

Construction of sewerage network from sewerage treatment facilities to investment site of v. Zubrinka -

### **Agro-industrial park, c. Serdobsk**

in the framework of the implementation of the integrated investment plans of modernization of single-industry cities of the Ministry of regional development of the Russian Federation.

c. Serdobsk, Penza Region



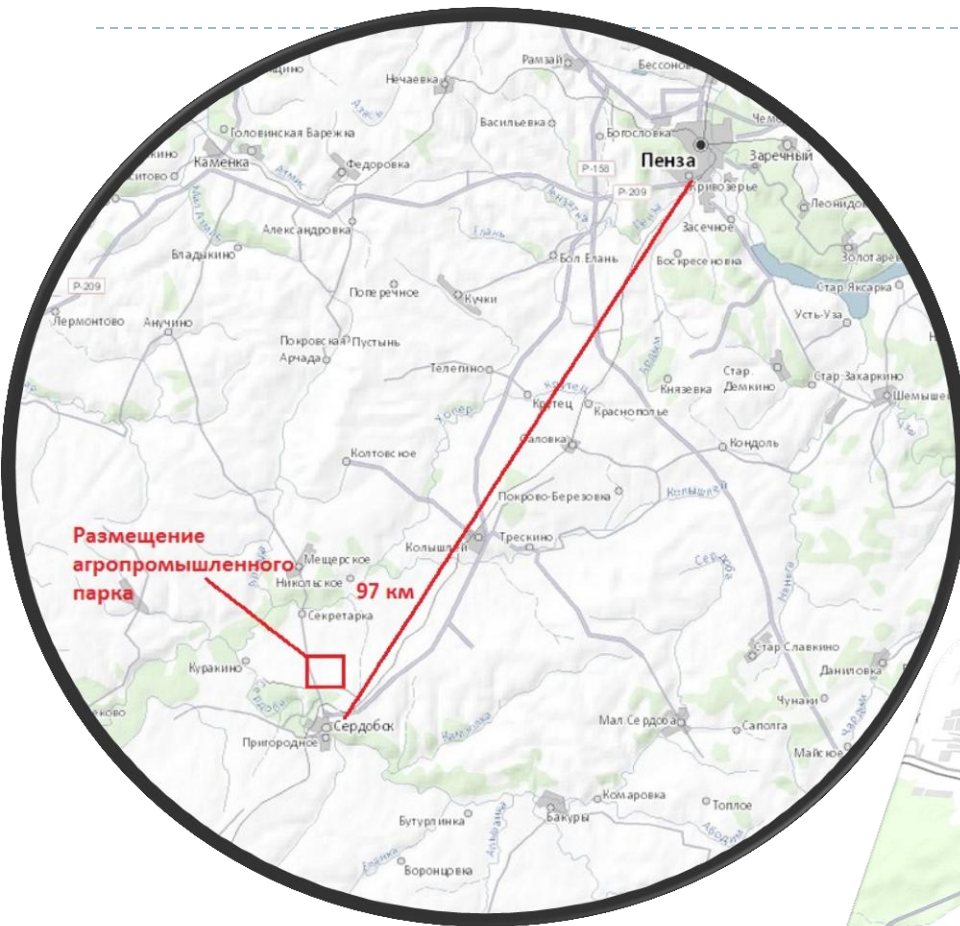
# Project objects and purposes

## Object

- The implementation of the integrated investment plan of the modernization of single-industry city Serdobsk

## Purpose

- Organization of favorable conditions for the development of projects, related to production and processing of agricultural products
- Offer for lease or long-term lease with the purchase option of sites situated on the territory of Agro-industrial park in Serdobsk



## Project parameters

Project value	49 916,55 thousand rub.
Construction period (incl. 1 month – preparation stage)	8,5 months
Number of workers	38 people 6783 people/days



- Positive findings of a State appraisal №58-1-5-161-12
- Summary construction cost estimate
- Project documents, including calculation and results of engineering investigations
- Technical certificates of sewerage pump station and ground-based quick strike pavilion
- Technical report on engineering-topological investigations at the site of the projected construction
- Technical report on engineering-geological investigations

# Preliminary breakdown of capital costs on project (in terms of cash investments)

Cost items	Total estimated cost, thousand rub.
Preparation of construction site	212,84
Major construction objects (sewerage pump station under pressure and gravity-flowing)	8573,1
Objects of power system management	8,55
Landscaping and site finishing	111,24
<b>Factoring in value appreciation coefficients</b>	<b>36541,66</b>
Temporary buildings and facilities	504,08
Miscellaneous works and costs	1397,15
Customer service support. Construction compliance monitoring	422,87
Project and prospecting works	2987,83
Unforeseen costs	837,07
Taxes and obligatory payments	7225,89
<b>Total:</b>	<b>49916,55</b>

