

IMPACT INVESTMENT

CLIMATE POLICY PROJECT

»PEOPLESHOME«

WIND ENERGY INVESTMENT IRAN




10 MEGAWATT RENEWABLE GRID POWER

ULRICH KRETZSCHMAR



The issue of environment has never been more important than today.

PEOPLESHOME Impact Investments link the renewable energy generation with the enhancement of infrastructure in emerging markets.



Ulrich Kretzschmar, 2017

Ulrich Kretzschmar, Founder
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Initiating of Impact Investments

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THE BUSINESS

Iran has a large scale of Wind yields with a moderate location characteristics and perform secure energy generation.

The investment scheme is based on the provision of international equity (15.8%).

The Industrial and Commercial Bank of China could provide a loan of up to 15 million US\$ for 10 Megawatt in total.

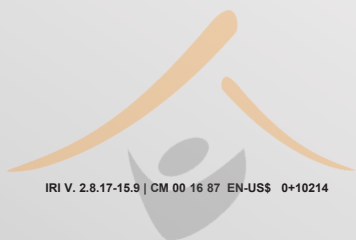
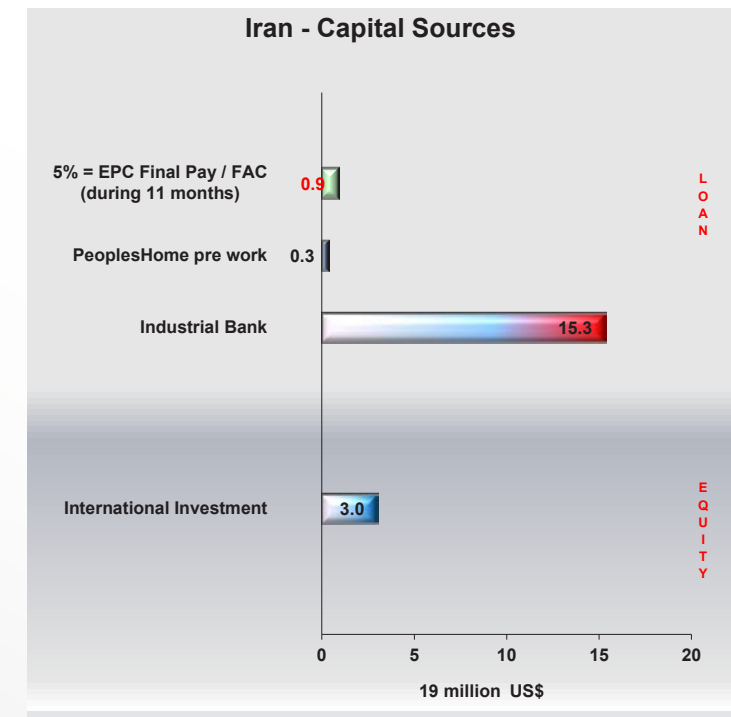
Assuming this loan financing the equity/loan ratio would be at 1 : 5.5
 The project has a stable cash flow which is guaranteed by the national government (FiT/PPA calculation is at 0.13 US\$/KWh) and has a strong value of saleability and is projected for 20 years (Dividends Guarantee 14.7%).

Programmatic carbon income is no part of the financial projections. It is estimated up to 3.5% of the investment cost throughout the entire operating period.



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Project Driver
NAZURA & PARTNER

