

APARTAMENTO CON CAPACIDAD MÁX DE 2 PERSONAS

	ENERO	FEBRERO	MARZO	ABRIL	MAYO	JUNIO	JULIO	AGOSTO	SEPTIEMBRE	OCTUBRE	NOVIEMBRE	DICIEMBRE
# Habs	1	1	1	1	1	1	1	1	1	1	1	1
% Ocupacion	64.00%	41.00%	47.00%	47.00%	38.00%	47.00%	51.00%	52.00%	35.00%	40.00%	35.00%	54.00%
PPN	\$ 550,800.00	\$ 275,400.00	\$ 252,450.00	\$ 252,450.00	\$ 229,500.00	\$ 252,450.00	\$ 275,400.00	\$ 298,350.00	\$ 302,940.00	\$ 252,450.00	\$ 252,450.00	\$ 550,800.00
Días Del Mes	31	28	31	30	31	30	31	30	30	31	30	31
Huespedes	39.68	22.96	29.14	28.2	23.56	28.2	31.62	31.2	21	24.8	21	33.48
Ventas	\$ 10,927,872.00	\$ 3,161,592.00	\$ 3,678,196.50	\$ 3,559,545.00	\$ 2,703,510.00	\$ 3,559,545.00	\$ 4,354,074.00	\$ 4,654,260.00	\$ 3,180,870.00	\$ 3,130,380.00	\$ 2,650,725.00	\$ 9,220,392.00
Ventas Totales	\$ 10,927,872.00	\$ 3,161,592.00	\$ 3,678,196.50	\$ 3,559,545.00	\$ 2,703,510.00	\$ 3,559,545.00	\$ 4,354,074.00	\$ 4,654,260.00	\$ 3,180,870.00	\$ 3,130,380.00	\$ 2,650,725.00	\$ 9,220,392.00
Agua	\$ 437,114.88	\$ 126,463.68	\$ 147,127.86	\$ 142,381.80	\$ 108,140.40	\$ 142,381.80	\$ 174,162.96	\$ 186,170.40	\$ 127,234.80	\$ 125,215.20	\$ 106,029.00	\$ 368,815.68
Luz	\$ 546,393.60	\$ 158,079.60	\$ 183,909.83	\$ 177,977.25	\$ 135,175.50	\$ 177,977.25	\$ 217,703.70	\$ 232,713.00	\$ 159,043.50	\$ 156,519.00	\$ 132,536.25	\$ 461,019.60
Gas	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
Internet	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00
Consumibles	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00
Lavanderia	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00
Provision de Mantenimiento	\$ 327,836.16	\$ 94,847.76	\$ 110,345.90	\$ 106,786.35	\$ 81,105.30	\$ 106,786.35	\$ 130,622.22	\$ 139,627.80	\$ 95,426.10	\$ 93,911.40	\$ 79,521.75	\$ 276,611.76
Costos Financieros	\$ 327,836.16	\$ 94,847.76	\$ 110,345.90	\$ 106,786.35	\$ 81,105.30	\$ 106,786.35	\$ 130,622.22	\$ 139,627.80	\$ 95,426.10	\$ 93,911.40	\$ 79,521.75	\$ 276,611.76
Tarifa de Operación	\$ 1,639,180.80	\$ 474,238.80	\$ 551,729.48	\$ 533,931.75	\$ 405,526.50	\$ 533,931.75	\$ 653,111.10	\$ 698,139.00	\$ 477,130.50	\$ 469,557.00	\$ 397,608.75	\$ 1,383,058.80
Costos Operativos	\$ 3,658,361.60	\$ 1,328,477.60	\$ 1,483,458.95	\$ 1,447,863.50	\$ 1,191,053.00	\$ 1,447,863.50	\$ 1,686,222.20	\$ 1,776,278.00	\$ 1,334,261.00	\$ 1,319,114.00	\$ 1,175,217.50	\$ 3,146,117.60
Ingreso Neto Esperado	\$ 7,269,510.40	\$ 1,833,114.40	\$ 2,194,737.55	\$ 2,111,681.50	\$ 1,512,457.00	\$ 2,111,681.50	\$ 2,667,851.80	\$ 2,877,982.00	\$ 1,846,609.00	\$ 1,811,266.00	\$ 1,475,507.50	\$ 6,074,274.40

