



Aras Free Trade-Industrial Zone Organization

Technical and Economic Feasibility Form Production Projects (Industrial - Agricultural)

1. Project: Gordian Cable Car

2. Project Presentation: Providing recreational services related to cable cars in highlands

3. Description of the Project:

A cable car is an exciting recreational activity that has proven to be popular in other areas, and most people are interested in experiencing it. Gordian is one of the cities through which a border road passes, and the cable car project is one of the ongoing tourism projects.

a. Necessity of the Project:

Establishing recreational centers for tourists forms a missing link in the region, which is essential for its implementation.

b. Mainland Privileges (Raw Material – Market):

- 1- Low land prices for the construction of recreational service sites.
- 2- 20-year tax exemption for any economic activity.
- 3- Exemption from customs duties for equipment imports.
- 4- Benefiting from shorter and simpler stages of investment due to being in the organization's priorities.

c. Market Potentials:

Tourists, residents of Gordian, and surrounding cities.

d. Added Value:

4. Market Feasibility; Economic – Financial:

a. Annual Demand for Services:

The first year, 50% of the capacity means 200,000 people, the final capacity is 400,000 people.

4.3. Local and Regional Markets:

Statistics of tourists entering the free zone of Aras, 9 months of 1401	Population of Aras Free Zone (people)
۴.۶۳۴.۲۰۰	۶۱.۳۵۸

5. FS Components:

a. Fixed Capital: ۲۲۲۴۱۳۰۰۰۰۰۰ rials

Working Capital: ۲۷۵۸۶۰۰۰۰۰۰۰ rials

b. PBP: 5 years

c. IRR: 35

d. Land Area: ۴۰۰۰۰ square meters

e. Built-up Area: ۱۰۰۰ square meters

5.6. Direct Employment: 20 people

6. Technical Specs:

a. Table of Raw Materials and Estimated Consumption:

The project is a tourist plan, no need for raw materia

6.4. Table of Energy and Labor Costs

Costs:	
Energy:	5000 million rials
Work force:	35000 million rials

7. Risks of the Project:

a. Existing Risks in case of Losing Potential Market:

Exchange rate risk - inflation risk - liquidity risk - commercial risk

b. Risk of Rising Raw Material Price:

In case of an increase in the exchange rate, the cost of imported raw materials will also increase, which will also affect the cost of construction.

7.3. Retention Risk:

The requirement of health and safety management in the workplace - organizational risk management on performance - training of human resources and personnel to be alert against risk to reduce the possibility of loss

7.4. Risk of Currency Fluctuations and Inflation:

Financing based on the national currency - Adaptation of debts or assets based on the single currency - Providing reports and financial statements in currency (without conversion) - Presence in the market of derivative contracts - Compensating transactions - Contracting service contracts in the national currency