

## Plan: covered amusement park establishment

### Introduction to services:

The main goal of this plan is to establish a covered amusement park in Lorestan province. The amusement park in fact is a set of amusing devices aiming to provide enjoyable times for a large group of people who are along with each other simultaneously. An amusement park usually is a more complete set of a playing ground in which different age groups such as children, adolescents and adults are participating. Healthy entertainments are among the necessities of a healthy society. Based on the entertainment development in Iran, it is important to investigate the important quality factors in amusement parks. Nowadays, the theme and amusement parks' tourism industry are among the attractive issues in attracting tourists in different countries. Increase of low quality amusement parks in Iran can be a large hazard for entertainment industry; so it is important to investigate and inform in line with higher quality. Amusement parks are generally divided to open and covered ones. They are places with devices diversity and different games in an environment with particular design and plan.

Covered amusement park: such parks usually are constructed as one of the main anchors of the commercial or hotel complexes and their main goal is to attract the customers for more customers and visitors of the commercial and hotel complexes. Their important features is family games and highly secures and safe environments.

Open amusement parks: this type of parks is constructed using the mechanical attractive devices in a natural and beautiful environment. Theme parks are among the most important open parks which in addition to making use of attractive devices, there are different carnivals and shows provided. Open parks are among the important tourists attraction factors worldwide.

### Plan suggested sites

Amusement parks are entertainment places helping the social and cultural development of children and meeting the adolescents' entertainment gaps in addition to providing suitable social and economic conditions for society. Considering the human need for entertainment and a part of the human daily times for rest and entertainment in modern world, establishing and investment in tourism and entertaining plans is one of the mostly profitable economic sections. The studied park in this text is implementable in all cities of Lorestan province.

### Raw, auxiliary materials and consumables

Raw materials used for this complex with water consumption based on serviced capacity considered are presented in following table.

Table1. Consumables

#	Raw, auxiliary materials and packing	Annual Cost mRial
1	Restaurant Consumables	3,960
2	Others Consumables	198
	<b>Total</b>	<b>4,158</b>

### Sales plan and target market:

The sales plan is presented in following table.

#	Description	practical capacity	nominal capacity	unit price(rial)	Annual Sale(mRial)
1	Amusement Park	264,000	211,200	250,000	66,000
2	Restaurant	66,000	52,800	200,000	13,200
	<b>Total</b>	<b>330,000</b>	<b>264,000</b>		<b>79,200</b>

### Annual nominal and practical capacity

- **Nominal capacity:** Nominal capacity of this complex is to provide services for 800 individuals daily and for the amusement park, 200 individuals daily for the restaurants and serving 330 customers daily in a year.
- **Practical capacity:** Considering that nominal capacity is in the ideal situation, so the practical capacity of this plan is 80% calculated as:

$$330000 \text{ individuals per year} \times 0.8 = 264000$$

### Investment costs:

The fixed investment costs include 105.24 billion Rials and the working capital is 1.08 billion Rials.

Description	Total Cost(m.Rial)	%
Land purchase	30,000	28%
Site preparation and development	1,260	1%
Civil works, structures and buildings	44,000	41%
Machinery and equipment	21,825	21%
Branches And Installation	1,708	2%
official equipment	339	0%
Other and unpredicted costs	4,957	5%
<b>Total FIXED ASSETS</b>	<b>104,088.89</b>	<b>98%</b>
pre-production expenditures	1,159.50	1%
<b>TOTAL FIXED INVESTMENT COSTS</b>	<b>105,248.39</b>	<b>99%</b>
Working capital in 100% of capacity	1,088.57	1%
Other assets	0	0%
<b>TOTAL INVESTMENT COSTS</b>	<b>106,336.96</b>	<b>100%</b>

Summary of the pre-feasibility studies of the covered amusement park establishment

**Service provision costs:**

Annual costs of the manufacturing process include 26.4 billion Rials estimated.

