

Salam telecabin

Overview of the project

Salam Telecabin	Proposed project
4300 m	Length
3 years	Construction time
From Koohsangi Park to Mayon Plain	Construction site
917,151	The cost of preparing and executing projects (Fixed investment)
18,448	Project operating costs
344,599	Current revenues of the project
11 years	Operation period

floors	area	The proposed uses of the project
-	-	Telecabin
5	9520	Commercial
4	7680	Parking
2.5	3750	Conference hall, restaurant and lounge
2	1450	Play room, tearoom, outdoor restaurant
1	500	Sport facilities



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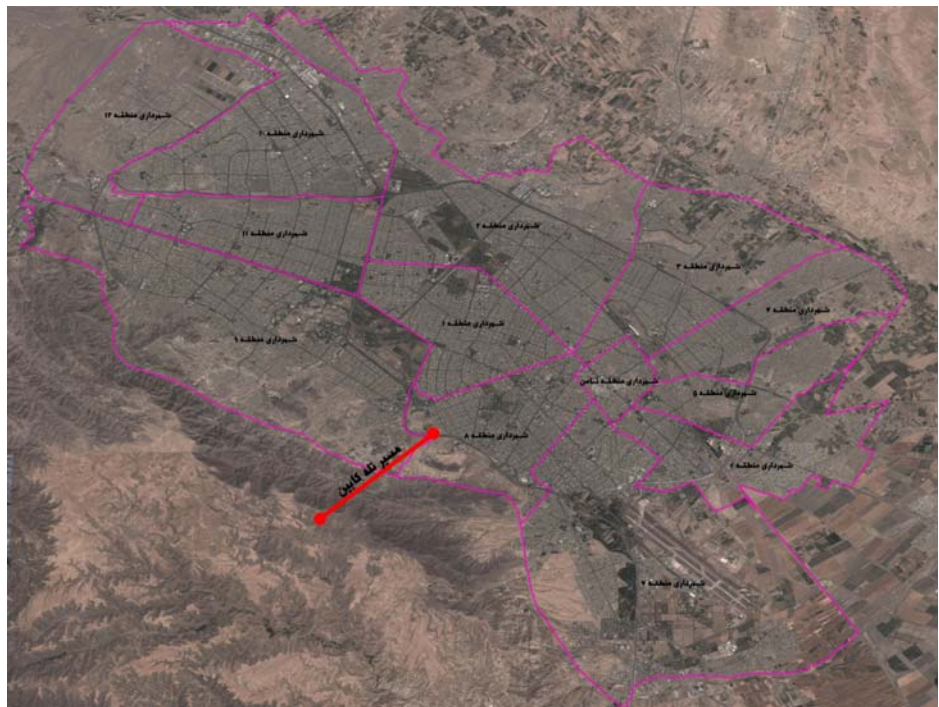
The main advantages of Salam Telecabin

- The first telecabin project in the East of the country with a length of 4300 m
- Capacity to attract both local people and travelers in Mashhad city
- Multistory parking at the first station and open parking at the second station
- The existence of a commercial center in the first and second stations and a Hyperstar near the second station
- Likely to appeal to all family members by providing a plethora of entertainment to suit all family members such as video games arcade, children playground, shooting yard, paintball, skate, etc.
- Facilities such as restaurants, conference and concert halls at the third stations
- Walking and cycling routes (flat and mountainous) at the third station
- Leased resorts around the creek and a children's playground at the third station with accommodation and short breaks facilities
- Sports facilities for the youth in the Health Village (third stations), including a shooting yard, paintball, skate, skating and kart track



Project location

- The telecable begins from Koohsangi's parking lot and extends to Cheshme Pooneh Village at the second station and Mayon Plain (the final destination) at the third station
- The distance between the first and second stations is 1800 m and the distance between the second and third stations is 2500 m, covering a total distance of 4300 meters from the starting point
- The first station is located in District 1 of Mashhad Municipality and the final station is outside the city limits
- Access to major urban highways (e.g. Shahid Kalantari highway and so on)