INGRESO ANUAL ESPERADO 2 PAX \$ 33,786,673.05

NOTA: ESTE ANALISIS APLICA PARA EL APARTAMENTO TIPO A + TERRAZA

APARTAMENTO CON CAPACIDAD MÁX DE 4 PERSONAS

	ENERO	FEBRERO	MARZO	ABRIL	MAYO	JUNIO	JULIO	AGOSTO	SEPTIEMBRE	OCTUBRE	NOVIEMBRE	DICIEMBRE
# Habs	1	1	1	1	1	1	1	1	1	1	1	1
% Ocupacion	64.00%	41.00%	47.00%	47.00%	38.00%	47.00%	51.00%	52.00%	35.00%	40.00%	35.00%	54.00%
PPN	\$ 682,992.00	\$ 341,496.00	\$ 313,038.00	\$ 313,038.00	\$ 284,580.00	\$ 313,038.00	\$ 341,496.00	\$ 369,954.00	\$ 375,645.60	\$ 313,038.00	\$ 313,038.00	\$ 682,992.00
Días Del Mes	31	28	31	30	31	30	31	30	30	31	30	31
Huespedes	39.68	22.96	29.14	28.2	23.56	28.2	31.62	31.2	21	24.8	21	33.48
Ventas	\$ 13,550,561.28	\$ 3,920,374.08	\$ 4,560,963.66	\$ 4,413,835.80	\$ 3,352,352.40	\$ 4,413,835.80	\$ 5,399,051.76	\$ 5,771,282.40	\$ 3,944,278.80	\$ 3,881,671.20	\$ 3,286,899.00	\$ 11,433,286.08
Ventas Totales	\$ 13,550,561.28	\$ 3,920,374.08	\$ 4,560,963.66	\$ 4,413,835.80	\$ 3,352,352.40	\$ 4,413,835.80	\$ 5,399,051.76	\$ 5,771,282.40	\$ 3,944,278.80	\$ 3,881,671.20	\$ 3,286,899.00	\$ 11,433,286.08
Agua	\$ 542,022.45	\$ 156,814.96	\$ 182,438.55	\$ 176,553.43	\$ 134,094.10	\$ 176,553.43	\$ 215,962.07	\$ 230,851.30	\$ 157,771.15	\$ 155,266.85	\$ 131,475.96	\$ 457,331.44
Luz	\$ 677,528.06	\$ 196,018.70	\$ 228,048.18	\$ 220,691.79	\$ 167,617.62	\$ 220,691.79	\$ 269,952.59	\$ 288,564.12	\$ 197,213.94	\$ 194,083.56	\$ 164,344.95	\$ 571,664.30
Gas	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
Internet	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00
Consumibles	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00
Lavanderia	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00
Provision de Mantenimiento	\$ 406,516.84	\$ 117,611.22	\$ 136,828.91	\$ 132,415.07	\$ 100,570.57	\$ 132,415.07	\$ 161,971.55	\$ 173,138.47	\$ 118,328.36	\$ 116,450.14	\$ 98,606.97	\$ 342,998.58
Costos Financieros	\$ 406,516.84	\$ 117,611.22	\$ 136,828.91	\$ 132,415.07	\$ 100,570.57	\$ 132,415.07	\$ 161,971.55	\$ 173,138.47	\$ 118,328.36	\$ 116,450.14	\$ 98,606.97	\$ 342,998.58
Tarifa de Operación	\$ 2,032,584.19	\$ 588,056.11	\$ 684,144.55	\$ 662,075.37	\$ 502,852.86	\$ 662,075.37	\$ 809,857.76	\$ 865,692.36	\$ 591,641.82	\$ 582,250.68	\$ 493,034.85	\$ 1,714,992.91
Costos Operativos	\$ 4,445,168.38	\$ 1,556,112.22	\$ 1,748,289.10	\$ 1,704,150.74	\$ 1,385,705.72	\$ 1,704,150.74	\$ 1,999,715.53	\$ 2,111,384.72	\$ 1,563,283.64	\$ 1,544,501.36	\$ 1,366,069.70	\$ 3,809,985.82
Ingreso Neto Esperado	\$ 9,105,392.90	\$ 2,364,261.86	\$ 2,812,674.56	\$ 2,709,685.06	\$ 1,966,646.68	\$ 2,709,685.06	\$ 3,399,336.23	\$ 3,659,897.68	\$ 2,380,995.16	\$ 2,337,169.84	\$ 1,920,829.30	\$ 7,623,300.26

