complex (10%)
33067771	6613554	661355

Among the most important prospects is intended for Cultural Heritage, Handicrafts and Tourism in Northern Khorasan province are as follows:

- Effective support for organizing the production process and reforming the market system of agricultural products in order to improve the exchange relationship with other sectors, increase productivity, reduce production costs, respect the cost of basic products, provide producers' income and consumer benefits and improving the quality of food materials and products.
- Allocating targeted subsidies to the agricultural sector in order to achieve self-sufficiency, support the construction of infrastructure, compliance with environmental standards.
- Flexibility in different environmental conditions and promotion of competitiveness in domestic and international markets.

5. Financial projection:

5.1. The cost estimate:

No.	Subject	Costs Million (Rial)
1	Fixed investments	31371
2	flowing Capital	1447
3	Total investment	32818

Fixed investment

Fixed investment						
subject	Paid cost (million Rial)	Costs required				Total cost (million Rial)
		local cost (million Rial)	Foreign exchange cost		Needed fund (million Rial)	
			Rate	Foreign exchange cost (million Euro)		
land purchase	0	625	0.00002	0.0125	-	625
Civil works, structures and buildings	0	24895	0.00002	0.4979	-	24895
Facilities and equipment	0	4101	0.00002	0.08202	-	4101
vehicles	0	950	0.00002	0.019	-	950
Office supplies and furniture	0	800	0.00002	0.016	-	800
Total		31371	0.00002	0.62742	-	31371

flowing Capital				
Description	Duration	Cost to date (million Rial)	Cost to complete (million Rial)	Total (million Rial)
Raw materials (2 months of Raw materials and packaging)	60	0	50	50
Accounting receivables	0	0	0	0
Imprest fund	60	0	1397	1397
Total		0	1447	1447

5.2. Duration of project operation:

The time of doing early stages and completing its process is about 1 year.