

PASSPORT  
investment project  
" Construction of hangars for the storage and packaging of agricultural product"

№ p/p	Name	Description
1	<b>General information on the investment project</b>	
1.1	Full name of the project	Construction of hangars for the storage and packaging of agricultural product
1.2	Location	The municipality Timashevsk district of Krasnodar region
1.3	Industry classification, OKVED code	Agriculture
1.4	Brief description of the project	The project is proposed construction of hangars for the storage and packaging of agricultural products
1.5	Project capacity	Production facilities with a total capacity of up to 3000 tonnes
1.6	Description of the consumer market	Population Timashevsky, Korenovsky and Briukhovetsky areas
1.7	The construction period of the object, year	1 year
1.8	Competitive advantages	The lack of competition in this rural settlement
1.9	Availability of resources for project implementation	Site location near the district center and transport links
2	<b>Technical characteristics of the investment project</b>	
2.1	Electricity, MW	80
2.2	Strip million. cubic meters	0
2.3	Water mln. cubic meters	0,02
2.4	The degree of development of the project:	Developed feasibility study
3	<b>Financial estimation of the investment project</b>	
1		
3.1	The total cost of the project, mln. rub .: including	74.4

3.2	Own funds, mln. rub .:	0
3.3	Means of the regional (municipal) budget, mln. rub .:	0
3.4	Earlier involved means, mln. rub .:	0
3.5	The need for investment, mln. rub .:	74,4
3.6	Forms of investment (conditions of participation):	equity Investor
3.7	Investment return form:	money
3.8	Term return on investment:	3,25
	<b>Key indicators of economic efficiency of the investment project</b>	
4		
4.1	Net present value (NPV), mln. rub.	73,57
4.2	Simple payback period, years	3,25
4.3	Discounted payback period, years	3,5
4.4	Internal rate of return (IRR)	10
4.5	Profitability Index (PI)	1,9
4.6	Gross revenue, mln. rub. in year	161,12
5	<b>Social efficiency of the investment project</b>	
5.1	Number of new jobs	50
5.2	The average wage (thousand. rub. Per year)	276
6	<b>Budget efficiency investment project</b>	
6.1	Average annual sum of tax payments, mln. rub	25,8
6.2	including the consolidated budget of the edge, million rubles	9,75
7	<b>Basic information about the area</b>	
7.1	Address	Krasnodar region, Timashevsk district, Rogowski rural settlement, h.Privokzalny, ul.Vokzalnaya, 1M
7.2	Cadastral records	Not registered
7.3	Cadastral number	23: 31:0101000:880

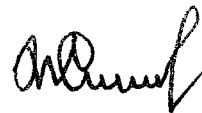
7.4	The area declaration (m2)		35176		
7.5	Land category		Land settlements		
7.6	Permitted use		Existing production and communal area		
7.7	Actual use		Not used		
7.8	Availability of buildings, structures, constructions		Missing		
7.9	Permits, town planning documentation		According to the general plan of art. Rogowski, approved by Council Decision Rogowski rural settlement on 22.5.2013 number 153. According to the Land Use and Development Rules Rogowski rural settlement, approved by the Board of Rogowski rural settlement Timashevsk region from 2.20.2014 number 178 (as amended on 08.19.2015 number 46)		
8	<b>Information about the proprietor (legal owner) of the land plot</b>				
8.1	Owner		state ownership		
8.2	The right holder		municipal administration Timashevsky area		
8.3	Type of law		On non-ownership, administered by Rogowski rural settlement		
9	<b>Information about burden</b>				
9.1	Kind of burden, restrictions		no		
10	<b>Characteristics of existing engineering infrastructure</b>				
	<b>Infrastructure type</b>		<b>Index</b>	<b>Value</b>	<b>Note</b>
10.1	Electric power supply	Centre feeding	PJSC "Kubanenergo"	You can connect with the investor outstanding PJSC "Kubanenergo"	You can connect with the investor outstanding PJSC "Kubanenergo"
			voltage class	middle class voltage from 1 kV to 35 kV	
			free capacity (MW)	0	
			distance (m)	3035	

		The nearest connection point	line voltage, kV	10		
			distance (m)	3035		
10.2	Gas supply	Gas pipeline	name of owner	Not required		
			diameter (mm)	0		
			pressure (MPa)	0		
			throughput (cu. m. per year)	0		
			distance (m)	0		
		The nearest connection point	diameter (mm)	0		
			pressure (MPa)	0		
			throughput (cu. m. per year)	0		
			distance (m)	0		
10.3	Water supply	water supply source	Name of owner	LLC "Water"	Determine the design	
			power (cu. m. per day)	100		
			water quality	drinking		
			distance (m)	1785		
		The nearest connection point	power (cu. m. per day)	100		
			diameter (mm)	100		
			distance (m)	1785		
10.4	Sewerage	Type of facilities	Name of owner	Construction of individual septic tank	Construction of individual septic tank	
			power (cu. m. per day)	100		
			distance (m)	10		
		The nearest connection point	power (cu. m. per day)	100		

			Diameter (mm)	200	
			distance (m)	10	
10.5	Telephone / the Internet	Central network	distance (m)	4300	
		mobile connection	distance (m)	0	
10.6	Cost of providing land engineering infrastructure.		Electric power supply – 0,055 mln. rub .; Gas supply- 4,0 mln. rub .; Water supply – 0,075 mln. rub .; Sewerage – 0,1 mln. rub .; Installation of telephones – 0,061 mln. rub . <b>Beero: 0,291 mln. rub .</b>		
11	<b>Distance to major settlements and transport infrastructure</b>				
	<b>Distance from</b>	<b>Name</b>	<b>Distance (km)</b>		
11.1	the administrative center of the municipality	Timashevsk	21		
11.2	nearest town	st.Rogovskaya	1,5		
11.3	center of federal subject	Krasnodar city	91		
11.4	road (federal, regional, local)	Timashevsk, Primorsko-Akhtarsk	0,6		
11.5	the nearest railway station	art. Timashevskaya	1,5		
11.6	nearest railway lines	st.Rogovskaya	0,1		
11.7	the airport	Krasnodar Airport	105		
11.8	seaport	Novorossiysk	180		
	<b>2. General information on the land</b>				
12.1	Special conditions	Groundwater level: 2,7-6 m above the ground. If necessary, for a given object, to perform an additional amount of engineering and geological veys. Seismicity of 7 points.			
12.2	The cost of acquisition of lease rights (ownership) of the land, mln. rub.	0,039			
12.3	The coordinates (longitude, latitude)	45.752321, 38.765879			
12.4*	notes	-			
	<b>3. Contact details</b>				

13.1	Information on project proponent	Administration of municipal union Timashevsky area head of the municipality area Timashevsky Zhitlo Alexey Viktorovich Legal address: ul. Red, d.103, Timashevsk, 352700 Website: www.timregion.ru Phone / Fax: 4-13-60 / 4-49-30 E-mail: timeconom@mail.ru
13.2	Information on project proponent	Administration of municipal union Timashevsky area head of the municipality area Timashevsky Zhitlo Alexey Viktorovich Legal address: ul. Red, d.103, Timashevsk, 352700 Website: www.timregion.ru Phone / Fax: 4-13-60 / 4-49-30 E-mail: timeconom@mail.ru

The head of the municipal union  
Timashevsky area



A.V. Zhitlov

24.12.2017