Lead Investor
Family Office

Country Investor
National Institution or Entity

Prime Contractor
World Technology Leader

Project Initiator
PEOPLESHOME & Associates

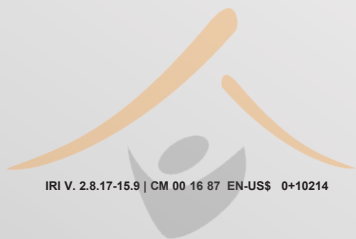
Operator
National Company

Power Purchaser
National Electricity Provider

Rent to Land Owner
Local Municipality

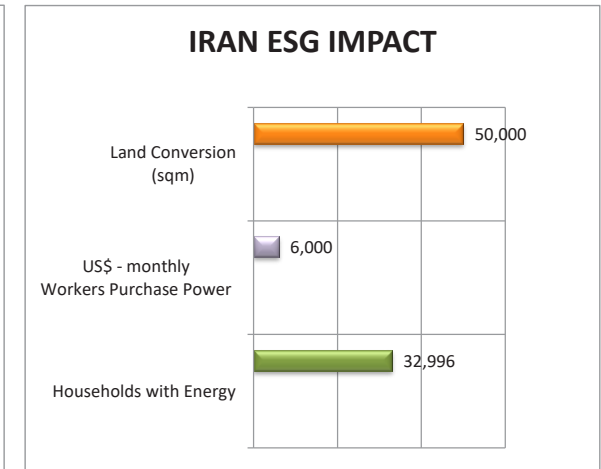
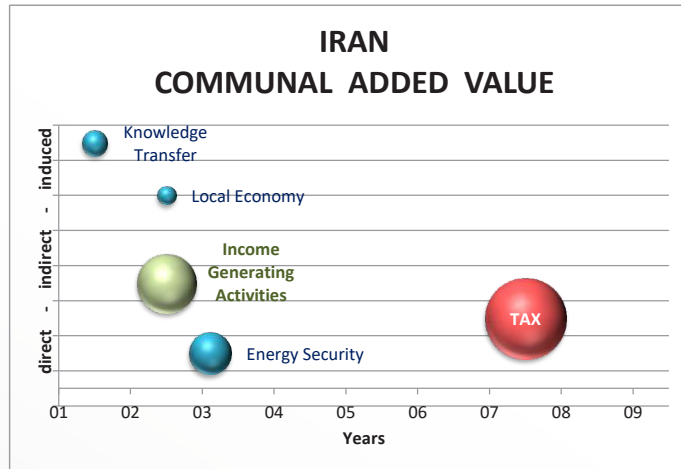
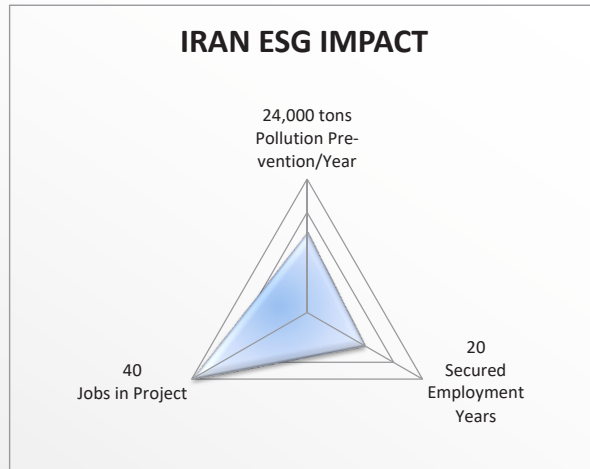
Knowledge Transfer
International University Collaboration

