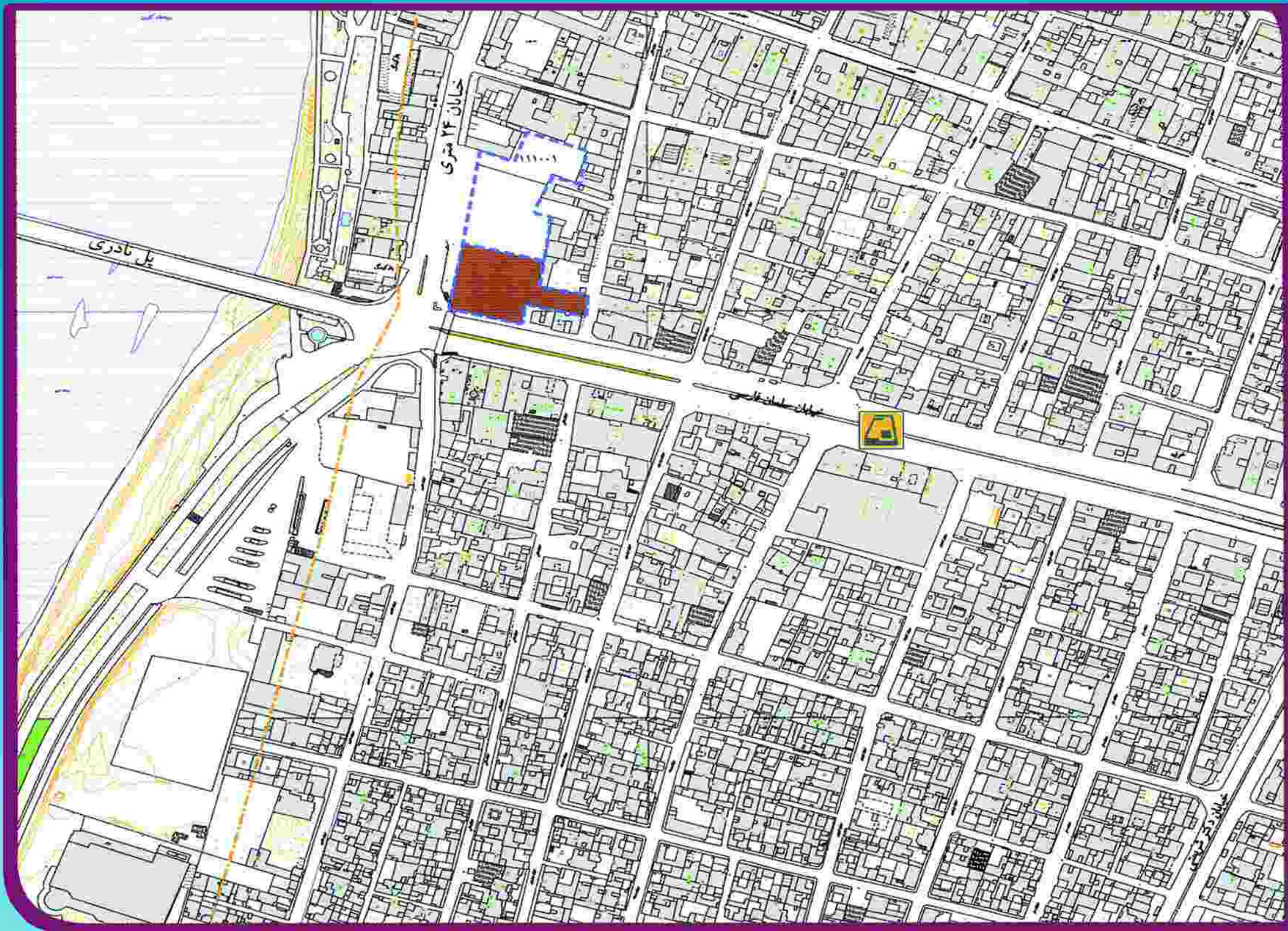


Introducing Zone 1

فرصت های برتر
سرمایه گذاری
منطقه ۱








AHVAZ METROPOLIS



Residential, official, and commercial complex project

Title: land use and proposed project in the land with ID code: 111002

guide	
Medley	
river	
the river technical confine	
the land confine	
subway station (will be established)	
Information about the primary land identification	
Location features	Quality features
Location: on the corner of 24metri and Salman Farsi St. Access way: Salman Farsi and 24metri St.	Present land use: commercial-terminal Adjacent places: Access to subway: directly from Salman Farsi st.
Quantity features	Juridical features
Land area: 2800 sq. meters Land dimensions: 53 meters length beside 24metri St. 53 meters length beside Salman Farsi St. Distance from zone:	Owner: municipality Authorized land use: residential-terminal Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number:
Technical project proposals	
Quantity features	Quality features
Work opportunities: ground 70% - 1st and 2nd 60% 3rd to 6th 50% - 7th to 10th 35% 11th to 13th 20% - 14th 10% Floors: 14 floors above ground floor Compression: 400% without parking Infrastructure: 11200 square meters	Land use title: Residential, official, and commercial complex Activity classes: commercial, official, bank, insurance, restaurant, fast food, wonderland. Land use in floors: ground, 1st and 2nd, commercial 3rd to 6th parking - 7th to 10th official, residential 11th to 13th residential, 4/10 restaurant

Location: On the corner of Naderi and Azadegan Streets

It has a great potential to be a multipurpose station, because it's located in city center, far enough from the river, and also it's next to Salman Farsi subway station (near future).

Profitability Index

Investment (thousand Rials)	182,910,000
Inner turnover rate	30,39
Profit (thousand Rials)	1,308,396
Refund period (year)	3
Benefit to expense ratio (%)	20,87

Land features

Land ID code	111002
Municipality Zone	one
Land area	2800
Present land use	Terminal-commercial
Authorized land use	Terminal-commercial
Proposed land use	Residential, official, and commercial
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	70	commercial	11200 Without parking	2.5 years (30 month)
	1st and 2nd	60	commercial		
	3rd to 6th	50	parking		
	7th and 8th	35	official		
	9th and 10th	30	residential		
	11th to 13th	20	residential		
	14th	10	restaurant		



Multi floor parking

Title: land use and proposed project in the land with ID code: 111201	
guide	
park multi floor parking formal plot pathway the river technical confine main land confine the project confine subway station (will be established)	
Information about the primary land identification	
Location features	Quality features
Location: east Saheli Road, between Naderi and 5th bridges Access way: Saheli Road Adjacent places: Refah mall, Art Museum, the river, terminal.	Present land use: arid Adjacent places: Access to subway: city center subway station
Quantity features	Juridical features
Land area: 2500 sq. meters Land dimensions: 62.5 * 40 Distance from zone: 2500 sq. meter	Owner: municipality Authorized land use: restaurant, cultural, amusing Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 2829
Technical project proposals	
Quantity features	Quality features
Work opportunities: ground and 1st 70% 2nd to 6th 100% Floors: 6 floors above ground floor Compression: 140% without parking Infrastructure: 3500 square meter	Land use title: parking Activity classes: Land use in floors: ground, 1st commercial 2nd to 6th parking

Location: Eastern Saheli Road, between Naderi and 5th bridges

The land area is 2500 sq. meters and is located at the south of bus terminal near the Karoon River. It's arid now. This project includes ground and 1st floors (commercial complex) with work opportunities of 70%, and the other floors will be used as parking. This parking has the capacity of at least 350 cars.

