

Company Name	<b>ChlodniaBiecz</b>
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WebSite	<b><a href="http://www.chlodniabiecz.pl">www.chlodniabiecz.pl</a> , <a href="http://www.sellfactory.com.pl">www.sellfactory.com.pl</a></b>
zip code	<b>38-340</b>
Description of offer	<p><b>For sale industrial production facility with a current decisions concerning admission to food production decision No. 55/13, based on HACCP, IFS, BRC</b></p> <p><b>* The whole area is covered by a zoning plan symbol 16.PU-</b>  areas of production facilities, warehouses, stores and services (production, manufacturing, processing, storage facilities, components, wholesale, automotive including gas stations)</p> <p><b><u>You can change the profile manufacturing plant</u></b></p> <p><b>21 299m<sup>2</sup> plot,</b>  <b>9 120 m<sup>2</sup> buildings, modernised in 2013</b>  production and storage of the four-storey social part of the area. 8 045.81 m<sup>2</sup>,  office building 919.11 m<sup>2</sup> (renovation 2011 years),  gatehouse building (protection) 116,36 m<sup>2</sup>,  building electrical substation 45,60 m<sup>2</sup></p>
Description of company	<p><b>Administrative ;</b> polish and european authorities approval for enviromentaly friendly food production decision no. 55/13</p> <p><b>Sanitary;</b>  Polish Sanitary Inspectorate's approval  IFS and BRC certificates – in progres</p> <p><b>III. Production capacity;</b></p> <p><b>Frozen fruits and vegetables, production of potato chips:</b>  Previous production: 6 kt / year frozen food, fruits, vegetables, french fries  Department prepared the installation of a new line.</p> <p><b>Production of industrial ice cream</b>  The current production: max. 360 000 liters per month  Devices ready for production, own retail network of 30 commercial buildings</p> <p><b>Supplier base ;</b>  potatoes – 50 kt/year,  root vegetables– 100 kt/year,  fruits – 200 kt/year</p> <p><b>Production ;</b> Currently – withheld – Can start up in 30 days</p>

	<p><b>Customer base:</b>  The plant has its own national markets and Europe. With the possibility of magnification.  The plant has its own sales network to sell ice cream - 30 objects  <b>Documentation of the HACCP</b> - concerning the production of vegetables, fruit, potato chips, ice cream, and packaging of products  <b>Documentation of the IFS, BRC</b> - regarding the production of vegetables, fruit, potato chips, ice cream, and packaging of products  <b>Full documentation on production technology</b> of frozen fruit, frozen vegetables, frozen potato fries  <b>Recipes</b> mixed vegetables and fruit  <b>Recipes</b> for ice cream production of industrial  <b>Implemented procedures and standards</b> of HACCP, IFS, BRC  <b>It has qualified staff</b></p>
<p>Additional Information</p>	<p><b><u>Recommendation</u></b>  The only one plant specialised in frozen food production in Poland with all formal and authority approval for enviromentaly friendly food production looking for the investor  Use of all the potential supplier base, both fruits and vegetables  Diversification of financial risk by selling the variety of products. Prices may differ each year.  <b><u>Financial Recommendation</u></b>  Independent appraisers and experts in real estates evaluation estimated the value of the company before modernization in 2013 on <b>17,083,000 PLN – approx. 4,35 mln €</b>  Company with smaller productive capacity was sold in 2013 for <b>4,14 mln €</b>  Product prices – due to domestic supplier base, automation, and cheap labour it should be easy to reach stable, long-lasting price advantage over the market.  Estimated cash flows with prognosed production capacity determine marges on minimum of <b>20%</b>, giving the total refund in 5 years  Possibility of receiving public funds for employment of currently unemployed, both regional, domestic and from EU  Established value of the company after 2 years with at least 80% usage of production capacity can reach approx. <b>15-20 mln €</b></p>