

### **Vesiye Valley Health Village**

The construction of the health village of Dere Vise Valley with an area of 194,000 square meters is for economic development and providing medical and health services to tourists. Dare Vesiye health village has several inpatient rooms, check-up department, rehabilitation department, reception department and accommodation for people.

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Karaj - the leading edge of the Vesiye Valley climbing axis</b>	<b>4097842</b>	<b>152</b>	<b>21</b>

of 4000 square meters is for economic development and providing services to tourists. The habitats of

### **Hasankader Tourism Recreation Complex**

The construction of Hasankader tourism recreation complex with an area of 9.2 hectares and an infrastructure of 15,000 square meters is for economic development and providing services to tourists. This region is known as Iran's hidden paradise due to its pristine nature and climate. In the upcoming plan, services such as restaurants, coffee shops, etc. have been addressed.

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Karaj to Kandavan axis - Hasankader village</b>	<b>1684883</b>	<b>60</b>	<b>20</b>

### **Gete Deh Village Ecotourism Complex**

The construction of the eco-tourism complex of Geteh Deh village with an area of 37.7 hectares and an infrastructure of 6000 square meters is for economic development and providing services to tourists. Gete Deh tourism complex has several rooms for accommodation, shops, etc

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Karaj-Qazvin highway, the way of Gete Deh village</b>	<b>3596101</b>	<b>47</b>	<b>39</b>

### **Vale Hotel**

The construction of Waleh Hotel with an area of 7.3 hectares and an infrastructure of 14,000 square meters is for economic development and providing services to tourists. In this hotel, the sports complex and hospitality are also considered for tourists

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Kandavan - not reaching Gachsar - heights of Valeh village</b>	<b>2140853</b>	<b>111</b>	<b>20</b>

### **Bagh Gulha tourism and entertainment complex**

The construction of Bagh Gulha tourism and entertainment complex with an area of 10.6 hectares and an infrastructure of 10,000 square meters is for economic development and providing services to tourists. The proposed use for this complex is the construction of a bicycle track, coffee shop, etc

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Karaj - the end of Taleghani St. - Biji lands</b>	<b>951658</b>	<b>50</b>	<b>24</b>

### **Alborz Mountain Park Tourist Complex**

The construction of Alborz Mountain Park tourism complex with an area of 99 hectares and 4,000 square meters of infrastructure is aimed at improving the environment and attracting farmers and different people to this area in line with economic development. In this park, services such as bicycle track, restaurant, etc. are provided.

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Alborz province - Kandavan tunnel</b>	<b>426223</b>	<b>88</b>	<b>38</b>

### **Recreation complex, tourist park tourism**

The construction of Karaj Tourist Park tourist complex with an area of 90,000 square meters and an infrastructure of 90,000 square meters is for economic development and providing services to tourists. This park has a cycling track, restaurant and coffee shop, handicraft shopping center, etc.

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Atmosfer Metro - North of Hemet Highway</b>	<b>3248545</b>	<b>125</b>	<b>199</b>

### **Tethys Inter-Road Welfare Complex**

The construction of a convenience complex between the roads with accommodation facilities, restaurants, and the creation of rental space for recreation and entertainment centers, a traditional goods store, a repair shop with an area of 111,600 square meters and an occupation area of 20,800 and a total of 90,800 square meters of green space

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Karaj-Qazvin highway, Bibi Sakineh entrance</b>	<b>3725321</b>	<b>83</b>	<b>21</b>

### **Barghan Health Village**

The construction of Barghan Health Village with an area of 25.5 hectares and an infrastructure of 40,000 square meters is for economic development and providing medical and health services to tourists. Barghan Health Village has a hydrotherapy department, inpatient room, check-up department, rehabilitation department, reception and accommodation department.

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Alborz province - Atashgah axis to Berghan</b>	<b>1039442</b>	<b>51</b>	<b>28</b>

### **Moheb Health Village**

Providing recreational services and all health-related services (services between home and hospital) including: admission, care, swimming pool, reception, laboratory, physiotherapy and rehabilitation, examination and consultation room, in a land with an area of 10650 square meters

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Karaj-Qazvin highway, Kordan exit to Berghan</b>	<b>1462205</b>	<b>46</b>	<b>37</b>

### **Payam exhibition, commercial and entertainment-tourist complex**

The construction of the exhibition, commercial and entertainment-tourist complex of Payam Airport with an area of 628.3 hectares and an infrastructure of 500,000 square meters is economic development and providing services to tourists. This area is the only special economic area with an international airport and near Tehran and close to economic centers, industrial and agricultural towns