Similar successful projects

Tochal Telecabin

Tochal Telecabin with a length of 7500 m consists of three main lines with a capacity of 600 people per hours, three Puma Telesiege lines with a capacity of 800 people per hour, Doppelmayr Telesiege with a capacity of 1200 people per hour and a Teleskiing line. It also includes a ski resort, a tennis court, archery clubs, bungee jumping, skating club and paintball



Ramsar Telecabin

Built with the investment of the private sector, Ramsar Telecabin is 2 km long and extends from the Caspian coast to the forested mountains. Ramsar Telecabin is equipped with catering units and recreational – tourism centers, motor circuit, paintball, restaurants, coffee shops, musical fountains, water and fire fountains and parking



Heyran Telecabin

Located in Gilan Province and the city of Astara, Heyran Telecabin is 1500 m in length. It has all kind of facilities, a kart track, hotels and restaurants all along its way from the starting point to the last station. The Telecabin has thirty regular cabins and three VIP cabins with each accommodating 6 people.



Physical planning table for the proposed plan

Area		Use	Floor number	Base	Occupancy area	Field area	Description
1	The first station (starting point)	Multistory parking	4	7680	1920	1920	
		Commercial center	1	1920			
		Administrative building	0.5	960			
		The first station building and facilities	0.5	960			
		Power station building of the first station in the area	1	15	15	15	
2	Second station (middle) and its surrounding area	Commercial building at the ground floor of the second station	1	400	400	600	
		Building and installations of the second station and Emergency Medical Units	1	400			
		Grand Business Complex near the Second Station (Hyperstar)	3	7200	2400	5400	
		600 open parking spaces and access to roads as well as green space ranging between 35 m to 75 m. (the end of Second Station)	–		34500	70000	Without building and equipment costs
3	Third station (destination)	Computer games arcade and ancillary services (ground floor)	1	450	450	2000	
		Part 1: Mechanical-electrical control room in boarding and departure platform as well as cabin parking Part 2: Prayer hall, office units, security service and Emergency Medical Units	1	450			
4	Line masts	The total area of the foundation and the area around the line as well as the telecabin masts on the 40-meter runway (the green space site in phase 2)	–	875	875	172000	

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Area	Use	Floor number	Base	Occupancy area	Field area	Description		
5	Sports tourism and commercial buildings and facilities at Station 3 (Destination) - Health Village	Restaurant as well as conference and concert halls, etc.	2.5	3750	1500	10500		
		Leased accommodation with an area of 15 m around the creek and children's playground	1	1200	1200	7920		
		10 tearooms, restaurant, fast food, ice cream and juice stands, bicycle rental, sporting goods stores, etc.	1	1000	1000	2000		
		Creek, fountain and lighting fountains	–	3000	3000	9000	Without building and equipment costs	
		Pools at both sides of the creek	–	1000	1000	3000	Without building and equipment costs	
		Walking route (flat and mountainous)	–	4000	12000	20000	Without building and equipment costs	
		Bicycle route (flat and mountainous)	–	5000	15000	20000	Without building and equipment costs	
		Green spaces around the creek and walkways and bike route as well as garbage collection equipment	–	3000	3000	3000		
		Administrative building, shooting yard, paintball, skate, skating and kart track	1	500	5500	7000	500 meter base and 5000 equipment cost	
		4 scattered bathrooms	1	360	360	400		
		Concrete water tank (2000 m ³)	1	520	520	520		
		2 Concrete water tank for green space irrigation (5,000 m ³)	1	2600	2600	2600		
		Wells and pumping stations for irrigation of green spaces	1	100	100	300		
		Power station	1	250	250	5000		
		Gas station for the installations in Mayon Plain	1	200	200	900		
		Telecommunications Post Office	2	200	100	1000		
		Green space between buildings and installations	–				8000	Without building and equipment costs
		Total				87890	42507 5	

Financial evaluation

Assumptions

- 1 - Construction phase of the project is 3 years
- 2 - Average annual growth rate of 20% for cost and revenue items
- 3 - Discounting rate of 20% for the project
- 4 - All costs and revenues are based on the declared evaluation, which are open to reconsideration when drawing up the contract
- 5 – In the first phase of the project, the financial assessment has been made only with regard to the lines and buildings of Telecabin stations, commercial facilities and recreation and sport facilities within and around the stations (excluding the role of transportation and access between residential, tourist and commercial areas)