let the Sun/Wind work with you

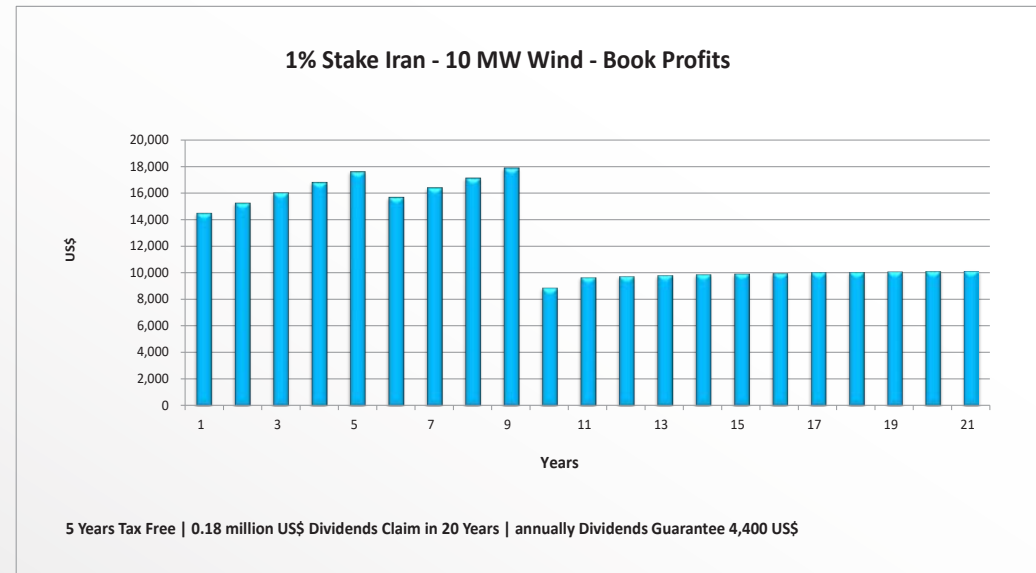


ESG IMPACT & DIVIDENDS

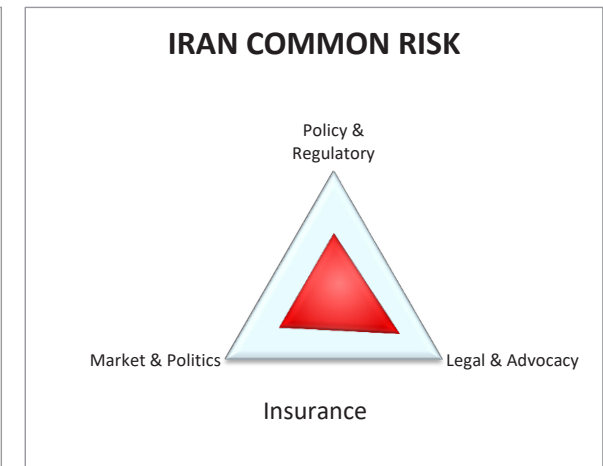
ENVIRONMENT - SOCIAL - GOVERNANCE



Iran Invest	19,195,842 US\$
PeoplesHome (pre-work)	300,000 US\$ ✓
External Capital	15,320,092 US\$ ✓
Private Equity	3,000,750 US\$ ✓
Final Pay out of Revenues	875,000 US\$ ✓
ROI (20 years)	6.2 %
Net Present Value	9,171,356 US\$
Profitability Index	3.1
Price per installed Kilowatt	1,750 US\$
Operating & Maintenance 7.5% / year	1,052,716 US\$
IRR (20 years)	9.54 %
DSCR	1.67



CRC RISKS & INVESTORS RELATION



ROE

39.2%

NPV

9M US\$

IRR

9.5%

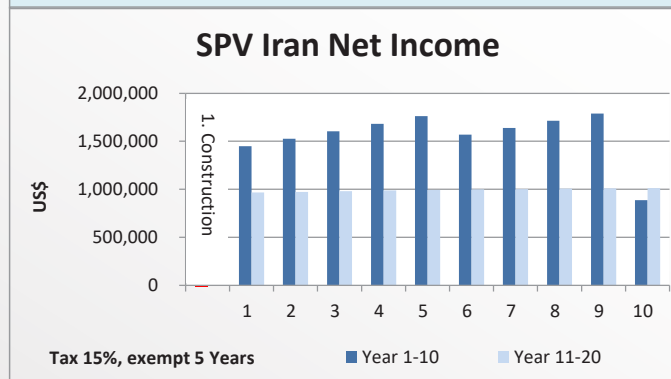
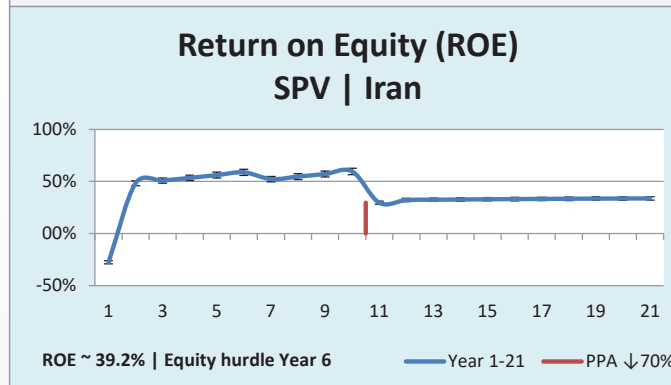
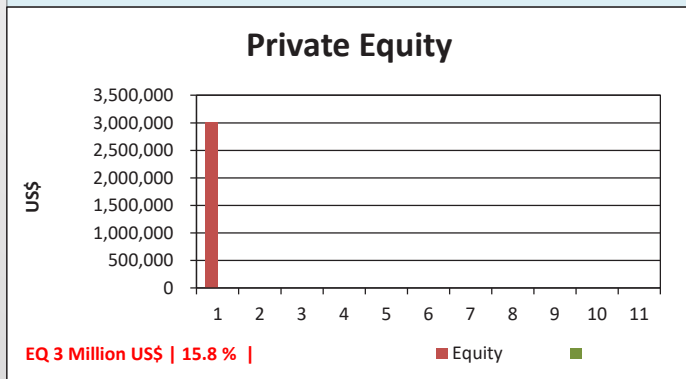
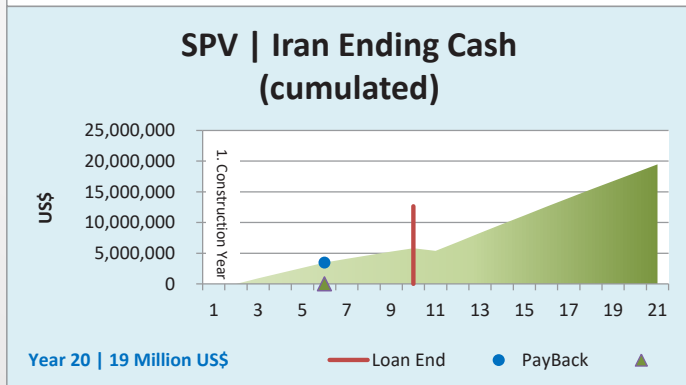
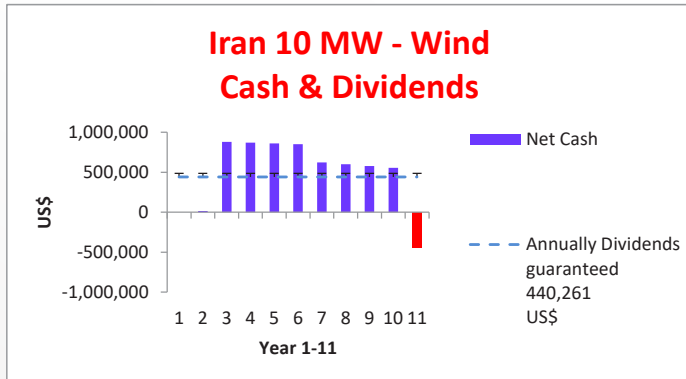
FINANCIAL PROJECTION