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Alborz Province - southern lands of Payam Airport</b>	<b>27140961</b>	<b>44</b>	<b>37</b>

### **Recreational, tourism and entertainment complex of Baghestan Museum of Gentiles**

The construction of the touristic and entertainment complex of the Bagh Museum of the Tribes of Baghistan with an area of 45 hectares and an infrastructure of 22,000 square meters is for economic development and providing services to tourists. This museum garden, in addition to the museum units for viewing, has a restaurant and coffee shop and a section for selling handicraft products

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Karaj-Baghestan-northern highlands of Baghestan</b>	<b>1766121</b>	<b>51</b>	<b>21</b>

### **Nojan Tourism Recreation Complex**

The construction of Nujan tourism recreation complex with an area of 6.4 hectares, building of 10,000 square meters. Of course, the area of 12.8 hectares of land is available in this area. This village is of great importance due to its strategic location, which connects to the village of Ateshghah from the south side, which leads to Baghestan Karaj, and from the east side to Karaj Chalus road

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Ethghah to Chalus - the heights of Nujan village</b>	<b>1088167</b>	<b>62</b>	<b>22</b>

### **Sirud village tourism complex**

The construction of Sirud village tourism complex with an area of 23,000 square meters and infrastructure of 4,000 square meters is for economic development and providing services to tourists. There is a land with an area of 7.8 hectares in this area, and the following plan has been developed for 30% of this land. Due to the mountainous area, this village has cold winters and mild summers, so it is considered as a summer resort and its population increases in summers

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Kordan exit - towards the village of Sirud</b>	<b>677010</b>	<b>69</b>	<b>24</b>

### **Complex of entertainment, tourism and entertainment of exciting activities**

There is 61,000 square meters of land on the western side of Amirkabir Square for the construction of a tourism complex. The purpose of this project is to build a tourism complex of emotional activities with an area of 30,000 square meters and an infrastructure of 1,500 square meters for economic development and providing services to visitors

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Amir Kabir Square - the heights of the west side of the square</b>	<b>555627</b>	<b>48</b>	<b>28</b>

### **Siahkalan tourist camp**

The construction of the Siahkalan agricultural tourism camp with an area of about 21 hectares, a building of 83,400 square meters, is for economic development and providing services to tourists. Of course, the available land in this area is about 70 hectares, and the following plan has been developed in relation to 30% of this land

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Atomic energy, north of Mahmudabad and Siahkalan</b>	<b>3406217</b>	<b>84</b>	<b>20</b>

### **Bostan Milli Tourism Recreation Complex**

The construction of the Park of Nations tourism recreation complex with an area of 34.4 hectares and an infrastructure of 17,000 square meters is for economic development and providing services to tourists. This complex is located in the area of Azimieh Karaj, which is an area with wealthy people, and the services provided in this complex include a shopping center, a residential complex, etc

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Alborz province - Karaj city – Azimieh</b>	<b>1885971</b>	<b>109</b>	<b>23</b>

### **Highland Tourism Complex**

The Highland tourism complex with an area of 17.4 hectares and an area of 5220 square meters is located in the Beji lands in the northern heights of Karaj city, which includes the tourism complex, the sports complex - catering and recreational activities in accordance with the environmental characteristics (kite riding, paragliding...) to be

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Karaj - the end of Taleghani St. - Biji lands</b>	<b>765588</b>	<b>49</b>	<b>25</b>

### **Paintball tourism and entertainment complex**

The tourism and entertainment complex of shooting and paintball with an area of 12 hectares and an infrastructure of 12,000 square meters is within the Atmosfer metro area, which can attract many tourists due to the favorable climate and the location of the region in terms of proximity to Tehran and Alborz provinces.

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Atmosfer Metro - North of Hemet Highway</b>	<b>1053436</b>	<b>65</b>	<b>21</b>

### **Children's land entertainment complex**

Children's land tourist and entertainment complex (Disneyland) with an area of 2.6 hectares and 23,000 square meters of infrastructure, including various spaces for children to play and facilities such as inflatable slides, jumping, trampolines, ball pools, etc., to provide entertainment and happiness for children

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Atmosfer Metro - North of Hemet Highway</b>	<b>2580673</b>	<b>55</b>	<b>27</b>

### **- Kondor village ecological complex**

The construction of Nujan tourism recreation complex with an area of 37.8 hectares and an infrastructure of 60,000 square meters is for economic development and providing services to tourists. This collection includes handicraft supply store, reception and accommodation hall, etc

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Karaj to Chalus axis - Kandar village</b>	<b>2655816</b>	<b>42</b>	<b>36</b>

