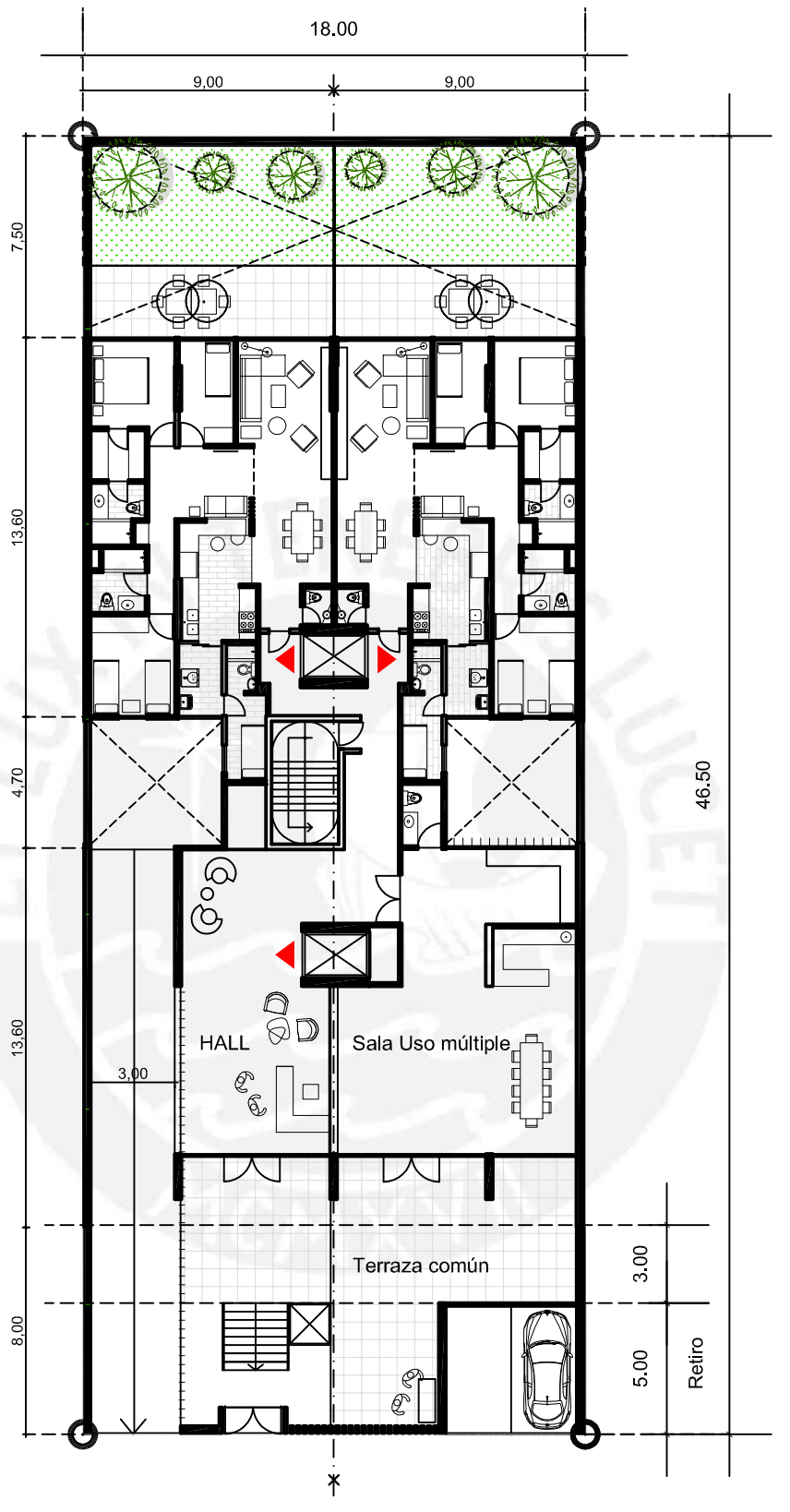
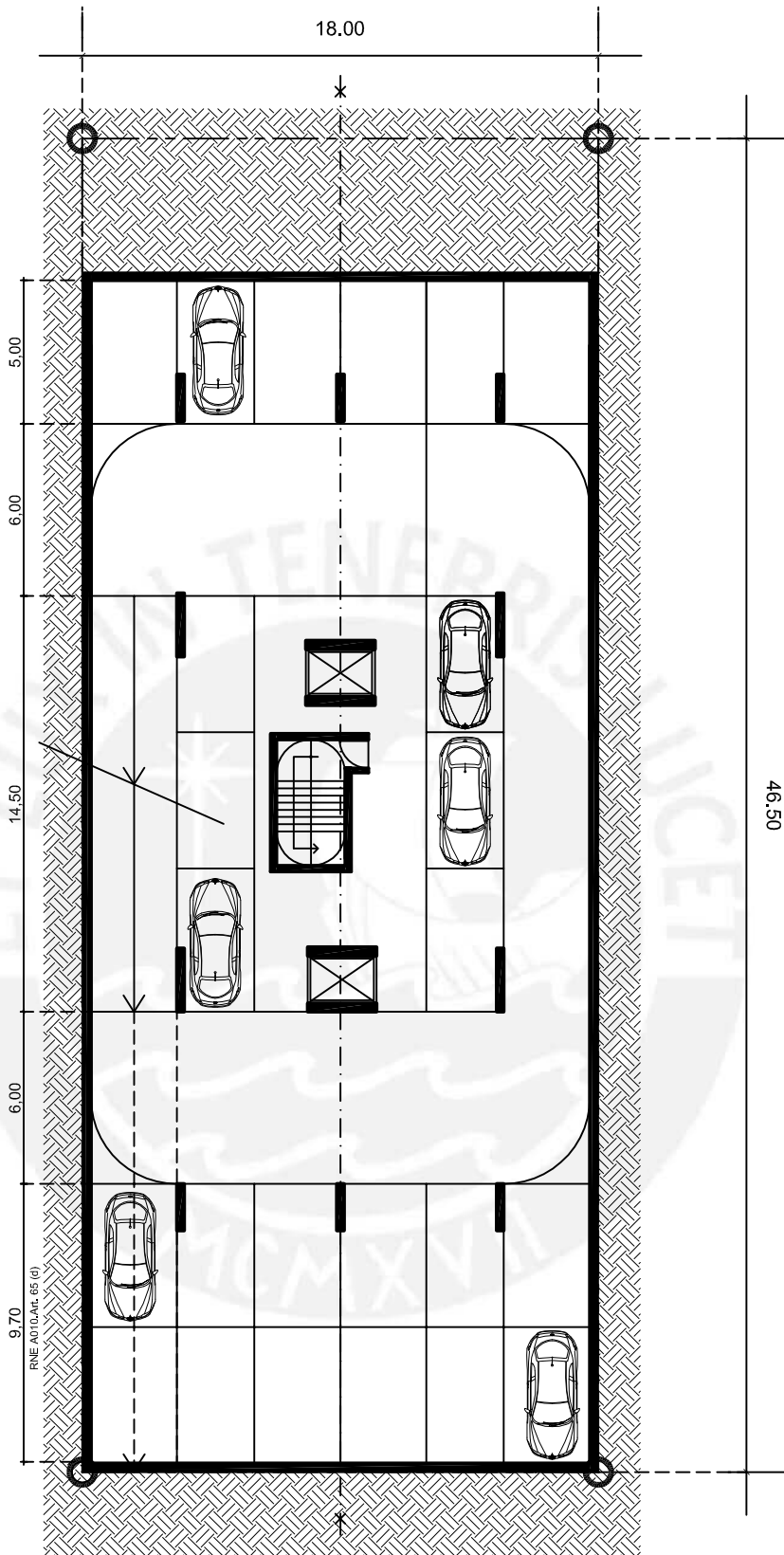


Planta Típica- Escala 1:250



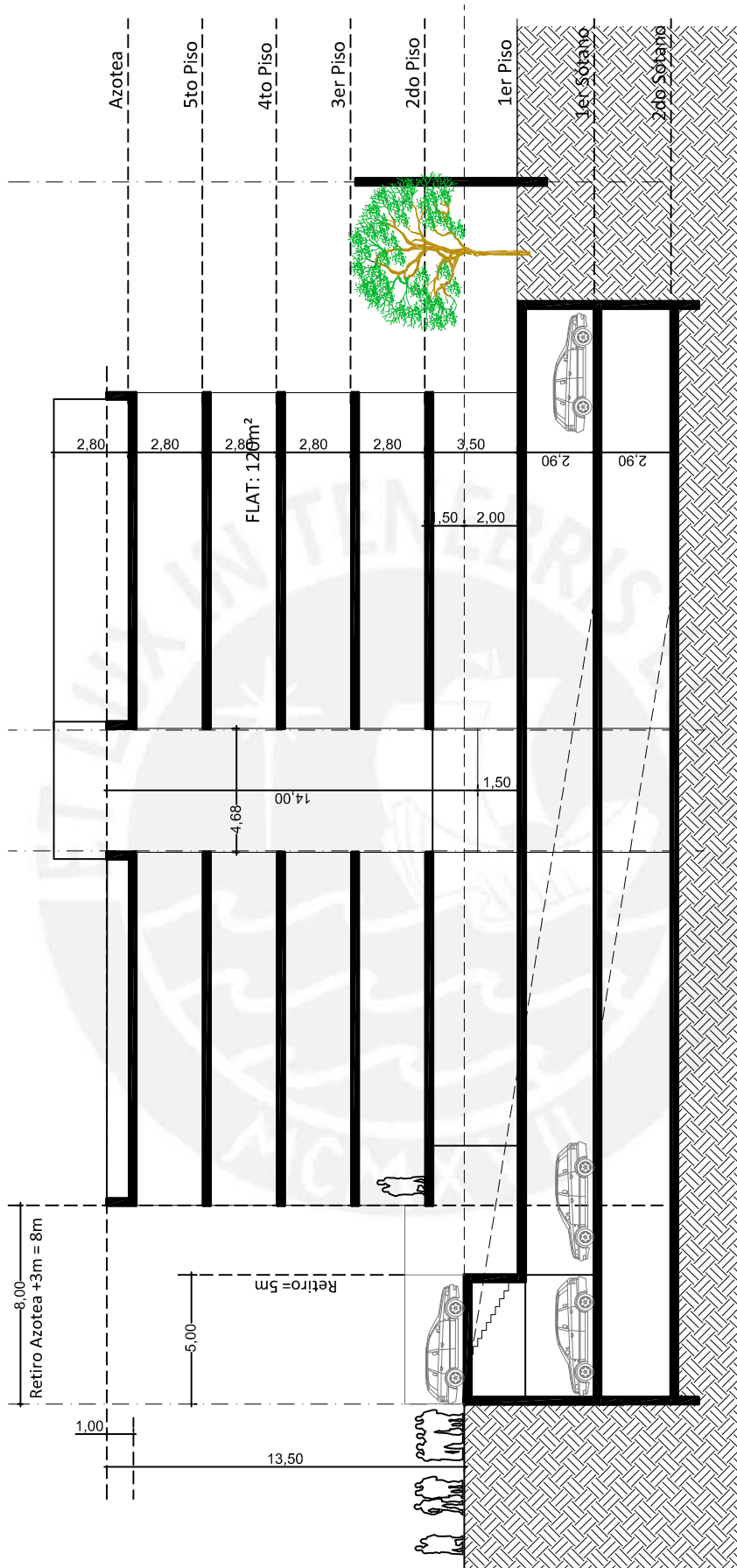
AV. VELASCO ASTETE

Planta Nivel ingreso- Escala 1:250

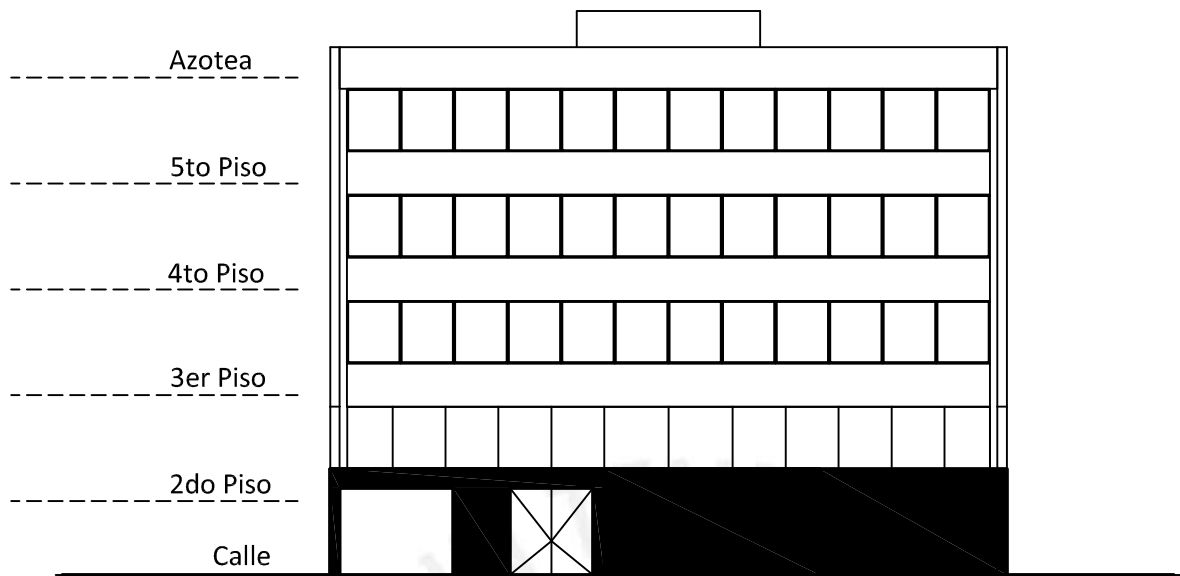


AV. VELASCO ASTETE

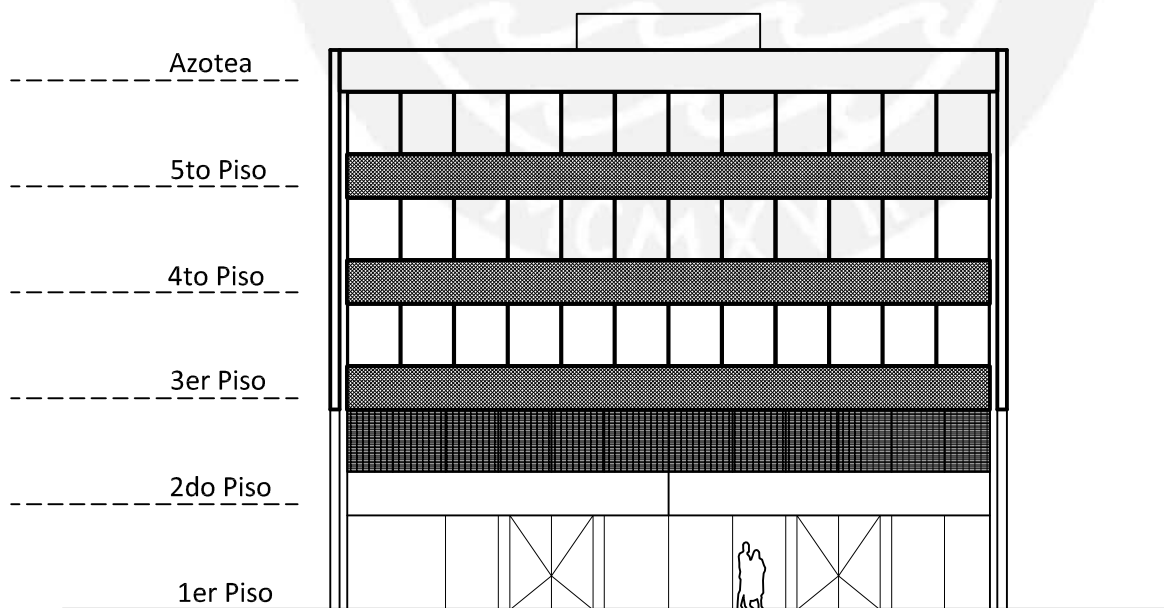
Planta Subterráneo 1- Escala 1:250



Corte longitudinal- Escala 1:250



Elevación 01- Escala 1:200



Elevación 02- Escala 1:200



CRONOGRAMA	Meses	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40																			
Asignación del Presupuesto Inicial	0																																																												
Proyectos, Licencias y permisos	4																																																												
Prevención	4																																																												
Construcción	15																																																												
Venta	15																																																												
Clase	3																																																												
Total	25																																																												
VELOCIDAD DE VENTAS (DP, % mes)	0.45																																																												
