RESUMEN FLUJO DE CAJA FINANCIERO

compra terreno — elabora proyec — preventa

	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
FLUJO DE CAJA ECONOMICO	-866,866.00	-5,000.00	-18,273.87	-1,180.00	-28,489.79	-50.00	-11,695.91	-250.00	-10,989.86	-22,278.49	-17,109.64	-15,340.46	-19,800.49	-34,784.06	-580,056.50	-235,770.63	-280.48	-50,657.98	-196,474.26	-3,322.82	-24,204.54	-1,256.43	-107,674.55	-18,137.80	-22,174.55	-19,927.25	-34,535.67	-27,001.42	-106,731.06	-241,748.29	-38,223.67	-185,265.59	-368,670.34	-13,470.00	-5,630.00	-141,581.24
FLUJO DE CAJA ECONOMICO ACUMULADO	-866,866.00	-871,866.00	-890,139.87	-891,319.87	-919,809.66	-919,859.66	-931,555.57	-931,805.57	-942,795.43	-920,516.95	-903,407.31	-888,066.85	-868,266.37	-833,482.30	-253,425.81	-17,655.18	-17,374.69	-68,032.67	-264,506.93	-261,184.11	-285,388.65	-284,132.22	-391,806.76	-409,944.57	-387,770.02	-367,842.77	-333,307.10	-306,305.68	-199,574.62	42,173.67	3,950.00	189,215.58	557,885.92	544,415.92	538,785.92	680,367.16
APORTE CAPITAL INVERSIONISTA																																-				
APORTE	866,866.00	5,000.00	18,273.87	1,180.00	28,489.79	50.00	11,695.91	250.00					-	-	23,647.20	15,764.80	241,825.90	151,141.19																		
DEVOLUCION DE APORTE																																-				-1,364,184.65
FLUJO DE CAJA ANTES DE FINANCIAMIENTO	-	-	-	-	0.00	-	-	-	-10,989.86	22,278.49	17,109.64	15,340.46	19,800.49	34,784.06	603,703.70	251,535.43	242,106.38	100,483.21	-196,474.26	3,322.82	-24,204.54	1,256.43	-107,674.55	-18,137.80	22,174.55	19,927.25	34,535.67	27,001.42	106,731.06	241,748.29	-38,223.67	185,265.59	368,670.34	-13,470.00	-5,630.00	-1,222,603.41
FLUJO DE CAJA ANTES DE FINANCIAMIENTO ACUMULADO	-	-	-	-	0.00	0.00	0.00	0.00	-10,989.86	11,288.62	28,398.26	43,738.72	63,539.21	98,323.27	702,026.96	953,562.39	1,195,668.77	1,296,151.98	1,099,677.72	1,103,000.54	1,078,796.00	1,080,052.44	972,377.89	954,240.08	976,414.63	996,341.88	1,030,877.55	1,057,878.97	1,164,610.03	1,406,358.32	1,368,134.65	1,553,400.24	1,922,070.57	1,908,600.57	1,902,970.57	680,367.16
FLUJO DE CAJA DE LA DEUDA																																				
PRESTAMOS	-		-	**120,000.00**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AMORTIZACION DE PRESTAMOS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**120,000.00**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
INTERESES	-	-	-	-	**-1,560.00**	**-818.58**	**-818.58**	**-818.58**	**-818.58**	**-818.58**	**-818.58**	**-818.58**	**-818.58**	**-818.58**	**-818.58**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ESCUDO FISCAL INTERESES	-	-	-	-	**421.20**	**221.02**	**221.02**	**221.02**	**221.02**	**221.02**	**221.02**	**221.02**	**221.02**	**221.02**	**221.02**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