### **Barghan Sanj tourist special area**

The construction of Yerghan Sanj tourist sample area with an area of 60 hectares, the infrastructure of 4,880 square meters and the area of 23,892 square meters is for economic development and providing services to tourists. The use that can be built is the construction of a visitor education center, a recreational complex (pavilions, playground for children, etc.) and a catering complex (dining room and restaurant)

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Berghan, Alborz province</b>	<b>583793</b>	<b>60</b>	<b>26</b>

### **Asara tourist special area**

The construction of a model tourism area in Asara with an area of 50 hectares and an infrastructure of 25,500 square meters is for economic development and providing services to tourists. The facilities offered in this area are pavilions, camps, accommodation complexes, sports, catering, cultural and green spaces

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Alborz province, Asara</b>	<b>1599044</b>	<b>44</b>	<b>39</b>

### Baghistan tourism special area

The construction of a model tourism area in Baghistan with an area of 347 hectares is for economic development and providing services to tourists. This area has an artificial waterfall, a playground for children and adults, a cycling track, etc

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Baghistan, Alborz province	1557629	51	20

### The touristic area of the wildlife park

The construction of a wildlife park model tourism area with an area of 150 hectares is for economic development and providing services to tourists. Of course, it is possible to expand the project up to 300 hectares in this area. In the wildlife park, the animals are not in cages and live freely, for this reason the wildlife park will be a fun and attractive place for wildlife lovers

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj, Javadi Blvd	17654896	49	23

### Dizin tourist sample area

The construction of Dizin tourism model area with an area of 90 hectares is for economic development and providing services to tourists. In addition to the ski resort, the use of this area is a place for selling or renting related products, restaurants, etc

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Dizin, Alborz province	3743574	72	19

### A sample tourism area of Vesiye Valley

The construction of the health village of Vesiye Valley with an area of 194,000 square meters is for economic development and providing medical and health services to tourists. Dere Vesiye health village has several inpatient rooms, check-up department, rehabilitation department, reception department and accommodation for people

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj - the leading edge of the Vesiye Valley climbing axis	4097842	125	21

### **The sample tourism area of Shahristanak**

The construction of an exemplary tourism area of Shahristanak with an area of 30 hectares and an infrastructure of 590 square meters and an area of 530 square meters is for economic development and providing services to tourists.

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Alborz province, Shahrestanak	180514	52	34

### **Azimieh tourism sample area**

The construction project of Azimieh tourism sample area with an area of 100 hectares is for economic development and providing services to tourists. In addition to the green space, this park has a commercial section, a coffee shop and a restaurant

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj, Azimie	862251	57	23

### **Garmdera tourism sample area**

The construction of Garmdare tourism sample area with an area of 50 hectares and 5,140 square meters of infrastructure is for economic development and providing services to tourists. The proposed use for Garmdare tourism sample area is green spaces and gazeboes, restaurants and canteens, handicraft supply and shopping center

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Garmdara, Alborz province	517726	80	35

### **Water Plus three star hotel**

The construction of a three-star hotel in Alborz province with an infrastructure of 2400 square meters (840 meters under the hotel building and the rest of the green space for parking and roads is about 1560 square meters). This hotel includes the services of a restaurant, coffee shop, sports complex and billiards, and it creates employment for 54 people directly

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Mohammad Shahr, in front of former Proma	1169942	51	27



### **Water park and amusement park in the cultural and sports complex of Imam Khomeini workers (RA)**

Cultural and sports complex of Imam Khomeini (RA) workers (hall and sports complex) is located in Shahrak Jahan Nama neighborhood of Karaj and Kazemi-Eskandari Blvd. This complex is one of the two sports complexes in Shahrak Jahan Nama neighborhood of Karaj

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Karaj</b>	<b>212709</b>	<b>33</b>	<b>47</b>

### **Tourism in the bed of the Karaj River**

The place of implementation of the project is located in Alborz province, Karaj city, Asara district, Asara city, Rey Zameen neighborhood. The area of the project has the pristine and beautiful nature of the Chalus road, the Karaj river, suitable weather, unique pastures and vegetation, convenient and easy access from the nearby cities and all the surrounding cities, proper security, which attracts countless numbers of tourists every year. will be tourists

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Alborz-Asara-Ray Zameen province</b>	<b>3172699</b>	<b>71</b>	<b>27</b>

### **Tourism in the bed of Kurdan river**

The place of implementation of this project is on a land with an area of 25,000 square meters, located on the bank of the Kurdan river, which has a suitable tourist location in the region. There is also easy access to the main roads and tourist areas, including the beautiful village of Berghan and Agasht. Near this project, there are water, electricity, telephone and gas facilities in Banusohra village and Kordan village, and it is 25 km away from Karaj city and 15 km away from Hashtgerd city.