VENTAS (dp. + depósito + cochera)	Totales	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40																			
Subtotal	\$3,000																																																												
Costo Inicial	\$76,200																																																												
Desembolso crédito hipotecario	\$184,800																																																												
TOTAL INGRESOS	\$3,284,800																																																												
Subtotal	\$2,782																																																												
IGV Ventas	\$25																																																												
TOTAL EGRESOS	\$1,672,000																																																												
Costo terreno	\$2,146,110																																																												
Costo Construcción (CD + CI)	\$85,844																																																												
Costo Gastos del Proyecto	\$3,879																																																												
Honorarios de especialistas	\$42,222																																																												
Licencias y permisos municipales	\$51,660																																																												
Gastos de Ventas	\$81,286																																																												
Post-venta	\$10,731																																																												
Compras y ppe social	\$10,731																																																												
Comisión Estructuración y Superv. Boo	\$5,365																																																												
Impuestos Municipales	\$3,219																																																												
Otros costos	\$322																																																												
SubTOTAL EGRESOS	\$38,057																																																												
IGV Egresos	\$1,672,000																																																												
TOTAL EGRESOS	\$1,672,000																																																												
ESTADO DE RESULTADOS	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40																				
Ingresos	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0									
Impagos	\$1,672,000	\$44,772	\$7,509	\$8,582	\$39,455	\$8,582	\$8,582	\$34,553	\$108,809	\$29,157	\$129,779	\$269,750	\$269,750	\$337,044	\$205,426	\$210,102	\$109,776	\$176,135	\$150,454	\$159,776	\$159,454	\$108,809	\$109,127	\$46,205	\$117,700	\$32,958	\$1,180	\$1,180	\$1,180	\$1,180	\$1,180	\$1,180	\$1,180	\$1,180	\$1,180	\$1,180	\$1,180	\$1,180	\$1,180	\$1,180	\$1,180	\$1,180	\$1,180	\$1,180	\$1,180	\$1,180	\$1,180	\$1,180	\$1,180												
Impagos - Egresos	\$1,672,000	\$44,772	\$7,509	\$8,582	\$39,455	\$8,582	\$8,582	\$34,553	\$1,029,305	\$205,843	\$1,024,224	\$18,850	\$36,550	\$297,844	\$25,474	\$22,302	\$80,576	\$37,865	\$104,646	\$116,824	\$64,746	\$108,809	\$109,127	\$46,205	\$104,070	\$27,242	\$1,180	\$1,180	\$1,180	\$114,620	\$279,020	\$1,502	\$1,180	\$1,180	\$114,620	\$279,020	\$1,180	\$1,180	\$114,620	\$279,020	\$1,180	\$1,180	\$114,620	\$279,020	\$1,180	\$1,180	\$114,620	\$279,020													
IGV - Ingreso al Estado	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0												
Impuesto al Valor Agregado (IVA)	\$214,283	\$0	\$0	\$0	\$45	\$1,180	\$3,960	\$3,960	\$15,840	\$3,960	\$15,840	\$31,680	\$31,680	\$39,600	\$24,450	\$25,117	\$12,558	\$19,836	\$16,920	\$17,451	\$17,451	\$11,634	\$11,634	\$4,652	\$11,634	\$3,236	\$1,180	