Estimate costs of the project

A) The cost of preparing and executing (fixed investment):

Purchase table of the foreign machinery and equipment as well as domestically made parts along with construction operations of stations and masts

No	Cost (million rials)	Title
1	301,057	Purchase of main machinery, equipment and parts required for the frame and reels of the masts and telecabin equipment for Route 9 with a capacity of 1,200 people per hour, which is 4,300 meters in length in three stations
2	21,000.0	The subscription cost of 4 megawatts power as well as the cost of power transmission and related posts
3	150,960	<ul style="list-style-type: none"> -The cost of purchasing domestic parts, procuring the materials and equipment for construction of management building as well as machinery and equipment building in the sixth floor of the first station -The second station building at an altitude of 1140 meters and executing the installations and equipment of the stations on the first floor of the second station -Preparation and implementation of the fire station and the fire alarm buildings, facilities and equipment in all stations Purchasing the materials and construction of 35 masts and mast heads for telecabin -Purchasing the materials and anchor bullets for masts and frame Telecabin machines (based on the initial estimate of the costs)
	473018	Total

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The cost of buildings, equipment and ancillary facilities of stations in Salam Telecabin Tourist Complex in the first phase of the project

No	Title	Cost (million rial)
1	Multistory parking and commercial center under the first station Number of floors: 5	77,760
2	Commercial complex next to station and business units under the middle station (second station) Number of floors: 3	160,125
3	Commercial building under the destination station (third station) Number of floors: 1	4,950
4	Tourism, sports and commercial buildings and facilities at the destination station (station three) - (Health Village)	199,275
Total		442,110

Purchase table of fixed assets

No	Title	Cost (million rials)
1	Purchasing two vehicles (2WD Pazhen Jeep)	660
2	Purchasing a car	550
3	Purchasing medical equipment for the two units along the line	142
4	Purchasing wireless system with 10 receivers and transmitters	320
5	Purchasing audio equipment to be used in areas around the lines	70
6	Purchasing accounting, sale and storage software as well as computer systems	150
7	Purchasing office equipment (desks, chairs, conference tables, sofas, etc.)	120
8	Purchasing 10 fixed telephone lines	10
Total		2,022

Purchase table of the fixed assets

No	Description	Cost (million rials)
1	Purchase of foreign machinery and equipment and domestically made parts along with executing construction operations of the stations and masts	473,018.3
2	The total construction cost of buildings, equipment and ancillary facilities of the stations in Salam Telecabin Tourism Complex in the first phase of the project	442,110.5
3	Total purchase of fixed assets	2,022
Total		917,150.8

B) Exploitation Costs (Current Investments)

The current expenses are calculated based on the financial year which include the costs of the personnel, maintenance costs, water, electricity and telephone bills, wireless systems, the costs of reception and transportation services offered to the passengers as well as the insurance of the line and passengers.

Total exploitation costs

No	Expense description		Total estimated cost (million rials)
1	Preparation and execution cost (fixed investment)	Purchase of equipment and machinery and implementing the construction operations of the stations and masts	473,018
2		Construction cost	442,111
3		Fixed assets cost	2,022
4	Construction cost (current investment)	The cost of Telecabin staff payments	10,051
5		Maintenance costs	8,397
Total			935,598

Estimate of the project revenue

The annual revenues derived from ticket sales, business units, parking and the return of the capital investment by taking into account the revenue of commercial- office buildings as well as the open and sub-station parking:

A. – Revenue derived from the sale of Telecabin tickets

1. The first and the second lines have 43 and 77 cabins respectively, which add up to a total of 120 cabins each accommodating 8 people.

It takes 24 minutes for each cabin to moves from the first station to the end of the line.

Suppose 60 cabins are moving towards the end of line. Thus, each 24 minutes 480 people (8 x 60 cab) reach the end of the line. This process is repeated 2.5 times per hour (24/60 min) and a total of 1,200 people are transported per hour (2.5 * 480).

