

GMS - STATO X FINE OTTOBRE 2011

	IMMOBILI	AFFITTO MESE	AFFITTO ANNUO	mq.	€/mq.
F-MAURIZIO	1,200,000	2,500	30,000	500	2,400
F-ROMEO	500,000	2,500	30,000	250	2,000
PF-MAURIZIO	800,000		-	400	2,000
MS-DIS	5,000,000	10,000	120,000	3,400	1,471
MS-ROSOL	1,500,000	2,500	30,000	750	2,000
MS-MODIC	3,000,000	10,000	120,000	4,000	750
	12,000,000	27,500	330,000		

INVESTIMENTO €	22,717,500.00	<<<< CALCOLATO IN BASE
Tasso annuo	6.50%	
Rate annue	1	
Anni	12	

IMPORTO RATA €	€ 2,784,442.31	= RATA(B2/B3;B3*B4;B1*(-1))
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TOTALE RATE €	33,413,307.77
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IMPORTO RATA €	2,784,442.31
Tasso annuo	6.50%
Rate annue	1
Anni	12

CAPITALE €	€ 22,717,500.00	=VA(B12/B13;B13*B14;B11*(-1))
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12 ANNI	SCALARE	Introito da AFFITTI aumento %/anno 3.00%	UTILE MINIMO	Introito da UTILI storno in %/anno 50.00%	DIFFERENZA
2012	- 30,628,865 €	330,000 €	1,884,137.50	942,069 €	- 1,512,374 €
2013	- 27,844,423 €	339,900 €	2,369,673.25	1,184,837 €	- 1,259,706 €
2014	- 25,059,981 €	350,097 €	2,725,124.24	1,362,562 €	- 1,071,783 €
2015	- 22,275,539 €	360,600 €	3,133,892.87	1,566,946 €	- 856,896 €
2016	- 19,491,096 €	371,418 €	3,603,976.80	1,801,988 €	- 611,036 €
2017	- 16,706,654 €	382,560 €	4,144,573.32	2,072,287 €	- 329,595 €
2018	- 13,922,212 €	394,037 €	4,766,259.32	2,383,130 €	- 7,275 €
2019	- 11,137,769 €	405,858 €	5,481,198.22	2,740,599 €	362,015 €
2020	- 8,353,327 €	418,034 €	6,303,377.96	3,151,689 €	785,281 €
2021	- 5,568,885 €	430,575 €	7,248,884.65	3,624,442 €	1,270,575 €
2022	- 2,784,442 €	443,492 €	8,336,217.35	4,168,109 €	1,827,159 €
2023	0 €	456,797 €	9,586,649.95	4,793,325 €	2,465,680 €