FLUJO DE CAJA DE LA DEUDA	-	-	-	**120,000.00**	**-1,981.20**	**-1,039.60**	**-1,039.60**	**-1,039.60**	**-1,039.60**	**-1,039.60**	**-1,039.60**	**-1,039.60**	**-1,039.60**	**-1,039.60**	**118,960.40**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALDO DE CAJA	-	-	-	120,000.00	-1,981.20	-1,039.60	-1,039.60	-1,039.60	-12,029.46	21,238.89	16,070.04	14,300.87	18,760.89	33,744.47	722,664.10	251,535.43	242,106.38	100,483.21	-196,474.26	3,322.82	-24,204.54	1,256.43	-107,674.55	-18,137.80	22,174.55	19,927.25	34,535.67	27,001.42	106,731.06	241,748.29	-38,223.67	185,265.59	368,670.34	-13,470.00	-5,630.00	-1,222,603.41
SALDO DE CAJA ACUMULADO	-	-	-	120,000.00	118,018.80	116,979.20	115,939.61	114,900.01	102,870.55	124,109.44	140,179.48	154,480.35	173,241.24	206,985.71	929,649.81	1,181,185.24	1,423,291.62	1,523,774.83	1,327,300.56	1,330,623.38	1,306,418.85	1,307,675.28	1,200,000.73	1,181,862.93	1,204,037.48	1,223,964.73	1,258,500.39	1,285,501.81	1,392,232.87	1,633,981.17	1,595,757.49	1,781,023.08	2,149,693.42	2,136,223.42	2,130,593.42	907,990.00
RESUMEN FLUJO DE CAJA																																				
FLUJO DE CAJA ECONOMICO	-866,866.00	-5,000.00	-18,273.87	-1,180.00	-28,489.79	-50.00	-11,695.91	-250.00	-10,989.86	-22,278.49	-17,109.64	-15,340.46	-19,800.49	-34,784.06	-580,056.50	-235,770.63	-280.48	-50,657.98	-196,474.26	-3,322.82	-24,204.54	-1,256.43	-107,674.55	-18,137.80	-22,174.55	-19,927.25	-34,535.67	-27,001.42	-106,731.06	-241,748.29	-38,223.67	-185,265.59	-368,670.34	-13,470.00	-5,630.00	141,581.24
FLUJO DE CAJA ECONOMICO ACUMULADO	-866,866.00	-871,866.00	-890,139.87	-891,319.87	-919,809.66	-919,859.66	-931,555.57	-931,805.57	-942,795.43	-920,516.95	-903,407.31	-888,066.85	-868,266.37	-833,482.30	-253,425.81	-17,655.18	-17,374.69	-68,032.67	-264,506.93	-261,184.11	-285,388.65	-284,132.22	-391,806.76	-409,944.57	-387,770.02	-367,842.77	-333,307.10	-306,305.68	-199,574.62	42,173.67	3,950.00	189,215.58	557,885.92	544,415.92	538,785.92	680,367.16
FLUJO DE CAJA DE LA DEUDA	-	-	-	120,000.00	-1,981.20	-1,039.60	-1,039.60	-1,039.60	-1,039.60	-1,039.60	-1,039.60	-1,039.60	-1,039.60	-1,039.60	118,960.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
FLUJO DE CAJA FINANCIERO	**-866,866.00**	**-5,000.00**	**-18,273.87**	**-118,820.00**	**-30,470.99**	**-1,089.60**	**-12,735.51**	**-1,289.60**	**-12,029.46**	**21,238.89**	**16,070.04**	**14,300.87**	**18,760.89**	**33,744.47**	**699,016.90**	**235,770.63**	**280.48**	**-50,657.98**	**-196,474.26**	**3,322.82**	**-24,204.54**	**1,256.43**	**-107,674.55**	**-18,137.80**	**22,174.55**	**19,927.25**	**34,535.67**	**27,001.42**	**106,731.06**	**241,748.29**	**-38,223.67**	**185,265.59**	**368,670.34**	**-13,470.00**	**-5,630.00**	**141,581.24**
FLUJO DE CAJA FINANCIERO ACUMULADO	**-866,866.00**	**-871,866.00**	**-890,139.87**	**-771,319.87**	**-801,790.86**	**-802,880.45**	**-815,615.96**	**-816,905.56**	**-828,935.02**	**-807,696.13**	**-791,626.09**	**-777,325.22**	**-758,564.33**	**-724,819.86**	**25,802.96**	**209,967.67**	**210,248.15**	**159,590.17**	**-36,884.09**	**-33,561.27**	**-57,765.81**	**-56,509.37**	**-164,183.92**	**-182,321.72**	**-160,147.17**	**-140,219.93**	**-105,684.26**	**-78,682.84**	**28,048.22**	**269,796.52**	**231,572.84**	**416,838.43**	**785,508.77**	**772,038.77**	**766,408.77**	**907,990.00**