SUMMARY

Iran Wind Power Plant 10 MW
PP10-W--1750:200

I	Volumes	US\$	1 USD = 32,696.50 IRR	08.17
	Houses (re-investment proposal)	0		F 0
	Renewable Energy	10 MW Wind Power		
	Served Households	32,996 (à 75 Kwh/m) (30 GWh/Year - Gain 2,970)		
	Village Land	0 ha	1.00 US\$/sqm	
	Land Surface - Wind Power Park	5 ha	0.00 US\$/sqm	
II	Use of Capital	19,195,842 US\$		
	Technology & Production Machinery	17,500,000 US\$	Price per KW Std. - Premium - IDC	
	Land	0 US\$	1750 1875 1920	
	* Construction Material Houses	0 US\$		
	* Labour Cost	0 US\$		
	Infrastructure + Labour Cost	0 US\$		
	Management + Fees & IDC	1,695,842 US\$		
	Qualification Budget	0 US\$		
	Social Village Package	0 US\$		
III	Capital Part 2017	18,620,842 US\$	15.8% Projected Equity 10%	
	PeoplesHome pre-costs	300,000 US\$	shares	actual
	National Loans	0 US\$	15.0%	5 Years 1.6%
	International Loans (IR ~4.5%)	15,320,092 US\$		11 Years 85.0%
	National Grants	0 US\$		0.0%
	International Grants	0 US\$		0.0%
	National Investments	0 US\$	20.0%	0.0%
	International Investments	3,000,750 US\$	65.0%	15.8%
	Co-/Interims Investment	0 US\$		0.0%
			100.0%	102.3%
IV	Social Impact			
	Jobs	40		
	Purchase Power	6,000 US\$	per Month	
V	Common Numbers			
	Houses per Year (construction)	0		
	House Sale Price	0 US\$		
	Tax to pay per Year	1,763,472 US\$	Average (15% tax rate) (5 Years no)	
	Project Locations	1		
	Total Projected Carbon Credits	237,571 US\$	extra Income (not in the Finance Scheme)	
	Power Purchase Agreement	0.13 US\$	per Kwh (break even 0.13/ 0.11 US\$)	
	- Iran	4229.49 IRR	(1 USD : 32,696.50 IRR)	
	Yearly FIT Progression	0.00 %		
	Electricity Market Price KWh	0.04 US\$	2017	
	Electricity Price Inflation	9.00 %	per Year	
	Iran Surplus	20,765,991 US\$	(20 Years)	
	- Net Income Operator	1,052,716 US\$	per Year	
VI	R-O-E + Pre Costs			
	Feasibility Study	275,000 US\$		
	Working Capital	345,000 US\$		26,904,065 US\$ Stuttgarter Model
	R-O-E (NPM 40.7%), ROI 6.2%	39.2 %		9,171,356 US\$ NPV