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Alborz province-Kordan riverside</b>	<b>2079894</b>	<b>71</b>	<b>27</b>

### **Creation of tourist attractions in Misbah region**

Due to the location of Sulaymaniyah Palace, Misbah Grand Mosque, Misbah Old Bath, there is a great potential to turn this complex into a tourist and tourism place, and despite the reconstruction of these historical places, the related income is provided through tourists' visits (buying tickets)

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Karaj-Mesbah</b>	<b>144985</b>	<b>51</b>	<b>41</b>

### Commercial-administrative-entertainment complex

The land with an area of 8 hectares belongs to the road and urban development suitable for the implementation of the commercial-administrative-entertainment center and creating suitable spaces for service and entertainment per capita and creating employment. In this plan, with a base of 24,000 square meters and a useful area for an office-commercial complex with 7,200 square meters on 4 floors. Also, 3 cinema halls, an amphitheater and a library with an area of 500 square meters, the construction of green space and a park have been considered for construction in this complex. The income of this plan is considered through the sale of the units of this center

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj- Hassan Abad	3717108	12	23

### Creation of various promenades along 2 Karaj rivers

For the creation of these promenades, a land of 1 hectare has been considered, with 3,000 meters under the building and a useful area of 1,200 square meters for the construction of a commercial complex in 4 floors and an area for the construction of a park and green space. The target area is from around Hafez Square to the beginning of Bilqan Bridge. Income will be obtained by pre-sale and sale of commercial and welfare units

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj-Hesar	647080	13	30

### artificial lake

The project of constructing an artificial lake in an area of 1000 square meters in Kianmehr Karaj is to provide recreational and boating services to the citizens. Therefore, the income from the construction of this project is provided through the sale of boat tickets to tourists

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj, Kianmehr - Mehr Park	182547	96	18

### Mehrshahr Cube Park tennis courts

The project of constructing tennis courts in Mehrshahr cube park on a plot of land with an area of 3500 square meters, in order to provide welfare and sports services to citizens in Mehrshahr, which is one of the privileged areas of a city that has good access to population centers such as Tehran, Karaj and Fardis. And without a doubt, the high economic power of the residents facilitates the use of facilities such as the tennis court

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Eram Boulevard, Mehrshahr, Karaj	40681	43	36

### **Park Hamon cafe restaurant**

This complex is located in Mehrshahr Hamon Park with an area of about 350 square meters and is located on the west side of the Pearl Palace. The location of this project in one of the privileged areas of Shahr Karaj can be considered as a potential for attracting investors

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Mehrshahr, Eram Blvd., in front of Pearl Palace</b>	<b>44744</b>	<b>33</b>	<b>62</b>

### **Sheikh Abad Commercial Complex**

Sheikh Abad commercial complex construction project in a land area of 24000 square meters, 2400 square meters of area and 7200 square meters of infrastructure and a useful building area of about 2880 square meters located on the west side of Standard Square with 4 floors of parking to provide services to the people. is the region. 100% occupancy is expected in the basement and the ground floor to the third commercial floor (property commodity exchange) and on the fourth floor amphitheater and restaurant, etc., with 70% occupancy

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Karaj, west side of Standard Square</b>	<b>1308851</b>	<b>13</b>	<b>32</b>

### **Mehrvila commercial complex**

This project aims to provide business per capita and with a view to create sustainable income, create employment and provide services to citizens and in the future to passengers of Karaj Metro Line 5 with a noble area of 10000 square meters on two floors located on Danesh Blvd., on the Ayatollah Hashemi underpass. Rafsanjani is predicted. The income is made through the sale and pre-sale of the units

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Student Boulevard, Ayatollah Rafsanjani Underpass</b>	<b>1474932</b>	<b>13</b>	<b>28</b>

### **Ostad Shahriar Park sports complex**

The construction project of Ostad Shahriar Park sports complex on a land area of 5000 square meters, located on Ayatollah Taleghani Blvd., is to provide recreational sports services to the citizens. The income of this complex is obtained through the tuition received for membership in the sports complex

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Karaj, Ayatollah Taleghani Boulevard, Imam Reza Boulevard</b>	<b>212666</b>	<b>51</b>	<b>30</b>

### **Baghestan Tourism Village Complex**

The construction project of Baghestan tourism village complex with an area of 90 hectares is to provide recreational services to the citizens. 17 projects with different uses, such as restaurants, cafes, entertainment centers, etc., have been planned for different classes with different tastes to create a healthy and cheerful environment for those who spend their free time

