

Overview of the project

Construction site	Southern highlands of District 9 of Mashhad Municipality – Nine Valleys lands
Construction time	2 years
Exploitation phase of the project	16 years
Estimate of the project’s costs	434,408 million rials
Estimate of the annual revenues of the project	83.176 million rials

Field area (m ²)	Current exploited area	Activities proposed for phase 1	Future plans
380 hectares	About 60 hectares	Seaside sports complex - football field - beach volleyball – Kabaddi field – playground with sport equipment such as ping pong, table football, 3 children's playground – sport equipment all across the area - 50 barbecue-cooking equipment - 85 gazebos – 100 platforms – 50-m ³ tank of clean water - parking - Telecabin	Garden birds, zoo, entomology park, sports park, nutrients park, increased wooden structures food and rocky elements as well as a deer farming field



Khorshid Park Bustan

The main advantages of Khorshid Amusement Park

- Partially compensating for the shortage of recreation and leisure spaces in Mashhad
- Blessed with amazing natural landscapes and pristine mountainous areas
- Satisfactory physical progress of the phase 1 of the project
- Covering five areas: urban parks, family and education, theme parks, pristine nature, investment and excitement
- Having 1700-meter Telecabin (with Khorshid Bustan as the origin and Ghale Zoo as the destination)
- Several local parks in different entrances
- In keeping with the policy to prolong the stay of the pilgrims in Mashhad
- The annual planting of 10,000 trees in the park according to the schedule
- Access to the area via personal cars
- Having 3000 car parking space



Location

- In southern highlands and within the jurisdiction of District 9 of Mashhad Municipality
- Located in the lands known as Nine Valleys
- Limited to the Hesar Golestan in the south, Hashemieh in northern, Chahar Cheshme Village in the east, Ladan and Abo-Bargh Blvd. in the west
- Convenient access to Wakilabad Highway



Physical planning of the project

Technical specifications of the project

Field area (m ²)	Current exploited area	Activities proposed for phase 1	Future plans	Parking	Phase 1 progress
380 hectares	About 60 hectares	Seaside sports complex - football field - beach volleyball – Kabaddi field – playground with sport equipment such as ping pong, table football, 3 children's playground – sport equipment all across the area - 50 barbecue-cooking equipment - 85 gazebos – 100 platforms – 50-m ³ tank of clean water - parking - Telecabin	Garden birds, zoo, entomology park, sports park, nutrients park, increased wooden structures food and rocky elements as well as a deer farming field	3000 parking space	50%

Technical specifications of the future development plans

Use / Function	Project	Field area (m ²)	Base (m ²)
recreational-entertainment	Garden birds	50000	200
recreational-entertainment	Zoo	50000	5000
recreational-entertainment	Entomology park	10000	2000
recreational-entertainment	Sports park	150000	0
reception	Nutrients park	30000	5000
recreational-entertainment	Green space	-	-
recreational-entertainment	Deer farming field	300000	200
recreational-entertainment	Telecabin	-	200
Total		590000	12600

In its long-term perspective, this project incorporates several other projects. Some of these projects are:

Food City, Snow City, Excitement Campus, Amusement park, Paintball, Glider Butterfly, Children's Garden, Garden of Memories, Wild Flowers Valleys, Mountain Cycling Track, etc.

Financial Assessment

Assumption

1. 2 year construction phase.
2. Mashhad Municipality's participation in the project by providing land and licensing
3. Average growth rate of 25% for cost and revenue items
4. Discount rate of 20% for the project

Use / Function	Project	Field area (m ²)	Base (m ²)	Estimated costs (m ²)	Description
recreational-entertainment	Garden birds	50000	200	5,902	Construction and equipment costs
recreational-entertainment	Zoo	50000	5000	68,026	Construction and equipment costs
recreational-entertainment	Entomology park	10000	2000	50,700	Construction and equipment costs
recreational-entertainment	Sports park	150000	0	25,350	Sporting equipment costs
reception	Nutrients park	30000	5000	91,000	Construction and equipment costs
recreational-entertainment	Green space	-	-	7,555	
recreational-entertainment	Deer farming field	300000	200	14,500	Construction and equipment costs
recreational-entertainment	Telecabin	-	200	175,375	Purchasing foreign machinery and equipment and domestically manufactured parts as well as preparing and executing the construction operations of the stations and masts
Total		590000	12600	438,408	

Estimated revenues of the plan

Table of the estimated revenues of the project

Use/Function	Project	Ticket price per person (rial)	Estimate of the monthly revenues (rial)	Estimate of the yearly revenues (rial)	Estimated revenues of the first year (million rial) prosperity rate of 85%	Estimated revenues of the second year (million rial) prosperity rate of 90%	Estimated revenues of the third year (million rial) prosperity rate of 95%
Admission to the Park		20000	1,000	11,000	9,350	9,900	10,450
recreational-entertainment	Garden birds	30000	150	1,500	1,275	1,350	1,425
recreational-entertainment	Zoo	30000	150	1,500	1,275	1,350	1,425
recreational-entertainment	Etymology Park	40000	200	2,000	1,700	1,800	1,900
recreational-entertainment	Sport Park	10000	200	1,800	1,530	1,620	1,710
reception	Nutrient Park	120000	936	10,296	8,752	9,266	9,781
recreational-entertainment	Deer farming field	40000	120	1,080	918	972	1,026
recreational-entertainment	Telecabin	200000	6,000	54,000	45,900	48,600	51,300
Total		8,756	83,176	70,700	74,858	79,017

Khorshid Park Bustan

Cash flow of the project

Cash flow	Year 1	Year 2	Year 3	Year 4	Year 5	Year6	Year 7	Year 8
Output cash flows								
Preparation and execution costs(fixed investment)	-219,204	-274,005	0	0	0			
Exploitation cost(current investment)			-6,498	-8,123	-10,153	-12,692	-15,865	-19,831
Investor participation's profit at 30% rate (the opportunity cost of the		-65,761	-167,691	-201,807	-239,674	-280,186	-321,196	-363,748
Municipality's share of the annual revenues		0	-50,000	-62,500	-78,125	-97,656	-122,070	-152,588
Input cash flows								
Annual revenues		0	110,468	146,208	192,913	253,833	317,291	396,614
Net cash flow	-219,204	-339,766	-113,721	-126,222	-135,039	-136,700	-141,839	-139,552
Cumulative cash flow	-219,204	-558,970	-672,691	-798,913	-933,952	-1,070,652	-1,212,492	-1,352,044

Continued table of the cash flow of the project

Cash flow	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16
Output cash flows								
Preparation and execution costs(fixed investment)								
Exploitation cost(current investment)	-24,788	-30,985	-38,732	-48,415	-60,519	-75,648	-94,560	-118,200
Investor participation's profit at 30% rate (the opportunity cost of the investor)	-405,613	-443,224	-471,099	-481,065	-461,178	-394,275	-255,986	-12,067
Municipality's share for annual revenues	-190,735	-238,419	-298,023	-372,529	-465,661	-582,077	-727,596	-909,495
Input cash flows								
Annual revenues	495,768	619,709	774,637	968,296	1,210,370	1,512,963	1,891,203	2,364,004
Net cash flow	-125,369	-92,918	-33,218	66,288	223,012	460,963	813,062	1,324,242
Cumulative cash flow	-1,477,413	-1,570,331	-1,603,549	-1,537,261	-1,314,249	-853,286	-40,224	1,284,018

Considering the fact that the annual growth rate of the municipality's share of the revenues is 25%, the exploitation term of the project will be 16 years.