Profitability index	
Investment (thousand Rials)	91,575,000
Inner turnover rate	32.61
Profit (thousand Rials)	38,269,225
Refund period (year)	3.1
Benefit to expense ratio (%)	4648

Land features	
Land ID code	111201
Municipality sector	One
Land area	2500
Present land use	arid
Authorized land use	Amusing, restaurant, tourism
Proposed land use	Commercial parking
Owner	municipality








Project features	Floors	employment rate	Land use	infrastructure	Building period
	Ground, 1st	70	commercial	3500 without parking	2 years
	2nd to 6th	-	parking		



Restaurant, cultural, amusing, commercial complex project

Title: land use and proposed project in the land with ID code: 111202

guide

cultural – commercial – sport	
park	
river	
main land confine	
the river technical confine	
the project confine	
subway station (will be established)	

Information about the primary land identification

Location features	Quality features
Location: east Saheli Road, between Naderi and 5th bridges Access way: Saheli Road Adjacent places: Refah mall, Art museum, the river, terminal	Present land use: arid Access to subway: city center subway station.
Quantity features	Juridical features
Land area: 2600 sq. meters Land dimensions: 65 * 40 Distance from zone: 2600 sq. meter	Owner: municipality Authorized land use: restaurant, cultural, tourism Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 2829

Technical project proposals

Quantity features	Quality features
Work opportunities: 1st to 4th floor 70% 5th and 6th 50% Floors: 6 floors above ground floor Compression: 310% without parking Infrastructure: 8060 square meter without parking	Land use title: restaurant, cultural, sport Activity classes: commercial, restaurant, fast food, wonderland, cinema, bowling, pool. Land use in floors: ground, 1st, commercial 2nd and 3rd, parking. 4th, amusing, sport 5th, cultural. 6th, restaurant

Location: Eastern Saheli Road, between Naderi and 5th bridges

The land is 2600 sq. meters, in which a commercial complex including cultural (cinema, book fair, handy crafts), commercial (clothes etc.), sport (bowling and pool), amusing (porch amusement park, mental games, etc.), restaurant (restaurant and fast food), is proposed. The ground and 1st floors are commercial, and 2nd and 3rd floors are parking, and 4th, 5th, and 6th are cultural and restaurant floors.

Profitability Index

Investment (thousand Rials)	109,330,000
Inner turnover rate	30.81
Profit (thousand Rials)	58,637,063
Refund period (year)	3.2
Benefit to expense ratio (%)	63.97

Land features

Land ID code	111202
Municipality Zone	One
Land area	2600
Present land use	Arid
Authorized land use	Amusing, restaurant, tourism
Proposed land use	Restaurant, cultural, amusing, commercial
Owner	municipality








Project features	Floors	employment rate	Land use	infrastructure	Building period
	Ground and 1st	70	commercial		
	2nd and 3rd	-	parking		
	4th	70	amusing		
	5th	50	cultural		
	6th	50	Restaurant, amusing	8060 without parking	2.5 years



Residential and hotel complex

Title: land use and proposed project in the land with ID code: 111203

guide

tourism – hotel	
park	
river	
main land confine	
the river technical confine	
the project confine	
subway station (will be established)	

Information about the primary land identification

Location features	Quality features
Location: between Naderi and 5th bridges, east Saheli Road Access way: Saheli Raod Adjacent places: Refah Mall– art museum – river – terminal	Present land use: arid Access to subway: to the downtown subway station
Quantity features	Juridical features
Land area: 6500 sq. meter Land dimensions: 84 * 77 Distance from zone: 6500 sq. meter	Owner: municipality Authorized land use: hotel, cultural, amusing Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 2829
Technical project proposals	
Quantity features	Quality features
Work opportunities: ground: 50% 1st to 3rd: 40 % , 4th to 6th: 40% Floors: 6 floors on the ground floor Compression: 245 % Infrastructure: 15925 square meter	Land use title: tourism, restaurant Activity classes: restaurant – amusing spaces – residential units – selling pavilions Land use in floors: ground: commercial

Location: Eastern Saheli Road, between Naderi and 5th bridges, next to Refah mall

The project, with the area of 6500 sq. meters, is located in north of Refah mall. The 5 stars 6 floors hotel has an important role in Ahwaz tourism.