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Karaj, Baghistan Tourism Village</b>	<b>13209056</b>	<b>61</b>	<b>35</b>

### **Administrative, commercial and sports complex**

This complex is located on a land of 3 hectares with 12,000 square meters of infrastructure and a useful building area of about 7200 square meters on 5 floors. Considering the considerable value of the mentioned land and being in a pristine location in Mehrshahr region and the possibility of building a commercial, administrative and service complex in it, it is one of the attractive investment projects and opportunities that will definitely be profitable for both parties

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Shahradari Boulevard, Mehrshahr, Karaj</b>	<b>4863220</b>	<b>15</b>	<b>41</b>

### **Moradab hill residential complex**

This project is related to the construction and completion of a half-finished building in Islamabad on the roof of Muradab hill with an area of 2950 square meters and a substructure of 2360 square meters and a useful building area of about 1000 square meters in 6 floors with parking. The income from this project is obtained by pre-sale and sale of units

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Islamabad - Murad Ab hill roof</b>	<b>234169</b>	<b>13</b>	<b>32</b>

### **Welfare and tourism complex in the lands of Iranian martyrs**

Shahid Irani lands in the land with an area of 8 hectares and an infrastructure of 20,000 square meters are for economic growth and providing recreational services to the citizens. The income from this project is through catering and restaurants, entertainment and recreation center, service complex (repair shop, etc.), accommodation complex (suite) and handicraft shops and booths

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Freeway on Karaj-Qazvin road. Fence area</b>	<b>2050072</b>	<b>66</b>	<b>33</b>

### **Mahan cultural and sports complex**

The construction project of Mahan cultural and sports complex is on a land of 35,00 square meters, 1050 square meters of surrounding area and 2450 square meters of infrastructure located in Mahan Blvd. to provide recreational and sports services to citizens. The way to earn money is by paying tuition for membership in this sports complex

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Karaj, Mahan Blvd</b>	<b>246111</b>	<b>65</b>	<b>33</b>

### **Sports hall and parking lot**

The project of construction of public parking and sports complex in line with the provision of services and provision of car parking space for the operation of the sports complex and public use in the area of 3500 square meters, 1400 square meters and 2000 square meters of infrastructure by Karaj municipality. The way to earn money is through the payment of tuition fees for the members of the sports complex

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Mrs. Ansari's lands, Valfajr Square</b>	<b>377416</b>	<b>65</b>	<b>34</b>

### **Squash sports complex**

The project of building a squash sports complex on a plot of land with an area of 292 square meters, an area of 90 square meters and an infrastructure of 204 square meters in Jahanshahr Family Park, which is one of the neighborhoods of Karaj city, in order to attract teenagers and young people interested in squash and provide a healthy environment. Their presence in the gym is happy and full of energy. The way to earn money is through paying members' tuition fees

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Karaj, Jahanshahr Family Park</b>	<b>60836</b>	<b>49</b>	<b>32</b>

### **Riding club**

The project is to build a riding club in the lands of the northern border with an area of 5,000 square meters. The income from this project is through riding activities of tourists and riding training in this complex

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Karaj has not reached Tawheed Square</b>	<b>203686</b>	<b>64</b>	<b>33</b>

### Shah Abbasi welfare Service Collection

The construction of a complex in line with welfare and tourism services, on a land of 4 hectares with 30000 meters of area and 1000 meters of infrastructure to provide recreational and welfare services to citizens. The income from this project is through catering and restaurants, entertainment and recreation center, service complex (repair shop, etc.), accommodation complex (suite) and handicraft shops and booths

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Shah Abbasi Square	1073017	67	32

### Dense orchards of stone fruits and scaffolding grapes

Alborz province has 68,000 agricultural and garden lands, which are exempt (privately owned) lands at the city level, which the investor must rent or buy. After planting seedlings, it can be used from three to five years

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
At the level of Alborz province	34092	67	47

### Creating greenhouse settlements

Greenhouse crops are important in increasing yield, saving water and protecting crops against the climatic conditions of the country. The possibility of increasing production is one of the other important factors that show the necessity of building a greenhouse. The construction site of the Ismailabad Greenhouse Project is Shorkala (Karaj) with an area of 50 hectares and a useful area of 30 hectares for vegetable and summer production

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Ismail Abad Shur Castle next to Mahdasht Karaj	563811	43	24