\$1,180	\$1,180	\$11,634	\$27,902	\$1,502	\$1,180	\$1,180	\$11,634	\$27,902	\$1,180	\$1,180	\$11,634	\$27,902	\$1,180	\$1,180	\$11,634	\$27,902	\$1,180	\$1,180	\$11,634	\$27,902													
Utilidad después de impuestos	\$-1,672,000	\$-44,772	\$-7,509	\$-8,582	\$-40,443	\$-8,582	\$-8,582	\$-34,553	\$-1,029,305	\$-205,843	\$-1,024,224	\$-18,850	\$-36,550	\$-297,844	\$-25,474	\$-22,302	\$-80,576	\$-37,865	\$-104,646	\$-116,824	\$-64,746	\$-108,809	\$-109,127	\$-46,205	\$-104,070	\$-27,242	\$-1,180	\$-1,180	\$-1,180	\$-114,620	\$-279,020	\$-1,502	\$-1,180	\$-1,180	\$-114,620	\$-279,020	\$-1,180	\$-1,180	\$-114,620	\$-279,020	\$-1,180	\$-1,180	\$-114,620	\$-279,020	\$-1,180	\$-1,180	\$-114,620	\$-279,020													
Flujo de caja económico	\$-1,672,000	\$-1,716,772	\$-1,724,281	\$-1,732,908	\$-1,773,551	\$-1,800,553	\$-1,833,814	\$-1,892,472	\$-2,022,104	\$-2,168,213	\$-2,341,949	\$-2,547,248	\$-2,790,193	\$-3,075,989	\$-3,401,771	\$-3,774,544	\$-4,199,304	\$-4,679,058	\$-5,217,806	\$-5,819,549	\$-6,489,291	\$-7,222,033	\$-8,013,775	\$-8,860,517	\$-9,769,259	\$-10,736,001	\$-11,766,743	\$-12,857,485	\$-13,995,227	\$-15,176,069	