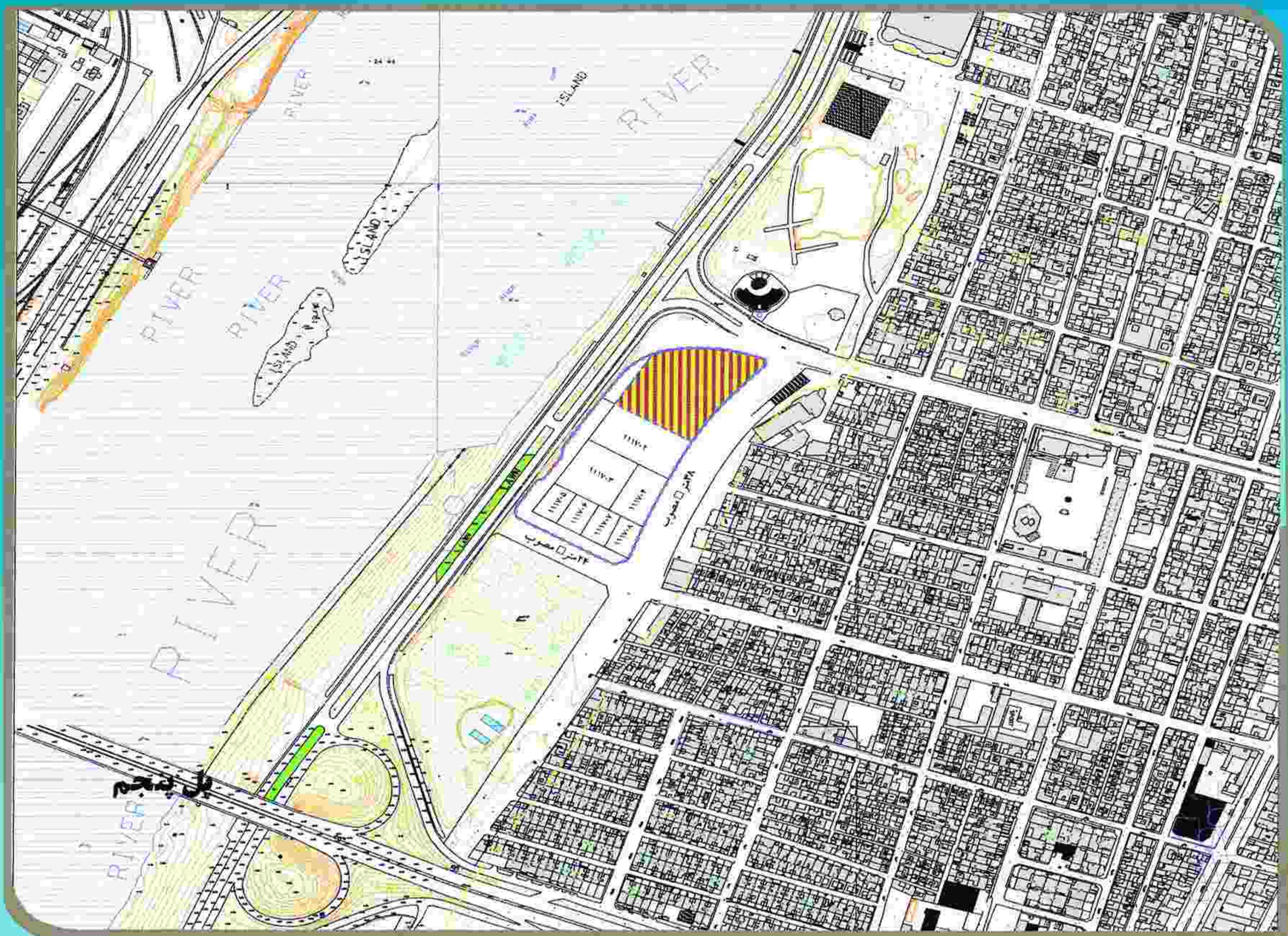
Profitability Index

Investment (thousand Rials)	206,082,500
Inner turnover rate	30.24
Profit (thousand Rials)	110,110,391
Refund period (year)	3.3
Benefit to expense ratio (%)	62.65

Land features

Land ID code	111203
Municipality Zone	One
Land area	6500
Present land use	Arid
Authorized land use	Amusing, restaurant, tourism
Proposed land use	Tourism, restaurant
Owner	municipality



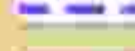



Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	50	commercial	1592	2 years
	1st	40	amusing, restaurant		
	2nd and 3rd	40	residential		
	4th to 6th	25	residential		



Residential and hotel complex

Title: land use and proposed project in the land with ID code: 111701

guide

tourism – hotel	
river	
main land confine	
the river technical confine	
the project confine	
formal plot pathways	

Information about the primary land identification

Location features	Quality features
Location: between 4th and 5th bridges – Zand Street Access way: east Saheli Road, and the pathway behind that Adjacent places: river – hospital – 8th bridge	Present land use: arid Access to subway: to the downtown subway station
Quantity features	Juridical features
Land area: 8500 sq. meters Land dimensions: non numeral shape Distance from zone: 8500 sq. meters	Owner: municipality Authorized land use: park, cultural, restaurant Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 2829
Technical project proposals	
Quantity features	Quality features
Work opportunities: ground: 35%, 1st to 6th: 20% 7th to 9th: 15% Floors: 9 floors on the ground floor Compression: 200 % Infrastructure: 17000 square meters	Land use title: tourism, restaurant Activity classes: restaurant, amusing and residential units, selling pavilions Land use in floors: ground : commercial 1st : amusing, restaurant, 2nd to 9th : residential

Location: between 4th and 5th bridges, Zand Street

The land, with area of 8500 sq. meters, is located in eastern of the Karoon River, between 5th and 8th bridges (Zand Street). The present land use is arid, and is proposed as amusing, restaurant, and tourism spaces. This proposal is predicated a residential and 9 floors hotel complex with an Infrastructure of 1700 sq. meters.

Profitability index

Investment (thousand Rials)	222,530,000
Inner turnover rate	30.18
Profit (thousand Rials)	121,178,285
Refund period (year)	3.3
Benefit to expense ratio (%)	6333


Land features

Land ID code	111701
Municipality Zone	One
Land area	8500
Present land use	Arid
Authorized land use	amusing, restaurant, tourism
Proposed land use	Tourism, restaurant
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	35	commercial	17000	3 years
	1st	20	amusing, restaurant		
	2nd to 6th	20	residential		
	7th to 9th	15	residential		



Multi floor parking with a commercial floor

Title: land use and proposed project in the land with ID code: 111704	
guide	
parking river main land confine the river technical confine the project confine formal plot pathways	
Information about the primary land identification	
Location features Location: Saheli Road – between Jom-houri and Zand Streets Access way: east Saheli street Adjacent places: river – hospital – 8th bridge	Quality features Present land use: arid Adjacent places: Access to subway: to the downtown subway station
Quantity features Land area: 2000 sq. meter Land dimensions: 37 *57 Distance from zone: 2000 sq. meters	Juridical features Owner: municipality Authorized land use: amusing, restaurant, cultural Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 2829
Technical project proposals	
Quantity features Work opportunities: ground 80% - 1st to 5th : 80% Floors: 5 floors on the ground floor Compression: 80 % without parking Infrastructure: 1600 square meter without parking	Quality features Land use title: tourism, restaurant Activity classes: parking Land use in floors: ground : commercial 1st to 5th parking

Location: Eastern Saheli Road, between Zand and Jomhour Blvd.

The land has the area of 2000 sq. meters, and is located in the eastern of Karoon River, between 5th and 8th bridges. The land now is arid, and the land use of amusing, restaurant, and tourism, is proposed in the authorized plan. It's justifiable to build a public parking, according to the proposed tourism project around the land.

