



Tons of mineral water



15,000 tons of mineral water production line project

approve

Line

nature

grind

study carefully

report

inform

In March, 2003

catalogue

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Chapter I Basic information of the construction unit and project

overview

XX township is located in the hilly area of Bo, close to the county seat of Boyang, convenient transportation, Baotian Expressway from its jurisdiction. The township covers an area of 53 square kilometers, with a population of 37,000, and a cultivated land area of 28,000 mu, of which 17,000 mu is paddy field. It is a township with fewer fields, more rich

labor force, weak industrial foundation, and mainly agricultural planting. Township party committee, township government according to the county party committee, county government put forward "learn Zhejiang, fast rise, plastic image" discussion of the directive spirit, make full use of the advantages of the township resources, increase efforts to attract investment, vigorously develop the industrial projects with market potential. After repeated investigation and demonstration, we decided to set up a mineral water production project.

There is an ancient well under the Qingquan Mountain Guanyin Temple in XX Township. The water quality is clear and sweet, and the taste is fragrant. All the four townships around the west like to drink the well water of this ancient well. Well water contains calcium, iron, zinc and other necessary emblem quantity elements, long-term drinking is beneficial to peoples health, is a pure natural ideal

Health care drinking water, has a very broad market prospect.

Chapter II Construction Conditions and Plant Site Selection

2-1 Mineral water resources

There is an ancient well under XX Qingquan Mountain Guanyin Temple, the well water is clear and sweet, and the water is sufficient. It contains a variety of trace elements needed by the authorities, and often drinking is beneficial to human health, and is a natural ideal mineral water.

The 2-2 technique

This project introduces the technology of Shantou Chaojun, Guangdong, and is provided by Guangdong Shantou Zhaozhou Beverage Factory with a full set of production technology, relying on the technology.

2-3 and in the market

Mineral water is a commonly used consumer goods, edible group is very wide, especially in the station, docks, schools, hotels, tourist attractions, trains, ships and other public places sales are greater, and at present the surrounding counties in our county have no formal production enterprises. As long as the product to increase the publicity, the development of scientific sales methods, to ensure the product quality and

Sales services, its market potential is huge.

2-4 Site selection and power supply and transportation

Qingquan Mountain is only 3 kilometers away from the county industrial park, the factory site is planned to be built in the county industrial park, the park can ensure the production of electricity, transportation is convenient, and can enjoy the preferential policies of attracting investment in Boyang County. Qingquan Mountain mineral water laying pipe to the park for production and processing.

Chapter III: Main Construction Contents

3-1 Product plan and construction scale

Product name: Mineral water

The project plans to build 15,000 tons of mineral water per year, with an annual sales revenue of 15 million yuan.

3-2 Production method

According to the national mineral water production requirements, the use of mineral water production special equipment, the implementation of mechanized flow operation line, to achieve standardization and modernization.

3-3 Fire protection

Although this project is not a key industry of fire fighting, fire passageways should be arranged in the implementation of the project, and the distance between factories should be kept to ensure the passage of fire trucks. At the same time, pools, fire hydrants, corresponding fire products and fire fighting equipment should be set up in the factory.

3-4 Environmental pollution

This project does not discharge any "three wastes" and does not produce any pollution to the surrounding environment.

3-5 Safety and labor techniques

1. All equipment shall be equipped with all safety protection devices.
2. All motors shall be protected by zero line or grounding; the motor leads shall be equipped with corresponding specifications and placed in special underground wire grooves.
3. The enterprise shall formulate and implement strict safety system and operating procedures to ensure safe production.

4, the enterprise should not regularly carry out labor safety technology knowledge education and publicity.

Chapter IV Investment Estimate and Financing

4-1 The estimated investment estimates

The total investment of the project is 9.19 million yuan, of which the fixed assets investment is 7.18 million yuan (fixed assets are divided into 3.65 million yuan: equipment investment 3.65 million yuan, civil engineering 1.3 million yuan, advertising costs 1.5 million yuan, other expenses 730,000 yuan, see Table 4-3 for details), and the working capital is 2 million yuan.

Equipment investment budget estimate table

Schedule 4-1

order number	device name	unit	quantity	amount of money (Wan Yuan)	remarks
1	Water lifting equipment	cover	1	15	50 Tons per day
2	Water treatment and filling equipment	cover	1	250	
3	packaging unit	cover	1	10	
4	Automated flask machine	cover	1	20	
5	means of conveyance	cover	1	30	
6	Other equipment	A car	2	40	
	amount to			365	

Equipment investment budget estimate table

Schedule 4-2

order number	device name	area (m3)	cost of construction (Yuan / m3)	amount of money (Wan Yuan)	remarks
1	farm	1600	400	64	
2	storehouse	400	400	16	
3	office	300	250	7.5	
4	The guard and the wall			2.5	
5	expropriation	10 Acres	40000 per mu	40	
	amount to			130	

