

Rent Calculations

Moon Garden	Type 101 - 1 Bedroom	Type 102 - 1 Bedroom Terrace	Type 201 - 2 Bedroom	Type 203- 204 - 2 Bedroom Condo	Type 202 - 2 Bedroom Terrace	Type 210 - 2 Bedroom PH	Type 301 - 3 Bedroom Terrace	Type 310 - 3 Bedroom PH
Ingresos:								
Ocupación estimada/año	65%	65%	65%	65%	65%	65%	65%	65%
Tarifa Media Diaria Estimada (ADR)	120	145	160	150	190	210	220	240
Alquiler bruto (promedio/año)	28,470	34,401	37,960	35,588	45,078	49,823	52,195	56,940
OTA	4,271	5,160	5,694	5,338	6,762	7,473	7,829	8,541
Comision de gestion	7,118	8,600	9,490	8,897	11,269	12,456	13,049	14,235
Ingreso Bruto por rentas	17,082	20,641	22,776	21,353	27,047	29,894	31,317	34,164
Costes Variables:								
Mantenimiento	2,304	3,420	3,024	2,628	4,284	4,932	4,716	5,760
Costes Variables Totales	2,304	3,420	3,024	2,628	4,284	4,932	4,716	5,760
Ingresos Brutos	14,778	17,221	19,752	18,725	22,763	24,962	26,601	28,404
Costos Fijos:								
Internet y Cable	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Costo Fijo Energía	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
Seguro	150	160	170	180	190	200	210	220
Impuesto a la propiedad	0	0	0	0	0	0	0	0
Costes Fijos Totales	3,750	3,760	3,770	3,780	3,790	3,800	3,810	3,820
Ingresos Netos	11,028	13,461	15,982	14,945	18,973	21,162	22,791	24,584
Precio de compra vivienda (Estimado)	175,000	250,000	235,000	205,000	315,000	340,000	370,000	385,000
ROI (rent only):	6%	5%	7%	7%	6%	6%	6%	6%
Total ROI (5% appreciation):	11,3%	10,3%	11,8%	12,2%	11%	11,2%	11,1%	11,4%
ROI WITH FINANCING (RENT ONLY) - 23%				ROI WITH FINANCING (RENT + APPRECIATION) - 52%				