Profitability index	
Investment (thousand Rials)	43,824,000
Inner turnover rate	33.57
Profit (thousand Rials)	12,051,236
Refund period (year)	3
Benefit to expense ratio (%)	30.61

Land features	
Land ID code	111704
Municipality Zone	One
Land area	2000
Present land use	Arid
Authorized land use	amusing, restaurant, and tourism
Proposed land use	Parking
Owner	municipality







Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	80	commercial	1600 without parking	1 year
	1st to 4th	-	parking		



Riverside modern restaurant project

Title: land use and proposed project in the land with ID code: 111708

guide

Restaurant	
river	
main land confine	
the river technical confine	
the project confine	
formal plot pathways	

Information about the primary land identification

Location features	Quality features
Location: Saheli Road – between Jomhuri and Zand Blvd. Access way: east Saheli Road Adjacent places: river – 8th bridge	Present land use: arid Adjacent places: Access to subway: to the downtown subway station
Quantity features	Juridical features
Land area: 1000 sq. meter Land dimensions: 37 * 26 Distance from zone: 1000 sq. meters	Owner: municipality Authorized land use: amusing, restaurant, cultural Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 2829

Technical project proposals

Quantity features	Quality features
Work opportunities: ground 30% 1st : 70% Floors: 1 floor on the ground Compression: 100 % Infrastructure: 1000 square meter	Land use title: tourism, restaurant Activity classes: Land use in floors: ground and 1st : restaurant

Location: Eastern Saheli Road, Jomhuri Blvd

The land area is 1000 sq. meters, and is located in the eastern of the Karoon River, between 5th and 8th bridges. According to the authorized plan, and in order to improve the tourism, employ the river view, and have a dynamic atmosphere in Ahvaz, establishing a modern restaurant is proposed.

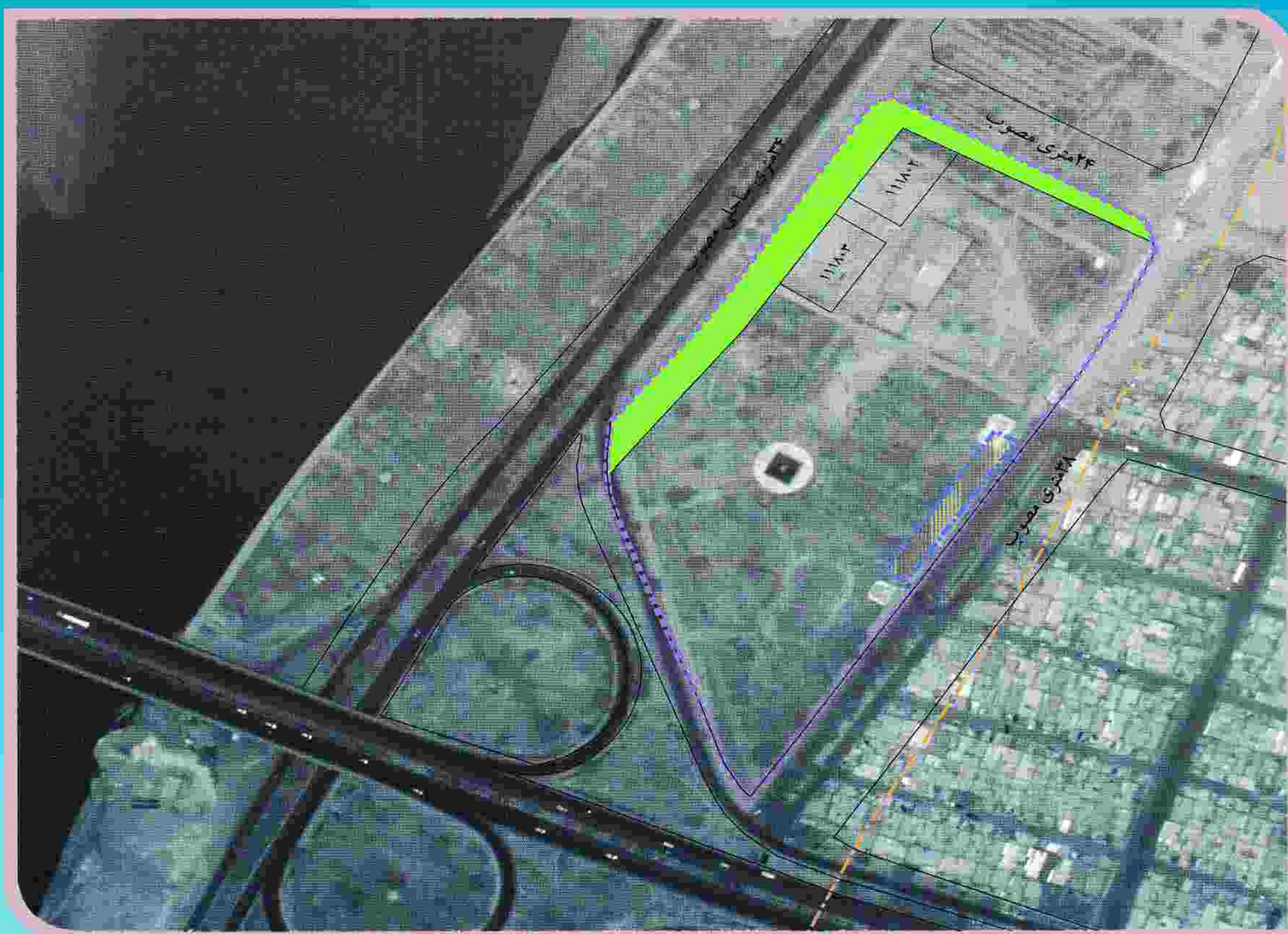
Profitability Index

Investment (thousand Rials)	9,400,000
Inner turnover rate	39.77
Profit (thousand Rials)	1,882,609
Refund period (year)	2.5
Benefit to expense ratio (%)	21.54







Land features

Land ID code	111708
Municipality Zone	One
Land area	1000
Present land use	Arid
Authorized land use	amusing, restaurant, and tourism
Proposed land use	restaurant
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	Ground	30	restaurant	1000	1 year
	1st	70	restaurant		



4 dimensional cinema – gallery

Title: land use and proposed project in the land with ID code: 111801	
guide	
restaurant	
authorized green confine	
formal plot pathways	
the river technical confine	
main land confine	
the project confine	
Information about the primary land identification	
Location features	Quality features
Location: Saheli Road – between Jomhuri and Zand blvd. Access way: behind 38 pathway Adjacent places: river – adjacent green space	Present land use: arid Adjacent places: Access to subway: to the downtown subway station
Quantity features	Juridical features
Land area: 800 sq. meter Land dimensions: 80 * 10 Distance from zone: 800 sq. meter	Owner: municipality Authorized land use: amusing, restaurant, cultural Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 2829
Technical project proposals	
Quantity features	Quality features
Work opportunities: ground 100% - 1th : 20% Floors: 1 floor on the ground Compression: 120 % Infrastructure: 960 square meter	Land use title: restaurant Activity classes: Land use in floors:

