

PASSPORT
Investment project
Construction of a wholesale base

№ п/п	Name	Description
1	General information on the investment project	
1.1	Full name of the project	<i>Construction of a wholesale base</i>
1.2	Territorial belonging	<i>Municipal formation the city of Goryachy Kluch</i>
1.3	Branch belonging, code OKVED	<i>The activities of agents in the wholesale trade of food, beverages and tobacco products. 46.17</i>
1.4	Project brief	<i>The project involves the construction of a wholesale food base with storage facilities of class " B " on a land plot, with the subsequent commercial operation of retail space. A warehouse for storing food products will be built, with equipped retail cells for tenants, with special retail and warehouse equipment, own loaders, a security system and advanced logistics. Storage of products will be carried out in our own warehouses with refrigeration equipment, with the possibility of delivery by transport of our own fleet to the customer. The project includes the construction of a parking lot, both for its own cargo fleet and for customers ' cars.</i>
1.5	Design capacity	<i>The built-up area is 7200 sq. m., including commercial, office premises and parking lots.</i>
1.6	Description of the consumer market	<i>Residents of Goryachy Kluch and Krasnodar Krai</i>
1.7	Construction period of the facility	<i>6 months</i>
1.8	Competitive advantage	<i>This segment is relevant and promising due to the lack of a wholesale base of the declared category in the territory of Goryachy Klyuch</i>
1.9	Availability of resources for project implementation	<i>land plot</i>
1.10	Current results of the project	<i>0</i>
2	Planned volume of resource consumption (annual)	
2.1	Electricity, MW	456,36
2.2	Gas, million cubic meters	0
2.3	Water? Million cubic meters	5,04
3	Financial evaluation of the investment project	
3.1	The total cost of the project, million rubles: Among them	45,432
3.2	Own funds, mln. RUB	45,432
3.3	Previously raised funds, mln RUB	0
3.4	The need for investment, million rubles:	0
3.5	Forms of investment (conditions of investor participation):	-
3.6	Return on investment form:	<i>direct investment</i>
3.7	The return on investment	<i>money</i>
4	Key indicators of economic efficiency of the investment project	
4.1	Net present value (NPV), mln. rub.	7,135
4.2	Simple payback period, years	5,25
4.3	Discounted payback period, years	6
4.4	Internal rate of return (IRR)	7,97%
4.5	Profitability index (PI)	1,16

4.6	Gross revenue, million rubles per year	19,387		
5	Social efficiency of the investment project			
5.1	Number of new jobs	24		
5.2	Salary average level (thousand RUB per year)	288		
6	Budget efficiency of the investment project			
6.1	The average annual amount of tax payments, million rubles	3,768		
6.2	Including the consolidated budget of the region, million rubles	1,243		
7	Basic information about the land plot			
7.1	Address	353290, Krasnodar Krai, Goryachy Klyuch, per. Industrial, 7		
7.2	Cadastral registration	23:41:1016001		
7.3	Cadastral number	23:41:1016001:1793		
7.4	Declared area (m ²)	9071		
7.5	Land category	Lands of settlements		
7.6	Type of permitted use	Sites of industrial enterprises of hazard class IV and below of various profiles: warehouses - 6.9		
7.7	Actual use	Not use		
7.8	Availability of buildings, structures	-		
7.9	Permits, town-planning documentation	Conclusion of the Department of Architecture and Urban Planning of the Goryachy Klyuch Municipal Formation No. 69 dated March 16, 2021		
8	Information about the owner (right holder) of the land plot			
8.1	Owner	Municipal formation the city of Goryachy Klyuch		
8.2	Right holder	Municipal formation the city of Goryachy Klyuch		
8.3	Type of right	property		
9	Information on encumbrances			
9.1	Type of encumbrance, restrictions			
10	Characteristics of the existing engineering infrastructure			
	Type of infrastructure	Indicator	Value	Note
10.1	Electrosupply	Center foods	The name of owner	PS 220/110/35/10 Traction Goryachy Klyuch, JSC «Russian Railways»
			Voltage class	10 kV
			Free power (MWt)	0,1
		Nearest connection point	Mains voltage, kV	220/110/35/10
10.2	Gas supply	Gas-pipe	The name of owner	JSC «Goryachy Klyuchgorgaz»
			diameter (mm)	426
			pressure (MPa)	0,3-0,6 MPa
			Capacity (cubic meters per year)	
			diameter (mm)	426
		pressure (MPa)	0,3-0,6 MPa	

		Nearest connection point	Capacity (cubic meters per year)			
10.3	Water supply	Water source	The name of owner	It is economically feasible to drill a well on the territory of the land plot		
			Power (cubic meters per day)			
			Water quality			
		Nearest connection point	Power (cubic meters per day)			
			Diameter (MM)			
10.4	Sewerage	Type of buildings	The name of owner	There are no sewerage networks in the location of the land plot. It is economically feasible to set up local sewage treatment plants	The data will be specified in the case of identifying a potential investor	
			Power (cubic meters per day)			
			Power (cubic meters per day)			
10.5	Installation of telephones/ internet	Central network	Distance (m)	1800		
		Mobile communication	Distance (m)	1		
11	Distance to large settlements and transport infrastructure					
	Distance from	Name	Distance (km)			
11.1	Administrative center of the municipality	Of the city Goryachy Kluch	10			
11.2	The nearest settlement	Of the city Goryachy Kluch	0			
11.3	Of the city of Krasnodar	City of Krasnodar	50			
11.4	Roads (Federal, regional, local values)	Federal a/m -4 "DON"	4			
11.5	Nearest railway station	Station of the Goryachy Kluch	5			
11.6	Nearest railway tracks	Station of the Saratovskay	5			
11.7	Airport's	Krasnodar	55			
11.8	Seaport	City of Tuapse	118			
12	Additional information about the land plot					
12.1	Special conditions	Seismicity 8 points, the relief is calm				
12.2	The cost of acquisition of the right to lease (ownership) of land, rubles	7606940,6				
12.3	Coordinates (longitude, latitude)	44.653764				

		39.170803
12.4	Notes	-
13	Contact details	
13.1	Applicant details	Administration of the municipal formation Goryachy Klyuch city of Krasnodar Krai Legal address: 353290, Goryachy Klyuch city, Lenina str., 191 The address of the official website in the information and telecommunication Internet: www.gorkluch.ru Phone / Fax number: 8 (86159)3-51-52, 3-86-16 Email address: gor_kluch@mo.krasnodar.ru

Applicant: Administration of Goryachy Klyuch municipality, deputy head of the Goryachy Klyuch Municipality

Deputy head of the
Goryachy Klyuch Municipal

T.A. Lodochnikova