HOMA KAH

	Occupation Rate	Creative Studio	Corner Studio	One Bed Suite	Two Bed Suite	Two Bed + Rooftop Penthouse	Three Bed + Rooftop Penthouse
Square Meters		*40*	*46*	*86*	*102*	*169*	*182*
Average Daily Rate (Feb-Nov)	65%	$ 55,00	$ 65,00	$ 95,00	$ 125,00	$ 195,00	$ 215,00
Average Daily Rate (Dec- Jan)	85%	$ 115,00	$ 125,00	$ 165,00	$ 195,00	$ 295,00	$ 369,00
Gross Yearly Income		**$ 16.892,75**	**$ 19.389,25**	**$ 27.405,75**	**$ 34.895,25**	**$ 53.951,75**	**$ 61.790,55**
Property Management Fee	23%	$ 3.885,33	$ 4.459,53	$ 6.303,32	$ 8.025,91	$ 12.408,90	$ 14.211,83
Electricity yearly costs	$0,75/mt2/month	$ 360,00	$ 420,00	$ 774,00	$ 918,00	$ 1.632,00	$ 1.632,00
HOA yearly costs	$3.2/mt2/month	$ 1.536,00	$ 1.766,40	$ 3.302,40	$ 3.916,80	$ 6.489,60	$ 6.988,80
Operating Municipality, tax, expenses		$ 300,00	$ 300,00	$ 500,00	$ 500,00	$ 700,00	$ 700,00
Yearly Expenses		**$ 6.081,33**	**$ 6.945,93**	**$ 10.879,72**	**$ 13.360,71**	**$ 21.230,50**	**$ 23.532,63**
Net Yearly Operating Income		**$ 10.811,42**	**$ 12.443,32**	**$ 16.526,03**	**$ 21.534,54**	**$ 32.721,25**	**$ 38.257,92**
Return of Investment (ROI)		**9%**	**9%**	**9%**	**9%**	**9%**	**10%**
Estimated Capital Gain		**12%**	**12%**	**12%**	**12%**	**12%**	**12%**
TOTAL YEARLY RETURN		**21%**	**21%**	**21%**	**21%**	**21%**	**22%**
Pre-Sale Price **at 80% downpayment**		*$ 125.000,00*	*$ 135.000,00*	*$ 189.000,00*	*$ 239.000,00*	*$ 369.000,00*	*$ 389.000,00*