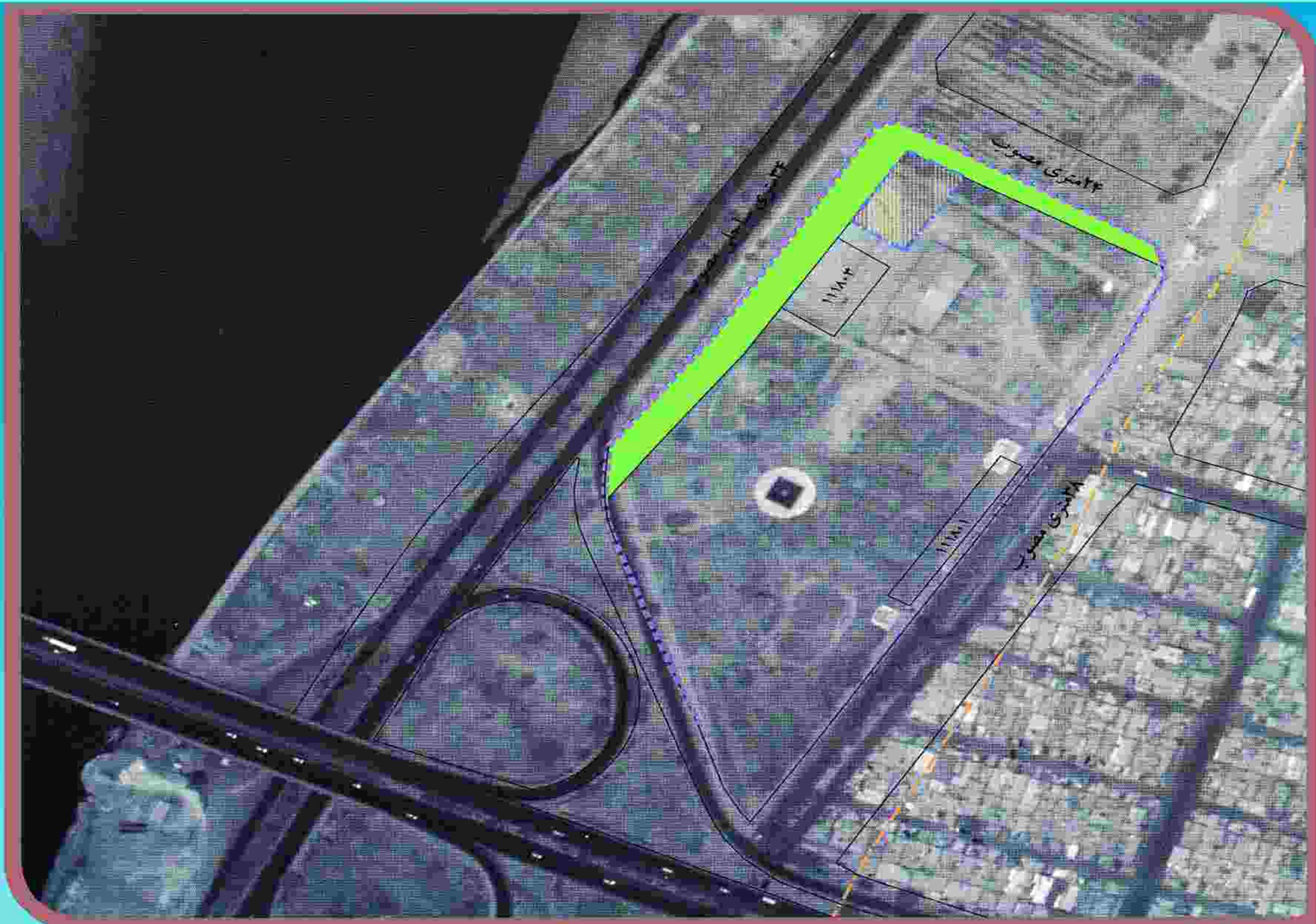
Location: Eastern Saheli Road, Jomhuri Blvd.

The land is near the Karoon River, between 5th and 8th bridges, with the restaurant and amusing land use. The area is 800 sq. meters, and is reserved for restaurant and fast food affairs.

Profitability index	
Investment (thousand Rials)	7,680,000
Inner turnover rate	33.93
Profit (thousand Rials)	1,147,826
Refund period (year)	2.9
Benefit to expense ratio (%)	16.46

Land features	
Land ID code	111801
Municipality Zone	One
Land area	800
Present land use	Arid
Authorized land use	amusing, restaurant, and tourism
Proposed land use	tourism
Owner	municipality







Project features	Floors	employment rate	Land use	infrastructure	Building period
	Ground	100	restaurant	960	1 year
	1st	20	restaurant		



Riverside modern restaurant project

Title: land use and proposed project in the land with ID code: 111802

guide

restaurant	
authorized green confine	
formal plot pathways	
the river technical confine	
main land confine	
the project confine	

Information about the primary land identification

Location features	Quality features
Location: Saheli Road – between Jomhuri and Zand blvd. Access way: behind 38 pathway Adjacent places: river – adjacent green space	Present land use: arid Adjacent places: Access to subway: to the downtown subway station
Quantity features	Juridical features
Land area: 1000 sq. meter Land dimensions: 40 * 25 Distance from zone: 1000 sq. meter	Owner: municipality Authorized land use: amusing, restaurant, cultural Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 2829
Technical project proposals	
Quantity features	Quality features
Work opportunities: ground 70% Floors: 1 floor on the ground floor Compression: 110 % Infrastructure: 1100 square meter	Land use title: restaurant Activity classes: Land use in floors: ground and 1st : restaurant

Location: Eastern Saheli Road, Jomhuri Blvd.

According to the high potential of the area to attract tourists, the restaurant project will be performed near the Karoon River, between 5th and 8th bridges, with the area of 1000 sq. meters and employment rate of 70% for the ground and 40% for the first floor.