INGRESO ANUAL ESPERADO \$ 42,989,874.58

NOTA: ESTE ANALISIS APLICA PARA LOS APARTAMENTOS TIPO A2, A3, A4

APARTAMENTO CON CAPACIDAD MÁX DE 6 PERSONAS

	ENERO	FEBRERO	MARZO	ABRIL	MAYO	JUNIO	JULIO	AGOSTO	SEPTIEMBRE	OCTUBRE	NOVIEMBRE	DICIEMBRE
# Habs	1	1	1	1	1	1	1	1	1	1	1	1
% Ocupacion	64.00%	41.00%	47.00%	47.00%	38.00%	47.00%	51.00%	52.00%	35.00%	40.00%	35.00%	54.00%
PPN	\$ 751,291.20	\$ 375,645.60	\$ 344,341.80	\$ 344,341.80	\$ 313,038.00	\$ 344,341.80	\$ 375,645.60	\$ 406,949.40	\$ 413,210.16	\$ 344,341.80	\$ 344,341.80	\$ 751,291.20
Días Del Mes	31	28	31	30	31	30	31	30	30	31	30	31
Huespedes	39.68	22.96	29.14	28.2	23.56	28.2	31.62	31.2	21	24.8	21	33.48
Ventas	\$ 14,905,617.41	\$ 4,312,411.49	\$ 5,017,060.03	\$ 4,855,219.38	\$ 3,687,587.64	\$ 4,855,219.38	\$ 5,938,956.94	\$ 6,348,410.64	\$ 4,338,706.68	\$ 4,269,838.32	\$ 3,615,588.90	\$ 12,576,614.69
Ventas Totales	\$ 14,905,617.41	\$ 4,312,411.49	\$ 5,017,060.03	\$ 4,855,219.38	\$ 3,687,587.64	\$ 4,855,219.38	\$ 5,938,956.94	\$ 6,348,410.64	\$ 4,338,706.68	\$ 4,269,838.32	\$ 3,615,588.90	\$ 12,576,614.69
Agua	\$ 596,224.70	\$ 172,496.46	\$ 200,682.40	\$ 194,208.78	\$ 147,503.51	\$ 194,208.78	\$ 237,558.28	\$ 253,936.43	\$ 173,548.27	\$ 170,793.53	\$ 144,623.56	\$ 503,064.59
Luz	\$ 745,280.87	\$ 215,620.57	\$ 250,853.00	\$ 242,760.97	\$ 184,379.38	\$ 242,760.97	\$ 296,947.85	\$ 317,420.53	\$ 216,935.33	\$ 213,491.92	\$ 180,779.45	\$ 628,830.73
Gas	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
Internet	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00
Consumibles	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00
Lavanderia	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00
Provision de Mantenimiento	\$ 447,168.52	\$ 129,372.34	\$ 150,511.80	\$ 145,656.58	\$ 110,627.63	\$ 145,656.58	\$ 178,168.71	\$ 190,452.32	\$ 130,161.20	\$ 128,095.15	\$ 108,467.67	\$ 377,298.44
Costos Financieros	\$ 447,168.52	\$ 129,372.34	\$ 150,511.80	\$ 145,656.58	\$ 110,627.63	\$ 145,656.58	\$ 178,168.71	\$ 190,452.32	\$ 130,161.20	\$ 128,095.15	\$ 108,467.67	\$ 377,298.44
Tarifa de Operación	\$ 2,235,842.61	\$ 646,861.72	\$ 752,559.00	\$ 728,282.91	\$ 553,138.15	\$ 728,282.91	\$ 890,843.54	\$ 952,261.60	\$ 650,806.00	\$ 640,475.75	\$ 542,338.34	\$ 1,886,492.20
Costos Operativos	\$ 4,851,685.22	\$ 1,673,723.45	\$ 1,885,118.01	\$ 1,836,565.81	\$ 1,486,276.29	\$ 1,836,565.81	\$ 2,161,687.08	\$ 2,284,523.19	\$ 1,681,612.00	\$ 1,660,951.50	\$ 1,464,676.67	\$ 4,152,984.41
Ingreso Neto Esperado	\$ 10,053,932.19	\$ 2,638,688.04	\$ 3,131,942.02	\$ 3,018,653.57	\$ 2,201,311.35	\$ 3,018,653.57	\$ 3,777,269.86	\$ 4,063,887.45	\$ 2,657,094.68	\$ 2,608,886.82	\$ 2,150,912.23	\$ 8,423,630.28

INGRESO ANUAL ESPERADO \$ 47,744,862.04

NOTA: ESTE ANALISIS APLICA PARA LOS APARTAMENTOS TIPO B, B2, B3, B4