\$-16,395,911	\$-17,650,753	\$-18,937,595	\$-20,253,437	\$-21,596,279	\$-22,973,121	\$-24,381,963	\$-25,820,805	\$-27,288,647	\$-28,783,489	\$-30,303,331	\$-31,846,173	\$-33,411,015	\$-35,006,857	\$-36,632,699	\$-38,288,541	\$-40,000,000														
Flujo de caja económico acumulado	\$-1,672,000	\$-3,388,772	\$-5,113,053	\$-6,846,061	\$-8,619,612	\$-10,420,165	\$-12,248,979	\$-14,106,051	\$-16,092,195	\$-18,207,408	\$-20,451,657	\$-22,824,906	\$-25,327,155	\$-27,959,404	\$-30,721,653	\$-33,613,902	\$-36,637,151	\$-39,793,400	\$-43,082,649	\$-46,506,898	\$-50,067,147	\$-53,763,396	\$-57,595,645	\$-61,563,894	\$-65,668,143	\$-69,908,392	\$-74,283,641	\$-78,792,890	\$-83,436,139	\$-88,213,388	\$-93,124,637	\$-98,169,886	\$-103,349,135	\$-108,662,384	\$-114,108,633	\$-119,687,882	\$-125,399,131	\$-131,242,380	\$-137,217,629	\$-143,324,878	\$-149,564,127	\$-155,935,376	\$-162,437,625	\$-169,070,874	\$-175,835,123	\$-182,730,372	\$-189,756,621	\$-196,913,870	\$-204,202,119	\$-211,621,368	\$-219,171,617	\$-226,852,866	\$-234,665,115	\$-242,608,364	\$-250,682,613	\$-258,887,862	\$-267,224,111	\$-275,691,360	\$-284,289,609	\$-293,018,858	\$-301