**Economic indices**

<i>Description</i>	<i>Amount-measurement scale</i>
<i>NPV</i>	<i>23111 m Rial</i>
<i>IRR</i>	<i>26.59%</i>
<i>PBP</i>	<i>2.84 years</i>

Plan and Budget Organization of Lorestan province

## **PROJECT PROFILE – SUMMARY SHEET**

### ***Project Introduction***

1. Project title: **covered amusement park establishment**

2. Sector: tourism  
Sub sector: amusing places

3. Products/Services: **covered amusement park**

4. Location: ...    Free zone     Economic special zone     Industrial Estate     Main Land

5. Project description:

**The main goal of this plan is to establish a covered amusement park in Lorestan province. The amusement park in fact is a set of amusing devices aiming to provide enjoyable times for a large group of people who are along with each other simultaneously. An amusement park usually is a more complete set of a playing ground in which different age groups such as children, adolescents and adults are participating. Healthy entertainments are among the necessities of a healthy society. Based on the entertainment development in Iran, it is important to investigate the important quality factors in amusement parks. Nowadays, the theme and amusement parks' tourism industry are among the attractive issues in attracting tourists in different countries. Increase of low quality amusement parks in Iran can be a large hazard for entertainment industry; so it is important to investigate and inform in line with higher quality.**

6. Annual capacity: 330000 persons/year

### ***Project Status***

7. Local / internal raw material access    100 %

8. Sale: 100% locally  
- Anticipated export market 0 %

9. Construction Period 24 month  
Beginning of activity  
In-site beginning of activity:  
End of project:  
Commercial activity beginning:

## Project Status

### 10. Project Status:

- Feasibility study available? Yes  No
- Required land provided? Yes  No
- Legal permissions (establishment license, foreign currency quota, environment, etc) taken? Yes  No
- Partnership agreement concluded with local/foreign investor? Yes  No
- Financing agreement concluded? Yes  No
- Agreement with local / foreign contractor(s) concluded? Yes  No
- Infrastructural utilities (electricity, water supply, telecommunication, fuel, road, etc) procured? Yes  No
- List of know-how, machinery, equipment, as well as seller / builder companies defined? Yes  No
- Purchase agreement for machinery, equipments and know- how concluded? Yes  No

## Financial Structure

### 11. Financial Table

Description	Local Currency Required			Foreign Currency Required Million Dollar	Total Million Dollar
	Million Rials	Rate	Equivalent in Million Dollar		
Fix Capital	105248.39	31000	3.40	0	3.40
Working Capital	1088.57	R for each Dollar	0.04	0	0.04
Total Investment	106336.96		3.44	0	3.44

- Value of foreign equipment/machinery million dollar
- Value of local equipment/machinery 0.7 million dollar
- Value of foreign technical know- how million dollar
- Value of local technical knows- how million dollar
- Net Present Value (NPV): 33111 Million Rial for 10 Year, discount rate: 20%
- Internal Rate of Return (IRR) 26.59%
- Payback Period (PP) 35.21%

## General Information

12. Project Type : Establishment  Expansion and completion

### 13. Company Profile:

-Name (legal /natural persons):

-Company Name:

-Address:

-Tel: Fax:

-E-mail: Web site:

-Local entrepreneur : private sector  public sector  other

***Please attach follow documents if available***

- Pre-feasibility study ■
- Feasibility study □
- Legal permissions (establishment license, foreign currency quota, environment, etc) □

**Ministry of Economic Affairs and Finance**  
**Organization for Investment Economic and Technical Assistance of Iran (OIETAI)**  
**Foreign Investment Center of Lorestan Province**  
**Tel (Tehran): (021) 33967749-33967766-33967762-39902485-39902488-39902486**  
**Tel (Khoramabad): (066) 33229577**  
**Fax: 33967774**  
**Website: [www.investiniran.ir](http://www.investiniran.ir)**  
*eco\_isc@yahoo.com*