Profitability Index

Investment (thousand Rials)	10,340,000
Inner turnover rate	39.77
Profit (thousand Rials)	2,070,870
Refund period (year)	2.5
Benefit to expense ratio (%)	21.54


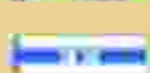
Land features

Land ID code	111802
Municipality Zone	One
Land area	1000
Present land use	Arid
Authorized land use	amusing, restaurant, and tourism
Proposed land use	restaurant
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	Ground	70	restaurant	1100	1 year
	1st	40	restaurant		



Porch sport complex project

Title: land use and proposed project in the land with ID code: 122500	
guide	
sport	
the project confine	
Information about the primary land identification	
Location features	Quality features
Location: Mousavi St. – between Jom-houri Sq. and 5th bridge Access way: Jomhourl Blvd. Adjacent places:	Present land use: arid Adjacent places: Access to subway: to 3rd subway station
Quantity features	Juridical features
Land area: 1650 sq. meter Land dimensions: 36.5 * 45 Distance from zone: ---	Owner: private company Authorized land use: park Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 1937.2
Technical project proposals	
Quantity features	Quality features
Work opportunities: ground 30% 1st : 25% 2nd : 10% Floors: 2 floors on the ground floor Compression: 65 % Infrastructure: 2600 square meter	Land use title: sport Activity classes: sport pavilions – body build- ing – ping pong – futsal – volleyball - basketball Land use in floors: ground : commercial and sport 1st and 2nd : sport

Location: Between Jomhourl Sq. and 5th bridge, Mousavi Street

It's located on Mousavi Street, behind Jomhourl Blvd. with the area of 4000 Sq. meters. Since the land use around the land is residential, commercial, and educational, so the project is proposed as a porch sport complex. Because of adjacency to Jomhourl Blvd. and a few distances (300 meters) to the river and 5th bridge, a high efficiency is not expected.






Profitability index	
Investment (thousand Rials)	40,968,000
Inner turnover rate	35.58
Profit (thousand Rials)	12,782,095
Refund period (year)	2.8
Benefit to expense ratio (%)	34.29

Land features	
Land ID code	122500
Municipality Zone	One
Land area	4000
Present land use	Arid
Authorized land use	park
Proposed land use	sport
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	Ground	30	Sport-commercial	2600	1.5 year (18 months)
	1st	25	sport		
	2nd	10	sport		



Amusing-tourism complex project

Title: land use and proposed project in the land with ID code: 111901	
guide	
amusing - tourism	
Saheli Road underway	
the river technical confine	
main land confine	
the project confine	
Information about the primary land identification	
Location features Location: 57 hectares land, between 5th and 6th bridges Access way: east Saheli Road Adjacent places: river – parks department – Ghouri Park	Quality features Present land use: arid Access to subway: subway station line 2
Quantity features Land area: 10 hectares Land dimensions: 405 meters sidelong the river Distance from zone: 10 hectares	Juridical features Owner: municipality Authorized land use: amusing, restaurant, cultural Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 2830
Technical project proposals	
Quantity features Work opportunities: 5% (light construction) 1st : 40% Floors: Compression: % Infrastructure: square meter	Quality features Land use title: amusing, restaurant, cultural Activity classes: fast food – bike riding – boating – camping – park commercial pavilion - wonderland Land use in floors:

Location: Located in 57 hectares land of Ahwaz municipality

between 5th and 6th bridges, in the eastern of the Karoon River
 In order to promote tourism role at the Karoon riverside, the project s proposed as the amusing-tourism complex. The project activity classes are fast food, bike riding, yachting, water games, camping, commercial stores, park, green space, and wonderland.




Profitability index	
Investment (thousand Rials)	8,625,000
Inner turnover rate	37.05
Profit (thousand Rials)	3,446,320
Refund period (year)	2.7
Benefit to expense ratio (%)	50.31

Land features	
Land ID code	111901
Municipality Zone	One
Land area	100000
Present land use	Arid
Authorized land use	amusing, restaurant, and tourism
Proposed land use	amusing, restaurant, and tourism
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	Ground	5 light structures	Customer service	5000	2 years



Official-commercial complex project

Title: land use and proposed project in the land with ID code: 113200	
guide	
commercial, official	
main land confine	
subway station (will be established)	
Information about the primary land identification	
Location features	Quality features
Location: Behbahani Blvd., in front of Hosseinieh Shohada Access way: Behbahani Blvd. Adjacent places: amusement park – Behbahani Blvd.	Present land use: arid Access to subway: subway station line 2
Quantity features	Juridical features
Land area: 5400 sq. meter Land dimensions: 130 * 35 Distance from zone: ---	Owner: Padad Co. (in charge of municipality) Authorized land use: no Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 2629
Technical project proposals	
Quantity features	Quality features
Work opportunities: ground 70% 1st and 2nd : 60% 3rd : 50% 4th to 10th : 20% Floors: Compression: 380 % Infrastructure: 17100 square meter	Land use title: commercial pavilions, bank, insurance offices, restaurants, amusing Activity classes: Land use in floors: ground to 2nd: commercial 3rd to 5th: commercial – services 6th and 7th: commercial – official 8th to 10th: official

Location: Behbahani Blvd., across from Hosseinieh Shohada

The official-commercial complex, with the area of 4500 sq. meters, located in sector 1 and Behbahani Blvd. (next to gas station), has a great capability for attracting people in the city and countryside, according to the access to Behbahani Blvd. and 5th and Naderi Bridges, and Salman Farsi Street.

Profitability index	
Investment (thousand Rials)	208,293,750
Inner turnover rate	82.52
Profit (thousand Rials)	141,157,901
Refund period (year)	2.9
Benefit to expense ratio (%)	35.05

Land features	
Land ID code	113200
Municipality Zone	One
Land area	4500
Present land use	Official
Authorized land use	Official
Proposed land use	Commercial-official
Owner	municipality






Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	70	commercial	17100	2.5 years (30 months)
	1st and 2nd	60	Commercial		
	3rd	50	commercial-service		
	4th and 5th	20	commercial-service		
	6th and 7th	20	Commercial-official		
	8th to 10th	20	official		



Porch sport complex project

Title: land use and proposed project in the land with ID code: 115001

guide

Sport	
main land confine	
the project confine	
the widening line based on formal plot	
subway station (will be established)	

Information about the primary land identification

Location features	Quality features
Location: between Abazar, Adham, and Tayyeb streets Access way: Behbahani and Tayyeb St., or Abazar and Adham St. Adjacent places:	Present land use: cemetery Access to subway: Padad station line 2
Quantity features	Juridical features
Land area: 1200 sq. meter Land dimensions: 30 * 40 Distance from zone: ---	Owner: Padad Co. (in charge of municipality) Authorized land use: park Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 2712

Technical project proposals

Quantity features	Quality features
Work opportunities: ground 100% Floors: 1st: 100% Basement: 40% without parking Compression: 240 % Infrastructure: 2880 square meter	Land use title: sport Activity classes: parking – pool and buffet – coffee shop – sport equipments pavilions Land use in floors: ground: sport - 1st: sport Basement: commercial and parking

Location: Abazar Street, on the corner of Adham and Tayyeb Streets

The project has the area of 1200 sq. meters, located on the corner of Tayyeb and Adham streets (an obsolete cemetery). This complex has a floor on the ground floor, and a half floor for basement, which is reserved for commercial affairs and parking.

