



## Milk processing plant property complex



**An industrial enterprise for milk processing, which has the necessary permits, infrastructure and engineering network is offered.**

The enterprise is currently closed.

The volume of milk produced by farmers on the territory of the community ranges from 5 to 10 tons per day.

### Property complex characteristics:

- facilities, of more than 520 m<sup>2</sup> (90% is repaired). Milk processing – up to 10 tons per day;
- office and amenity spaces, an area of 135 m<sup>2</sup>;
- car wash 50 m<sup>2</sup>;
- equipment of home manufacture;
- asphalt-concrete approach automotive road, 7 m wide;
- electrical substation.



### Project goals:

- the production of dairy products in an ecologically clean place between three megacities (Dnipro, Zaporozhye, Nikopol) allows to restore the work of a milk processing plant with convenient transport logistics and organize the breeding of dairy cows (there is an area of 7 hectares);
- meeting the growing demand of the region's population for dairy products;
- development of domestic milk and processed products;
- support of the rural population through the milk cooperative movement;
- creation of 14 new jobs.



### Project economic indicators:

**Required investment capital: \$ 200 thousand.**

Net Present Value (NPV)	\$ 5.4 mln	Payback period (PP)	2,6 years
Profitability index (PI)	110 %	Rate of return	39 %
Internal Rate of Return (IRR)	27 %		



### Initiator:

«Helios» LLC  
Novopokrovska  
village TC

<https://novopokrovska-gromada.gov.ua/>



### Duration

**11 months**





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### Proposal technical specifications

#### Land plot characteristic:

- Total area: 7 ha
- Intended purpose of use: reserve lands
- Cadastral number :1225085000:01:001:016
- Land steward (owner): Novopokrovska village TC

#### Engineering infrastructure:

- Power supply 15 kW per hour
- Centralized water supply well - 5 m<sup>3</sup> per hour.
- Water disposal (cesspool) - 5 m<sup>3</sup> per hour.
- Gas pipe line runs near the building
- Heating system: independent solid-fired boiler room (wood, coal);
- Ventilation system forced
- Internet – possibility of connection is available.
- Lighting is available on the territory and in the premises.

#### Transport infrastructure: :

- The production is located along the territorial automotive road;
- 4,2 km - T 0420 territorial highway;
- 40 km – E 50 European highway;
- 40 km - H 11 and national highway Dnipro-Mykolaiv;
- 39 km - H 08 national highway Dnipro-Zaporizhzhia;
- 0,5 km – the Komyshevata Sura river
- 76 km – the city of Dnipro;
- 74 km – the city of Zaporizhzhia;
- 72 km - «Dnipro» international airport.



### Mechanisms for cooperation:

- Joint venture.
- Share sale / long lease..

#### Partner's resources:

- land plot with an area of 7 hectares;
- base of an existing dairy plant with an area of 655 m<sup>2</sup>;
- equipment of domestic production.



### Additional information

The land plot is located within the settlement with. Pavlovka. It has a connection to all communications, which requires less investment in the development and restoration of the enterprise. It is possible to implement other investment projects on the territory.



### Location:

Novopokrovska TC, Dnipropetrovsk region



**Dnipropetrovsk Regional Investment Agency (DIA)**

**Address:** 2, O. Paul Ave, office 538, the city of Dnipro, Ukraine, 49004 **Web:** [www.dia.dp.gov.ua](http://www.dia.dp.gov.ua)

**Contact person:** Halyna Savran

**Tel.:** +38 056 742 86 34

**E-mail:** savran.dia@gmail.com