FINANCIAL PROJECTION



KEY NUMBERS - 2.8.2017|15:9

10 MW Wind 2,970 Investment	19,195,842 US\$
Equity	3,000,750 US\$
Loan	15,620,092 US\$
Supplier Final Payment	875,000 US\$
Sub-payment	0 US\$
Global Interest Rate	4.5 %
Grants	0 US\$
R-O-E 20 years after tax	39.2 %
R-O-I 20 years after tax	6.2 %
NPV 20 years before tax (IR 4%)	9,171,356 US\$
Company Value (Stuttgarter Model)	26,904,065 US\$
Guaranteed Pay-out Dividends	14.67 %
Pay Back Period	6 Years
PPA /KWh	0.13 US\$
FiT/PPA Rise Anually	0.00 %
1% Profit Ø per Year	11,771 US\$
1 \$-cent Income PPA/FiT (20 Years)	5,939,280 US\$
Off-taker Power Break Even	Year 11 2028
Tax Exemption	5 Years
Country Surplus in 20 Years	20,765,991 US\$
Nat-Capital : Int'l.-Capital Quote	0 : 1
Equity : Loan Quote	1 : 5.5

FINANCIAL PROJECTION

FINANCIAL ANALYSIS MODEL

ANALYST'S NAME Dr. Glenn L. Stevens - <http://staging-cms.fandm.edu/glenn-stevens>
 NAME OF COMPANY Iran Wind Power Plant 10 MW

FIRST CALENDAR YEAR OF DATA 2017

US\$

NUMBER OF YEARS OF DATA 5

Equity 3,000,750

SUNA

INCOME STATEMENT

	Start Year	Year 1	Year 2	Year 3	Year 4
Sales Revenue	0	3,841,412	3,841,412	3,841,412	3,841,412
Less: Cost of Goods Sold	0	0	0	0	0
Gross Profits	0	3,841,412	3,841,412	3,841,412	3,841,412
Less: Operating Expenses:					
Operating Expense	0	956,193	965,754	975,411	985,165
General / Admin. Exp.	0	0	0	0	0
Lease Expense	0	0	0	0	0
Depreciation Expense	381,015	746,789	716,918	688,241	660,711
Total Operating Expenses	381,015	1,702,982	1,682,672	1,663,652	1,645,876
Operating Profits	(381,015)	2,138,429	2,158,740	2,177,760	2,195,535
Less: Interest Expense	445,092	689,404	633,301	574,674	513,408
Net Profits Before Taxes	(826,107)	1,449,025	1,525,439	1,603,086	1,682,127
Less: Taxes	0	0	0	0	0
Net Profit After Taxes	(826,107)	1,449,025	1,525,439	1,603,086	1,682,127
Less: Pref. Stock Divds.	0	0	0	0	0
Earnings available for Common Stockholders		1,449,025	1,525,439	1,603,086	1,682,127

BALANCE SHEET

Current Assets:

Cash	0	14,084	893,606	1,763,472	2,623,584
Marketable Securities	0	0	0	0	0
Accounts Receivable	0	0	0	0	0
Inventories	0	0	0	0	0
Total Current Assets	0	14,084	893,606	1,763,472	2,623,584
Gross Fixed Assets (at cost):					
Land & Buildings	0	0	0	0	0
Machinery and Equipment	18,669,735	17,922,946	17,206,028	16,517,787	15,857,075
Furniture & Fixtures	0	0	0	0	0
Vehicles	0	0	0	0	0
Other (Inc. Fin. Leases)	0	0	0	0	0
Total Gross Fixed Assets	18,669,735	17,922,946	17,206,028	16,517,787	15,857,075
Less: Accumulated Depreciation	0	0	0	0	0
Net Fixed Assets	18,669,735	17,922,946	17,206,028	16,517,787	15,857,075
Other Assets	0	0	0	0	0
Total Assets	18,669,735	17,937,029	18,099,634	18,281,259	18,480,659

Current Liabilities:

