PROFORMA DE INVERSION PARQUE CASTELLI, MERIDA, YUCATAN

DATOS DEL DESARROLLADOR

$110,000.00	MN	**GASTOS DE CIERRE**		
$8,330,000.00	MN	**INVERSION TOTAL**		
$1,500,000.00	MN	**COSTO DEL TERRENO**		
$ **6,830,000.00**	MN	**CONSTRUCION/M2 OF**	**780**	**m2**

Construccion		**77%**	
CAP Rate		**9%**	
Renta Neta	**$**	**4.25**	**/m2**
Costo de Construccion	**$**	**437.82**	**/m2**
Gastos de Cierre		**1.32%**	

780 **$ 8,756.41**

Sección B

Costo Terreno m2 ($ MN)	LOTES	Costo Terreno/ m2 (US $)	ÁREA (m2)	m2 BLOQUE	PRECIO VENTA ($MN)	m2 de Construccion Rentable	Costo de Construccion (US$)	Costo Total (Construccion + Terreno) (US $)	Gastos de Cierre (US $)	NOI (US $)	CAP RATE
$1,500.00	LOTE 06	$75.00	1,040.00	–	$1,560,000.00	800.80	350,606.67	428,606.67	5,659.87	40,840.80	9.40%
$1,500.00	LOTE 07	$75.00	1,040.00	–	$1,560,000.00	800.80	350,606.67	428,606.67	5,659.87	40,840.80	9.40%
$1,500.00	LOTE 08	$75.00	1,040.00	–	$1,560,000.00	800.80	350,606.67	428,606.67	5,659.87	40,840.80	9.40%
$1,500.00	LOTE 09	$75.00	1,040.00	–	$1,560,000.00	800.80	350,606.67	428,606.67	5,659.87	40,840.80	9.40%
$1,500.00	LOTE 10	$75.00	1,040.00	–	$1,560,000.00	800.80	350,606.67	428,606.67	5,659.87	40,840.80	9.40%
$1,500.00	LOTE 11	$75.00	1,040.00	–	$1,560,000.00	800.80	350,606.67	428,606.67	5,659.87	40,840.80	9.40%
$1,500.00	LOTE 12	$75.00	1,040.00 m2	2,060.60	$1,560,000.00						
$1,500.00	LOTE 13	$75.00	1,020.60 m2		$1,530,900.00	$1,586.66	694,673.17	$1,003,763.17		80,919.76	8.06%

1 US$ =	$ 20.00