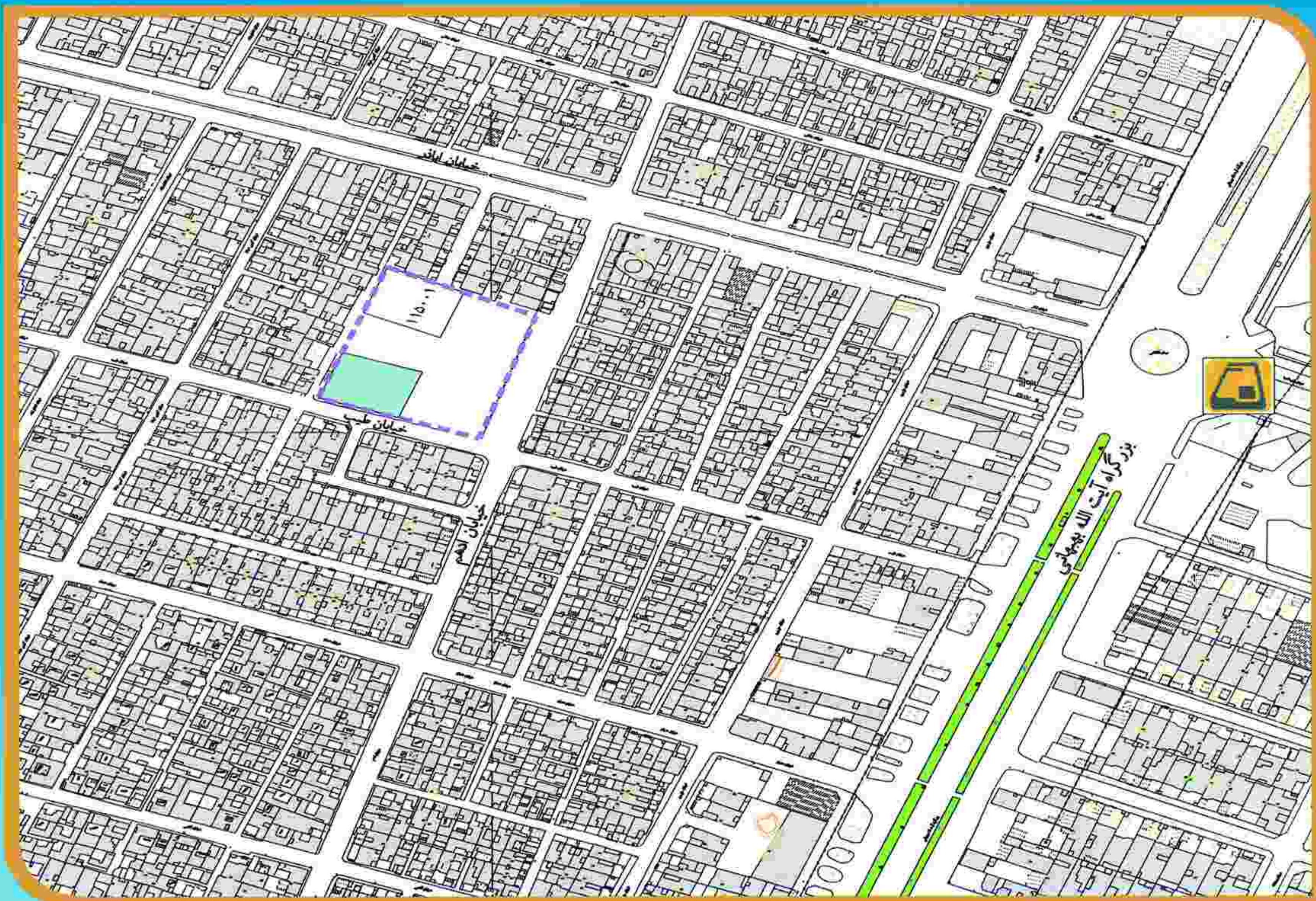
Profitability index

Investment (thousand Rials)	40,752,000
Inner turnover rate	36.67
Profit (thousand Rials)	13,685,217
Refund period (year)	3.3
Benefit to expense ratio (%)	44.36

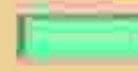



Land features

Land ID code	115001
Municipality Zone	One
Land area	1200 (21.5% of the main land)
Present land use	an obsolete cemetery
Authorized land use	park
Proposed land use	sport
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	100	sport		
	1st	100	sport		
	basement	40	Commercial (rest is parking)	2880 without parking	1.5 years (18 months)



Cultural-artistic complex project

Title: land use and proposed project in the land with ID code: 115002	
guide	
Sport	
main land confine	
the project confine	
the widening line based on formal plot	
subway station (will be established)	
Information about the primary land identification	
Location features	Quality features
Location: Abazar, Adham, and Tayyeb streets Access way: Behbahani and Tayyeb St., or Abazar and Adham St. Adjacent places:	Present land use: cemetery Access to subway: Padad station (line 2)
Quantity features	Juridical features
Land area: 1200 sq. meter Land dimensions: 30 * 40 Distance from zone: ---	Owner: Padad Co. (in charge of municipality) Authorized land use: park Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 2712
Technical project proposals	
Quantity features	Quality features
Work opportunities: ground: 50% 1st to 3rd: 50% Floors: 3 floors on the ground floor Compression: 200 % Infrastructure: 2880 square meter	Land use title: cultural Activity classes: library – restaurant – commercial – gallery Land use in floors: ground : commercial, restaurant 1st: gallery 2nd and 3rd: library