### All kinds of summer and vegetable products

In Alborz province, 2,000 hectares of land where vegetable and summer crops are cultivated in the open air can be transferred to a controlled environment (greenhouse), which often has agricultural water. One of the advantages of converting to a greenhouse is to increase the production of quality products up to 5 times. The products of this section are all kinds of vegetables and summer

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
The province level in the exception lands	17717	74	11

### Wood cultivation using wastewater treatment

The wastewater of Karaj metropolis is collected in the south of Karaj city in Mahdasht region and after treatment, it is provided to the agricultural sector. In Mahdasht Karaj, 1250 hectares of infrastructural facilities, pressurized irrigation, 17 km of transmission line and pumping station have been completed by the Agricultural Jihad Organization with a credit of more than 56 billion Tomans

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Mahdasht Karaj</b>	<b>47459</b>	<b>54</b>	<b>50</b>

### Production of fruitful seedlings

Considering that the working environment is a closed space, in the outskirts of the city and villages, with at least 200 meters up to one hectare, it is capable of doing work. Production knowledge is of great importance. The product of fruitful seedlings has a birth certificate

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
	<b>232273</b>	<b>27</b>	<b>50</b>

### Aquaculture

Aquatic production in Alborz province is one of the components of job creation in the agricultural sector. In the surveys conducted, 389 ponds with the capability of dual-purpose agricultural exploitation with an area of 246,000 square meters have been identified, which can produce 1,450 tons of fish in the traditional method and 2,880 tons in the case of mechanized breeding

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>The level of Alborz province</b>	<b>20616</b>	<b>26</b>	<b>55</b>

### meat farm

Breeding broilers means preparing day-old chicks and keeping them according to a nutritional and health plan and reaching the desired slaughter weight. Considering the province's annual demand of 105,000 tons and the province's production of 13,000 tons, the province is facing a deficit of 92,000 tons

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>The level of Alborz province</b>	<b>14600834</b>	<b>46</b>	<b>25</b>

### Packaged products under the agricultural sector

People who do not have the ability to make large investments can operate by obtaining a license and meeting the relevant conditions in their place of residence within the city and village without creating a new building by equipping and purchasing the relevant machinery. In this project, forecasting and estimation for the number of 30 units of all types of home businesses, including all greenhouse production units, packaging of honey, pickles and salt, traditional bread and sweets, dried fruit, etc

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
The level of Alborz province	249672	13	108

### Production of canned and dry products

Considering the production of more than 2 million tons of crops, horticulture, livestock, poultry, aquatic animals, and bees in the province in order to reduce waste and increase added value and produce export-oriented products, the construction of conversion industries units inside and outside industrial towns From the settlements in the agricultural lands of the private sector separately in suitable places after obtaining the necessary permits for industrial units above 10 thousand tons per year in all parts of the province, it is possible to have a suitable investment opportunity

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
The level of Alborz province	492725	69	49

### Mesbah

Due to the location of Sulaymaniyah Palace, Misbah Grand Mosque and Misbah's old bath, there is a great potential to turn this complex into a tourist and tourism place. Despite the reconstruction of these historical places, the relevant income is provided through tourists' visits (buying tickets)

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj – Mesbah	144985	51	41

### Commercial-administrative-entertainment complex

This land plan with an area of 8 hectares belongs to the road and urban development suitable for the implementation of a commercial, administrative, entertainment center and creating suitable spaces for service and entertainment per capita and creating employment. In this plan, with an infrastructure of 24,000 square meters and a useful area for an administrative-commercial complex with 7,200 square meters on 4 floors; Also, 3 cinema halls, an amphitheater and a library with an area of 500 square meters are planned. Construction of green space and park in the area is also available. The income of this plan is considered through the sale of the units of this center

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj- Hassan Abad	3717108	12	23



### Creation of various promenades along the Karaj River

The scope of the project has the pristine and beautiful nature of the Chalus road, the Karaj river, suitable weather, unique pastures and vegetation, convenient and easy access from nearby cities and all the surrounding cities, and proper security, which attracts countless numbers of tourists every year. It will be tourists

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Alborz-Asara-Ray Zameen province	3172699	71	27

### Southern belt of Karaj

This plan includes the leveling, infrastructure of the south belt of Karaj along with guardrails, asphaltting and road accessories for a length of 28 km, 3 lanes and two return lanes, which started from parts of the extension of Hemet highway on the north side of the highway and after passing From the southern part of the highway, it is connected to the Tehran Karaj highway in the western part. The income of this plan is through toll collection

