

GMS - piano di investimento

	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 €	24,989,250.00	<= "A"	22,717,500.00	<= INVESTIMENTO BASE
Tasso annuo	6.50%		10.00%	<= BOLLA OPERATIVA in %
Rate annue	1		2,271,750.00	<= BOLLA OPERATIVA in €
Anni	12	<= "A"	24,989,250.00	<= Totale INVESTIMENTO

IMPORTO RATA €	€ 3,062,886.55	= RATA(B2/B3;B3*B4;B1*(-1))
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TOTALE RATE € **36,754,638.54**

IMPORTO RATA €	3,062,886.55
Tasso annuo	6.50%
Rate annue	1
Anni	12

CAPITALE €	€ 24,989,250.00	=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%	ULTERIORE FABBISOGNO A DIFFERENZA
2012	-33,691,752.00	330,000.00	1,884,137.50	942,068.75	-1,790,817.80
2013	-30,628,865.45	339,900.00	2,369,673.25	1,184,836.63	-1,538,149.92
2014	-27,565,978.91	350,097.00	2,725,124.24	1,362,562.12	-1,350,227.43
2015	-24,503,092.36	360,599.91	3,133,892.87	1,566,946.44	-1,135,340.20
2016	-21,440,205.82	371,417.91	3,603,976.80	1,801,988.40	-889,480.24
2017	-18,377,319.27	382,560.44	4,144,573.32	2,072,286.66	-608,039.44
2018	-15,314,432.73	394,037.26	4,766,259.32	2,383,129.66	-285,719.63
2019	-12,251,546.18	405,858.38	5,481,198.22	2,740,599.11	83,570.94
2020	-9,188,659.64	418,034.13	6,303,377.96	3,151,688.98	506,836.56
2021	-6,125,773.09	430,575.15	7,248,884.65	3,624,442.32	992,130.93
2022	-3,062,886.55	443,492.41	8,336,217.35	4,168,108.67	1,548,714.53
2023	0.00	456,797.18	9,586,649.95	4,793,324.97	2,187,235.61