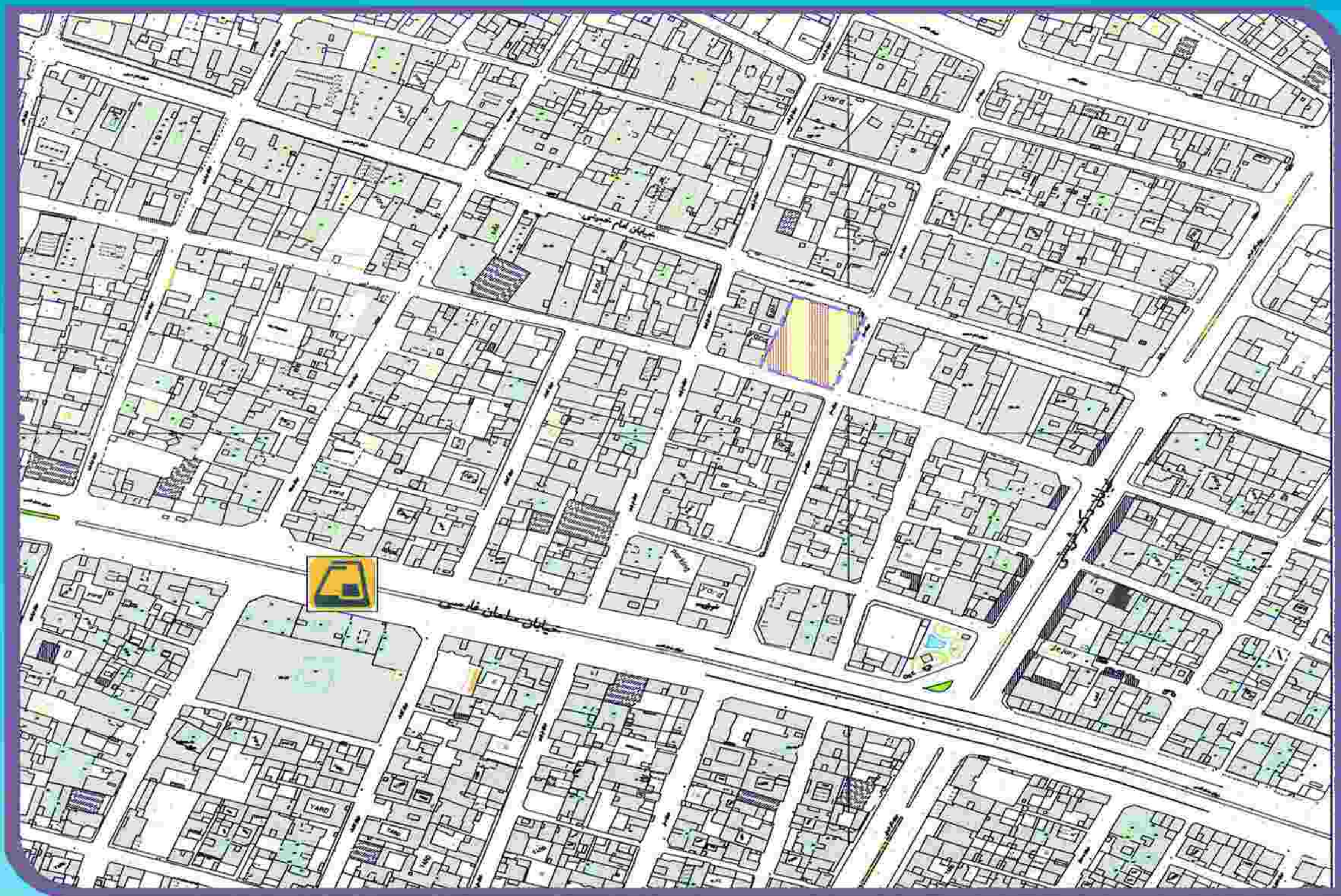
Location: Abazar Street, on the corner of Adham and Tayyeb Streets

The authorities always worry about crowded areas and public requirements. The request level that causes an increase in the sale chance is a suitable opportunity for managers and investors who take part in business. The project has an appropriate access to the city main ways. This complex with associated commercial space has a capacity of 54000 people per year, which gives an internal output rate of 32.02%.






Profitability index	
Investment (thousand Rials)	20,169,600
Inner turnover rate	32.02
Profit (thousand Rials)	4,741,600
Refund period (year)	3.1
Benefit to expense ratio (%)	26.98

Land features	
Land ID code	115002
Municipality Zone	One
Land area	1200 (21.5% of the main land)
Present land use	an obsolete cemetery
Authorized land use	Park
Proposed land use	Sport
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	50	Commercial, restaurant	2400	1.5 years (18 months)
	1st to 3rd	50	cultural		



Amusing complex project

Title: land use and proposed project in the land with ID code: 121500	
guide	
restaurant	
main land confine	
river technical confine	
river	
subway station (will be established)	
Information about the primary land identification	
Location features	Quality features
Location: Imam Khomeini St. – on the corner of Moslem and Sirous St. Access way: Sirous and Moslem St. Adjacent places: Imam Khomeini St. city center	Present land use: gas Access to subway: to the downtown subway station
Quantity features	Juridical features
Land area: 1650 sq. meter Land dimensions: 36.5 * 45 Distance from zone: ---	Owner: municipality and private companies Authorized land use: tourism - restaurant Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: Not defined
Technical project proposals	
Quantity features	Quality features
Work opportunities: ground: 65% 1st: 40%. 2nd : 30%. 3rd: 20% Floors: 3 floors on the ground floor Compression: 155 % Infrastructure: 2258 square meter	Land use title: tourism - restaurant Activity classes: traditional and modern restaurants – tea house – handcrafts pavilions Land use in floors: ground : commercial – restaurant 1st to 3rd : restaurant

Location: Imam Khomeini Street on the corner of Moslem and Sirous Streets

Ahvaz is an industrial and touristic city which is populous in city center, and suffers a lack of restaurant, hotel and amusing places. The land is located in Moslem Street, between 24metri and Shariati Streets, bazaar Main Street. The proposed project is along with the authorized land use, and also giving luxury to the crowd in Ahvaz bazaar, especially Imam Khomeini Bazaar. Including commercial affairs increases its economic attraction, as the internal output rate is increased up to 34.36%. If the municipality decides to take part in the project, the rate will be up to 39%.

Profitability index	
Investment (thousand Rials)	16,354,400
Inner turnover rate	36,59
Profit (thousand Rials)	4,647,057
Refund period (year)	2.9
Benefit to expense ratio (%)	33.47

Land features	
Land ID code	121500
Municipality Zone	One
Land area	1650
Present land use	Garage
Authorized land use	Tourism, restaurant
Proposed land use	Tourism, restaurant
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	65	Commercial-restaurant	2550	1.5 years (18 months)
	1st	40	restaurant		
	2nd	30	restaurant		
	3rd	20	restaurant		