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj city	5702082	98	22

### Mohammad Shahr - Mahedasht bypass

The project starts from Tehran Karaj highway and after passing through the western areas of Mohammad Shahr and Mahdasht, it will be connected to the Eshtehard-Shahriar axis. Among the benefits of implementing this plan, we can mention the reduction of travel time, fuel consumption and air pollutants and increase in safety. This plan includes leveling, infrastructure along with guard rails, asphaltting and road accessories for a length of 21 kilometers, 3 lanes and in two return lanes. The income can be obtained through tolls

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Karaj	5029419	97	22

### Nationwide water supply ring

The product of the project is sanitary drinking water, which is purified by the components of the project and transported to the places of consumption. According to the considerations of the Ministry of Energy, there is no possibility of guaranteed purchase of water from the investor. Therefore, according to the agreements made, it is stipulated that the project will be handed over to the investor in a self-governing manner (mutual sale) and in exchange for handing over other benefits (handover of wastewater concessions, electricity production, etc.) or the assets of the regional water company

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Alborz province	73909367	106	30

### Construction of CHP power plant

The capacity of this power plant is 3.6 megawatts, which, including 350 working days of 24 hours with 86% efficiency, produces 27,216,000 kilowatts of electricity per year. For each megawatt of electricity produced, a space equivalent to 200 square meters is sufficient. Considering the development plan, the land considered for the plan is 1800 square meters. The plan's income is from the guaranteed sale of electricity, and if thermal energy is sold to the applicant units, the total amount will be added to the plan's income

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Alborz province	522851	53	19

### Aircraft repairs and maintenance

Payam Special Zone has earmarked 20 hectares of land in 6,750 meter plots for the construction of a hangar to service aircraft. The subject of the project is to build a hangar in one piece provided by Payam Special Economic Zone and provide maintenance, repair and overhaul services for MRO aircraft. The investor will receive the land for the construction of the hangar and equipment to provide MRO services and then will start marketing and attract customers from different domestic and foreign airlines

.The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Mehrshahr Payam Special Economic Zone	672148	50	24

### Building and workshop sheds

The subject of the project is the construction of a complex of workshop sheds to provide services to heavy machines. For this purpose, an area of 10,000 square meters with 40% infrastructure and 40% density is considered for 30% roads and 30% green space in the space plan. The area considered for logistics and warehouse is 4,000, and the plan's income is from rent or workshop services, mainly for providing service to heavy machinery operating in Payam Special Economic Zone

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Mehrshahr Payam Special Economic Zone	3915746	59	20

### Payam commercial complex

In the area of 4000 square meters, 50% infrastructure and 40% density are considered in 5 floors and one underground floor is also allocated for parking and storage. During the construction until the sale of all the units to the economic operators in Payam Special Economic Zone, it is considered

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Mehrshahr Payam Special Economic Zone	1077722	35	39

### Construction of logistics complex and warehouse complex

The subject of the plan for the construction of a commercial office complex in an area of 400,000 square meters with 40% infrastructure and 40% density, 30% roads and 30% green space in 1 floor are included in the plan, the area included for logistics and warehouse is 160,000 and the income of the plan It is about providing warehousing and shipping services for imported and exported goods in Payam Special Economic Zone

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Alborz Karaj Mehrshahr Payam Special Economic Zone</b>	<b>6187386</b>	<b>60</b>	<b>31</b>

### Operation of the aircraft

The subject of the plan to overhaul and extend the AOC license of Payam Airline and the joint operation of three Embraer aircrafts. The cargo carrier of Iranal infrastructure is available. The investor should pay the initial overhaul costs of these planes and after renewing the license of the National Aviation Organization of Iran, start marketing to provide air freight services through these planes

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Alborz Karaj Mehrshahr Payam Special Economic Zone</b>	<b>1426647</b>	<b>31</b>	<b>50</b>

### Car injector

The subject of the plan is to launch an injector production line with a capacity of 300,000 units per year. The injector is one of the components of the fuel supply system in gasoline engines, which plays an important role in regulating the amount of fuel injected into the cylinder, and also helps to reduce fuel consumption, start better in cold weather, reduce emissions and increase engine efficiency

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Simin Dasht Industrial Town</b>	<b>806093</b>	<b>14</b>	<b>66</b>

### Plastic products

The subject of the plan is to launch a production line of plastic products with a capacity of 30,000 pieces per year. Polyurethanes are one of the artifacts in different forms, including soft foams, hard foams, elastomers, thermoplastic elastomers, resin, paint, coating, etc., which are used in the world. One of the applications of polyurethanes is to cover pipes buried in the soil to protect against corrosion

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Baharestan Industrial Town</b>	<b>18162668</b>	<b>34</b>	<b>68</b>

