

INVESTMENT PROJECT

**Creation of a cargo repair site and agricultural
machinery based
on LLC «Dzhankoy Machine-Building Plant»**



Project goal:

Creation of a cargo repair site and agricultural machinery based on LLC «Dzhankoy Machine-Building Plant». To implement the project it is planned to lease a one-story garage building with a total area of 1.039.095 m².

ESTIMATED INVESTMENT VOLUME

Location:

The Republic of Crimea, the city of Dzhankoy, 7,
Promyshlennaya Str.

Total land area of the «Dzhankoy Machine-Building Plant»:

259 000 M²

The total area of the garage building:

1 039.095 M²

Cadastral number:

90:17:010779

The requested object is located on a land plot in the production
area.



Form of ownership: **state**

Total investment volume:

RUB 25 562.37 K

including **RUB 24315 thousand** of capital investment.

- Registration of a lease agreement for a real estate object (garage building) — **RUB 20 thousand**
- Development of design and estimate documentation for the repair of the building — **RUB 500 thousand**
- Repair of the building — **RUB 12 000 thousand**
- Purchase of machinery and equipment — **RUB 11 815 thousand**
- Purchase of raw materials — **RUB 500 thousand**
- Coverage of rent costs — **RUB 727.37 thousand.**

Term of the investment project implementation: **1 year**

PERFORMANCE INDICATORS

Billing period: 10 years

Discounting rate: 9.5%

NPV RUB 22 224.62 K

Net Present Value

IRR 23.91%

Internal Rate of Return

PP 5 years
and 5 months

Simple Payback Period

PI 2.04

Profitability Index/
Investment Profitability

PP_D 6 years
and 4 months

Discounted pay-back period

Volume of tax revenues:

RUB 64 111.78k
for 10 years

*Number
of jobs*

21

Average salary level:

RUB 37.86k

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