Table of estimated investment in fixed assets

Schedule 4-3

order number	project name	amount of money (Wan Yuan)	invest scale%	remarks
1	equipment investment	365		See Schedule 4-1 for more details
2	building projects	130		See Supplementary Table 4-2 for more details
3	supply electricity	8		Capacity: 100KVA
4	Equipment transportation and installation costs	20		According to the equipment 5%
5	establishment charges	2		
6	contingency sum	26		And 5% of the sum of 1-5

7	Interest during construction	17		At an annual interest rate of 5.85% Half a year construction period
8	advertising	150		30% of the sum of 1 – 6
	amount to	718		

The working capital is calculated according to the operating cost of the project. The capital turnover of the project is calculated 5 times a year. The operating cost of the project is 10.7844 million yuan, and the project needs the working capital of 2 million yuan.

4-2 Fund-raising

The total investment of this project is 9.18 million yuan, of which the unit self-raised 1 million yuan and 80,000 yuan.

4-3 Construction period schedule

1. Investigation and demonstration of the project in January 20XX.
2. In XX, 20XX, the project preliminary preparation and feasibility report preparation.
3. In XX, 20XX, signed contracts with foreign investors and implemented funds.
4. In 20XX XX, land requisition.
5. 20XX XX, construction started, equipment customized.
6. In XX, 20XX, equipment installation and debugging, personnel

recruitment, training, and trial production.

7,20XX XX month, put into production.

Chapter V Economic Benefit Analysis

5-1 Basic data

1. Calculation period

The construction period of the project is less than one year, the production period is calculated as 10 years, and the calculation period of the project is 11 years.

2. Interest

The fund source of the project is mainly introduced funds and self-raised by the unit. In order to improve the risk coefficient of the project, the interest of all investment is calculated by the bank loan, and the annual interest rate is calculated at 5.85%.

3. Amount and depreciation of fixed assets

The fixed assets investment of the project is 7.18 million yuan, of which, the advertising fee is 1.5 million yuan, excluding depreciation. The equipment is 3.65 million yuan, according to the average depreciation method, the use period is 10 years, the real estate is 300,000 yuan of depreciation, the residual value at the end is 5% on schedule, and the annual repair is 204,000 yuan.

4. Taxes

VAT is calculated at a VAT rate of 17% and income tax at a rate of 33%.

5. Wages

The project has 50 staff members, with an average annual salary of 6,000 yuan, including various welfare bonuses. The annual salary is 300,000 yuan.

6. Sales revenue

The ex-factory price of the product is 0.55 yuan / bottle (1000 yuan / ton), the daily output of sand spring water is 50 tons, the annual production is 10 months, the annual output is 15,000 tons, and the annual output value is 15 million yuan.

7. Production load

In the first year, the production capacity is 60%, in the second year, the production capacity is 80%, and the production in the third year.

8, the manufacturing cost of mineral water bottles is 0.23 yuan, a set of lid and trademark is 0.05 yuan. The cost of a complete mineral water bottle is 0.28 yuan per bottle.

9. Sales expenses

At the design of this project, 1.5 million yuan has been arranged, so the sales expenses are calculated at 7% of the sales revenue.

5-2 Product cost estimate

The cost estimate is shown in Schedule 5-1, which calculates that the unit cost of mineral water is 823.96 yuan / ton, and the total annual cost in normal years is 11,309,400 yuan, of which the fixed cost is 1.779 million yuan and the variable cost is 9,530,400 yuan.

5-3 Sales revenue, profit and tax estimates

The ex-factory price of the product is 0.55 yuan / bottle, that is, 1000 yuan / ton, the annual output of mineral water is 15,000 tons, and the annual sales revenue is 15 million yuan. Taxes and profits are detailed in Schedule 5-2. From this table, the calculation shows that:

1. Profit rate of fixed assets investment

$$\frac{253.13}{718} \times 100\% = 35.25\%$$

718

2. Profit margin on total investment:

$$\frac{253.13}{718-200} \times 100\% = 27.57\%$$

718-200

3. Profit and tax rate of fixed assets investment

$$\frac{253.13+115.93}{718} \times 100\% = 51.4\%$$

718

4, all investment profits and tax rate

$$\frac{253.13+115.93}{718+200} \times 100\% = 40.2\%$$

718+200

5. Profit margin of sales

$$\frac{253.13}{1500} \times 100\% = 16.88\%$$

1500

5-4 Investment repayment analysis

(1) 10% of the enterprise depreciation repayment period of the enterprise reserved for other expenses, can be used for repayment depreciation of 408,000 yuan 90% = 367,200 yuan.

(2) During the repayment period, 10% of the enterprise profit shall be reserved for other expenses, and the rest shall be used for repayment.

The repayment period can be calculated to be 5.94 years (see Supplementary Table 5-3 for details).(Including the construction period of one year).