### Digital printing ink

The subject of the plan is to set up a digital printing ink production line with a capacity of 600 tons per year. Mixed printing inks contain colors that are transferred to paper or any other substrate with the help of a printing form. This substance is dispersed from a pigment or color dissolved or in a liquid called transfer. In the production of printing ink, there are two parts: the production of pigment and the production of non-pigment colored base products. Currently, the demand and market for this product is growing

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Baharestan Industrial Town</b>	<b>1255359</b>	<b>13</b>	<b>68</b>

### Metal powder machinery

The subject of the plan is to launch a production line of machinery for the production of metal powders with a capacity of 8 machines per year. The applications of these powders can be used as a reinforcing phase in composites, powder metallurgy with the aim of making porous or dense bulk, gradual bulk manufacturing or FGM, and use in 3D printing methods. , chemical reagents, paints, inks and polishes, etc

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Baharestan Industrial Town</b>	<b>782537</b>	<b>36</b>	<b>59</b>

### Production of automatic transmission

The subject of this plan is to set up an automatic gearbox production line with a capacity of 5000 units per year. Delivering the driving force from the engine to the wheels to move the car is also done by the power transmission system

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Baharestan Industrial Town</b>	<b>804869</b>	<b>26</b>	<b>44</b>

### Sorbitol and other raw materials

The subject of this plan is to set up a sorbitol production line with a capacity of 60,000 tons per year. Sorbitol is a sugar alcohol that is slowly metabolized in the human body. Sorbitol occurs naturally in many fruits and vegetables and is commercially prepared from the reduction of glucose

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Baharestan Industrial Town</b>	<b>183131321</b>	<b>20</b>	<b>102</b>

### Technical poisons

The subject of this plan is to set up a production line of technical poisons with a capacity of 150 tons per year. Regarding the production of ready-to-use poisons, one of the basic items required is "technical" poisons, or the same effective substance, which the domestic companies producing poisons supply most of their need for these substances through imports. In order to provide these basic raw materials in the production of agricultural pesticides, the government is trying to facilitate the access of domestic producers to these materials by allocating government currency to it

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Baharestan Industrial Town</b>	<b>1010454</b>	<b>26</b>	<b>41</b>

### Diffusion vacuum pump

The subject of this plan is to set up a diffusion vacuum pump production line with a capacity of 1500 units per year. Diffusion pump is a type of pump in which one fluid sweeps another fluid (Fluid Entrainment). Pumps such as steam and oil ejectors are also of this category of pumps

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Baharestan Industrial Town</b>	<b>478098</b>	<b>34</b>	<b>53</b>

### Setting up an employment school

The technology assistant project is organized and planned in the direction of targeted guidance of scientific teachings in the direction of practical use and practical experience for the formation of an entrepreneurial society and creating motivation and a sense of hope in young people and with the aim of training an expert force

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Alborz province – Karaj</b>	<b>501670</b>	<b>38</b>	<b>24</b>

### Setting up a store of knowledge-based products

Companies register their products in Vitfa. Vitfa SEO improves products and promotes products. After the sale of the products, 90% of the amount is automatically transferred to the supplier's account and 10% to Vitfa's account. The competitive advantages of this plan include: easier access to knowledge-based companies, creation of leasing facilities and knowledge-based advantages on the site, quick settlement with the supplier and payment of lower transaction commission, flexibility in the type of non-packaged and industrial products

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
<b>Alborz Science and Technology Park</b>	<b>76698</b>	<b>42</b>	<b>37</b>

### Setting up the country's first knowledge-based town

The vision of Alborz Science and Technology Park is the development of cooperation with research and development centers of various industries, especially companies active in the private sector. The establishment of a knowledge-based town despite training and consulting services, support services and road and unit rental, technology development and brokerage and acceleration, joint and Necheri is the way to generate income for this project

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Alborz province – Karaj	830416	24	18

### Industrial bread production

The subject of this plan is to set up an industrial bread production line with a capacity of 1200 tons per year. The variety of basic items and the variety of baking methods give different types of bread

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Baharestan Industrial Town	196293	19	70

### Plant polymer from corn and wheat starch

The project of launching plant polymer production line from corn and wheat starch with a capacity of 900 tons per year is for the development and economic growth of industry, agriculture and medicine sectors. This product has various applications in the production of disposable containers in the food industry, the production of origin petals and agricultural films, the production of disposable medical products with smart coatings, surgical prostheses and disposable hospital clothing;

The location of the project	Estimated total costs (million Rials)	Payback period (months)	Project internal rate of return (IRR) percent
Baharestan Industrial Town	211,310	37	30