If the ticket price is set at 150,000 rials for all lines in the first year, and taking into account the 15% annual increase in ticket price, the price of each ticket would amount to 200,000 rials after four years. The daily revenue derived from selling tickets for 7 hours a day based on the value of 200,000 rials for each ticket for the first and second line would add up to 1,680,000,000 rials per day.

The annual revenue by including 65% employment rate and 22 working days per month (264 days per year) is calculated as follows:

(B) The annual revenue derived from the rental of sub-station commercial units

1 - Commercial units in the fourth floor of the first station are all in an area of 1500 square meters (The rent of each commercial unit is 750,000 rials per square meter)

2 - Commercial units in the ground floor of the second station are all in an area of 380 square meters (The rent of each commercial unit is 500,000 rials per square meter)

3 - Commercial units in the ground floor of the third station are all in an area of 400 square meters (The rent of each commercial unit is 500,000 rials per square meter)

(C) The annual revenue derived from the sale of parking

1 – Multistory parking at the first station that can accommodate 400 cars

2 - Multistory parking at the second station that can accommodate 600 cars

(D) The annual revenue derived from renting panorama restaurant and conference hall

(E) The annual revenues derived from renting computer games hall, 10 tearooms and outdoor restaurant

I: The annual revenue derived from renting sport facilities

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The annual revenue of the project for each floor and usage (million rials)

No	Type of usage	Total revenue	First year non-prosperity rate	Second year non-prosperity rate	Estimated revenue for the first year	Estimated revenue for the second year
1	Telecabin	288,288.0	85%	ح	245,045	288,288.0
2	Hypermarket rent	14,400.0	85%	ح	12,240	14,400.0
	Rent of commercial units under the first station	13,500.0	85%	ح	11,475	13,500.0
	Rent of commercial units under the second station	2,280.0	75%	80%	1,710	1,824
	Rent of commercial units in the third station	2,400.0	75%	80%	1,800	1,800
3	Parking	5,195.5	85%	ح	4,416.19	5,195.5
4	Rent of restaurants and conference hall	7,000.0	75%	75%	4,900	5,250
5	Rent of computer games arcade, tearooms and outdoor restaurant	1,344.0	85%	ح	1,142.4	1,344.0
6	Rent of sport facilities	192.0	85%	ح	163.2	192.0
Total		334,599.5			282,892	331,794

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Table of cash flows for Salam Telecabin Project

Cash flow	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Output cash flow						
Preparation and execution costs (fixed investment)	-366,860	-440,232	-264,139			
Municipality's share for duties			0	0	0	0
Depreciation cost			0	0	0	0
Exploitation cost (current investment)			-9,224	-22,137	-26,565	-31,877
Investor participation's profit at 30% rate	0	-110,058	-275,145	-405,514	-434,989	-454,689
Municipality's share of the annual revenues	0	0	-27,500	-68,750	-85,938	-107,422
Input cash flows						
Annual revenues	0	0	141,446	398,152	481,823	578,188
Net cash flow	-366,860	-550,290	-434,563	-98,249	-65,667	-15,800
Cumulative cash flow	-366,860	-917,151	-1,351,713	-1,449,962	-1,515,630	-1,531,430
Cash flow	Year 7	Year 8	Year 9	Year 10	Year 11	
Output cash flows						
Preparation and execution costs (fixed investment)						
Municipality's share for duties	0	0	0	0	0	
Depreciation cost	0	0	0	0	0	
Exploitation cost (current investment)	-38,253	-45,904	-55,084	-66,101	-79,321	
Investor participation's profit at 30% rate	-459,429	-440,869	-387,478	-283,456	-107,322	
Municipality's share of the annual revenues	-134,277	-167,847	-209,808	-262,260	-327,826	
Input cash flows						
Annual revenues	693,826	832,591	999,109	1,198,931	1,438,717	
Net cash flow	61,866	177,971	346,738	587,113	924,248	
Cumulative cash flow	-1,469,564	-1,291,592	-944,854	-357,741	566,506	

Considering the fact that the growth rate of Municipality's share of the annual revenues is 25%, the length of exploitation period will be 11 years.