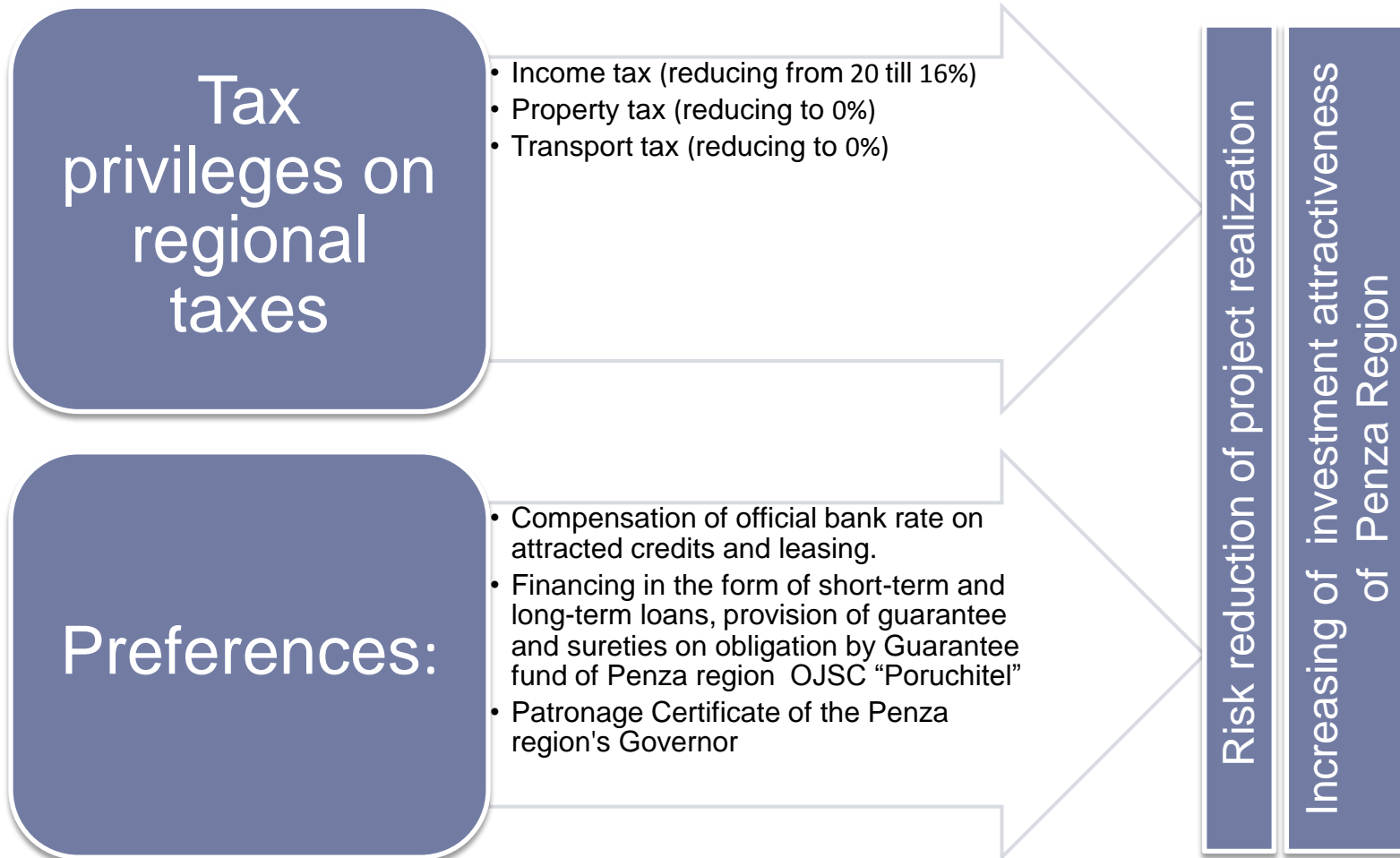
## Major economic indicators of efficiency

### Agro-industrial park, c.Serdobsk

Internal rate of return (IRR)	22,27%
Payback period (PB)	60 months
Discounted payback period (DPB)	96 months
Average rate of return (ARR)	22,37%
Profitability index(PI)	1,21

### Valuation of budget efficiency, thousand rub. per year

Income tax	
Property tax	
Payroll tax	
<b>Total</b>	<b>571 000</b>



Thank you for attention