



MINI BREWERY

PROJECT PROPOSER - REFERENCES

COMPANY "3M-PLUS" Ltd. - NIKSIC

TECHNOLOGY

Technological process of beer production is complex and involves the following technological stages:
 PRODUCTION OF SWEET LIQUOR
 MAIN SUBSEQUENT FERMENTATION
 PURIFICATION AND FILLING OF BEER

It is important to point out that major industrial breweries are not ready to adjust to a wide range of choosy consumers with smaller quantities of special types of beer. On the territory of Montenegro there are no mini breweries which would answer the taste of wide market consumers, which leads to the conclusion that mini breweries should be established and developed in order to adapt the production to the taste of consumers.

The production planning would be guaranteed by contracts concluded between the investor and potential buyers.

The customers that have concluded contracts with the investor are: HTP (Hotel Touristic Enterprise) "Onogost", joint-stock company Niksic, J.P.S.R.C. (Public Company - Sport Recreative Center) "Niksic", "Montel" Motel Glava Zete, "Sotto la Collina" Podgorica, and many others.

With provision of modern technological equipment and engagement of experienced local staff, the investor can expect with certainty that the market will accept the product with great confidence

Table 1 : summary of inputs, annual needs and suppliers

No	Inputs	Units of measure	Annual needs	Suppliers
1	Water	m3	10.000	City network
2	Liquor	kg	324.000	BIP Belgrade
3	Hops	kg	3.600	PRODUKTIVA Novi Sad
4	Yeast	kg	200	Brewery Niksic
5	Power	kWh	200.000	City Network

LOCATION

Mini-brewery will be built in Nikšić, in the central part of the city and within a hotel-catering building. This location is very attractive and suitable for the investor's designated business.
 The building will be connected to the city infrastructure network of power, water supply, sewerage and telecommunications.

ESTIMATE INVESTMENT

1.147.384 €

Estimate Project Value, apart from the determined technical and technological concept, comprises of:

- Construction works costs, equipment, mechanical works and installation, electric works and installation and other works and services as of March 2003.

- Costs of provision of finances, set out by law and feasible in practice

Table 2 : Estimate Investment costs into fixed and long-term working assets

No	Investment Structure	Amount in EUR	Amount in %
A	Investment in fixed assets	1.125.724	98.11
1.	Construction works	500.000	43.58
2.	Equipment	603.224	52.57
2.1	Invoice value of the equipment	545.769	47.56
2.2	Depending costs of equipment provision	57.455	5.01
3.	Founding investment	17.500	1.53
4.	Other investments	5.000	0.43
B.	Investment in long-term working assets	21.660	1.89
C.	Total investment in fixed and working assets	1.147.384	100

INVESTED FUNDS RETURN PERIOD

Investment return period $t_p = 2,89$ years as of the regular production start up, i.e. $t_p = 3,89$ years upon the project investment start-up.