Accounts Payable	0	0	0	0	0
Notes Payable	0	0	0	0	0
Accruals	0	0	0	0	0
Taxes Payable	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0
Total Current Liabilities	0	0	0	0	0
L / T Debt (Inc. Financial Leases)	16,495,092	14,313,361	12,950,527	11,529,066	10,046,338
Total Liabilities	16,495,092	14,313,361	12,950,527	11,529,066	10,046,338
Preferred Stock	0	0	0	0	0
Common Stock !!	2,174,643	3,623,668	5,149,107	6,752,193	8,434,320
Paid-In Capital In Excess of Par	0	0	0	0	0
Retained Earnings	0	0	0	0	0
Total Stockholders' Equity	2,174,643	3,623,668	5,149,107	6,752,193	8,434,320
Total Liab. & Stockholders' Equity	18,669,735	17,937,029	18,099,634	18,281,259	18,480,659

FINANCIAL PROJECTION

10 MW Iran	Start Year	Year 1	Year 2	Year 3	Year 4
Number of Common Shares	100	100	100	100	100
End-of-Year Stock Price					
RATIO ANALYSIS					
Current Ratio	no curr. Liabi.	no curr. Liabi.	no curr. Liabi.	no curr. Liabi.	no curr. Liabi.
Quick Ratio	no curr. Liabi.	no curr. Liabi.	no curr. Liabi.	no curr. Liabi.	no curr. Liabi.
Inventory Turnover	no Inventories	no Inventories	no Inventories	no Inventories	no Inventories
Average Collection Period		0.00	0.00	0.00	0.00
Fixed Asset Turnover	0.00	0.21	0.22	0.23	0.24
Total Asset Turnover	0.00	0.21	0.21	0.21	0.21
Debt Ratio	0.88	0.80	0.72	0.63	0.54
Debt-to-Equity	7.59	3.95	2.52	1.71	1.19
Times Interest Earned		3.10	3.41	3.79	4.28
Gross Profit Margin		100.00%	100.00%	100.00%	100.00%
Operating Profit Margin		55.67%	56.20%	56.69%	57.15%
Net Profit Margin		37.72%	39.71%	41.73%	43.79%
Return on Total Assets (ROA)		8.08%	8.43%	8.77%	9.10%
Return on Equity (ROE)		48.29%	50.84%	53.42%	56.06%
Earnings Per Share (first 5 years tax exemption)		14,490	15,254	16,031	16,821
IPI Iran - 20%		289,805	305,088	320,617	336,425
Price/Earnings Ratio					
DUPONT ANALYSIS					
Net Profit AT/Sales		37.72%	39.71%	41.73%	43.79%
Sales/Total Assets	0.00%	21.42%	21.22%	21.01%	20.79%
ROA		8.08%	8.43%	8.77%	9.10%
Net Profit AT/Total Assets	0.00%	8.08%	8.43%	8.77%	9.10%
Total Assets/Stockholders. Equity	858.52%	495.00%	351.51%	270.75%	219.11%
ROE	0.00%	39.99%	29.63%	23.74%	19.94%

STATEMENT OF CASH FLOWS

CASH FLOW FROM OPERATING ACTIVITIES					
Net Profit after Taxes		1,449,025	1,525,439	1,603,086	1,682,127
Depreciation		746,789	716,918	688,241	660,711
Decrease in Accts. Receiv.		0	0	0	0
Decrease in Inventories		0	0	0	0
Decrease in Other Assets		0	0	0	0
Increase in Accounts Pay.		0	0	0	0
Increase in Accruals		0	0	0	0
Increase in Taxes Payable		0	0	0	0
Increase in Other Cur. Lia.		0	0	0	0
Cash Flow from Oper. Act.		2,195,815	2,242,357	2,291,327	2,342,839
CASH FLOW FROM INVESTMENT ACTIVITIES					
Increase in Gross Fixed Assets		746,789	716,918	688,241	660,711
Cash Flow from Investments		746,789	716,918	688,241	660,711
CASH FLOW FROM FINANCING ACTIVITIES					
Increase in Notes Payable		0	0	0	0
Increase in Long-Term Debt		(2,181,731)	(1,362,834)	(1,421,461)	(1,482,727)
Changes in Stockholders' Equity		1,449,025	1,525,439	1,603,086	1,682,127
Preferred Dividends Paid		0	0	0	0
Common Dividends Paid					
Cash Flow from Financing Activities		(732,706)	162,605	181,625	199,400
Net Incr. in Cash / Mark. Securities		2,209,898	3,121,879	3,161,193	3,202,951