5-5 Financial and economic benefit analysis

1. Calculated by the financial cash flow statement (see Attached Table 5-4), the accumulated net cash flow during the calculation period is RMB 21,051,700.

(1) Financial internal benefit rate

9.42

IRR=—————×(27-26)=26.44%

9.42+|-12.22|

(2) Financial net present value (when I=16%) = 3.663 million yuan

(3) Calculation of fixed assets investment recovery period

718

Static value = ————— =2.44 (years) (excluding the construction period)

253.13+40.8

|-88.43|

Dynamic value =7-1 + ————— =6.82 (years) (including one year of construction period)

108.19

2. Financial balance analysis

According to the financial balance sheet (see attached table 5-5), the surplus funds of the project in the whole calculation period is 9,268,32 million yuan, the Shanghai Stock Exchange is 4,438,800 yuan, and the retained depreciation is 2.244 million yuan.

3, for an uncertain analysis

177.9

Psales = ————— =6191 (ton)

1	depreciation cost	27.2 yuan / ton	40.8	40.8		40.8	40.8		40.8	40.8		
2	repair cost	13.6 yuan / ton	20.4	20.4		20.4	20.4		20.4	20.4		
3	operating cost	30 Yuan / ton	45	45		45	45		45	45		
five	general expenses	117.8 yuan / ton										
1	Profit from working capital	7.8 Yuan / ton	11.7	11.7		11.7	11.7		11.7	11.7		
2	cost of operation	10 Yuan / ton	15	15		15	15		15	15		

3	miscellaneous expenses	30 Yuan / ton	45	45		45	45		45	45		
six	selling expenses	70 Yuan / ton	63		63	84		84	105		105	
	amount to	823.96 yuan / ton										
	total cost		749.724	177.9	571.824	940.332	177.9	762.432	1130.94	177.9	953.04	
	handling cost		697.244			887.832			1078.44			

Sales revenue, taxes, profit statement

Schedule 5-2

Unit: ten thousand yuan

order number	project	idiophase		
		1	2	3-10
one	Production load	60%	80%	100%

two	Production (tons)	9000	120XX	15000×8
three	sales income	900	1200	1500×8
four	raw and processed material	458.1	610.8	763.5×8
five	motive power	32.724	43.632	54.54×8
six	Wages and Additional	18	24	30×8
seven	cost of production	106.2	106.2	106.2×8
eight	general expenses	71.7	71.7	71.7×8
nine	selling expenses	63	84	105×8
ten	added-value tax	69.56	92.8	115.93×8
eleven	profit on sales	-78.86	166.868	253.3×8
twelve	income tax		55.07	83.53×8
thirteen	after-tax profits	-78.86	111.798	169.6×8

Fixed assets recovery balance sheet

Schedule 5-3

Order of year Project No	Construction period	Multi-phase					
	1	2	3	4	5	6	
1. Fixed assets and principal and interest							

repayment						
1 Investment accumulated at the beginning of the year		760	846.6	707.23	484.18	247.96
2. Fixed investment within this year	718					
3 Interest payable for the current year	42	44.46	49.53	41.49	28.32	14.51
4 Repof principal and interest this year		-42.14	186.9	264.54	24.54	262.47
(1) Repairing the principal		-42.14	137.37	223..05	236.22	247.96
(2) Pay interest		44.46	49.53	41.49	28.32	14.51
5 Total investment at the end of the year	760	846.6	709.23	484.18	247.96	0
Binary recovery fund source						
1 Total profit		-78 . 86	166.868	253.13	253.13	253.13
2. Available for repayment and depreciation		36.72	36.72	36.72	36.72	36.72

1	Investment in fixed assets	718											
2	Working capital occupation	200											
3	handling cost		697.24	887.832	1078.44	1078.44	1078.44	1078.44	1078.44	1078.44	1078.44	1078.44	
4	Sales taxes		69,56	92.8	115.93	115.93	115.93	115.93	115.93	115.93	115.93	115.93	
5	Flow of small	718	966.8	980.632	1194.37	1194.37	1194.37	1194.37	1194.37	1194.37	1194.37	1194.37	
three	net cash flow	-718	-66.8	219.37	305.63	305.63	305.63	305.63	305.63	305.63	305.63	305.63	
four	accumulative total of net cash flow		-784.8	-565.43	-259.8	45.83	351.46	657.09	962.72	126.35	1773.98	2105.17	
five	Net present value (I=16%)	-618.92	-49.63	140.63	168.71	145.48	125.31	10.19	93.22	80.38	69.38	103.58	
six	Cumulative net present value		668.55	-527.93	-359.22	-213.74	88.43	19.76	112.98	193.36	262.72	366.3	

Financial cash flow statement

Attached table 5-5 amount unit: ten thousand yuan

orde		Constr	startup	Delivery date	amo
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