INDICADORES FINANCIEROS

Promedio Ponderado del Costo de Capital (WAAC)	11.06%	anual
	0.88%	mensual
VALOR ACTUAL NETO (VAN)	$ 593,752.54	Dólares
TASA INTERNA DE RETORNO (TIR)	3.46%	mensual
	50.39%	anual

SERVICIO A LA DEUDA

LINEA DE CREDITO SCOTIABANK	Solo se puede utilizar al completar las preventas
TEA Scotiabank	8.5%
I MENSUAL	0.68%
IR	27%
Comision	14000
al activar linea de Credito	

LINEA DE CREDITO INVERSIONISTA EXTERNO

TEA	16.77%
I MENSUAL	1.30%
IR	27%

Cuadro Comparativo Análisis Financiero

		Proyecto Aprobado		Nueva Propuesta	
Utilidad Neta		**$544,167.28**		**744,683.16**	
Rentabilidad sobre Ventas ROS		**11.2%**		**14.0%**	
Rentabilidad sobre Inversion Total ROI		**14.0%**		**17.8%**	
Rentabilidad sonbre Capital Propio ROE		**41.0%**		**54.6%**	
Rentabilidad sonbre Capital Propio Anual ROE		**15.0%**		**19%**	
		Flujo		**Flujo**	
		Económico	**Financiero**	**Económico**	**Financiero**
VAN		**$ 188,604.24**	**$ 414,563.56**	**$ 361,195.99**	**$ 593,752.54**
TIR	**% mensual**	**1.68%**	**2.60%**	**2.45%**	**3.46%**
	% anual	**22.18%**	**36.07%**	**33.69%**	**50.39%**

UTILIDAD
UTILIDAD ANTI 640,417.10
IMPUESTO A L -$172,912.62
UTILIDAD DESF 467,504.48
AJUSTE POR S/ -$101,917.46
UTILIDAD NET/ $365,587.02

INDICADORES FINANCIEROS
TASA DE DESCI 12.00%
0.95%
VALOR ACTUAI $ 0.01
TASA INTERNA 0.95%
12.00%

RENTABILIDAD
Rentabilidad sobre Ventas ROS 7.60%
Rentabilidad sobre Inversion Total ROI 8.76%
Rentabilidad sonbre Capital Propio ROE 24.01%
Rentabilidad sonbre Capital Propio Anual ROE 8.99%
Años 2.5

UTILIDAD
UTILIDAD ANTI 878,793.56
IMPUESTO A L -$237,274.26
UTILIDAD DESF 641,519.30
AJUSTE POR S/ -$97,352.01
UTILIDAD NET/ $544,167.28

RENTABILIDAD
Rentabilidad sobre Ventas ROS 11.20%
Rentabilidad sobre Inversion Total ROI 14%
Rentabilidad sonbre Capital Propio ROE 41%
Rentabilidad sonbre Capital Propio Anual ROE 15%
Años 2.5

	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
Saldo Inicial		-	-	-	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Prestamo		-	-	120,000.00	-	-	-		-						-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Amortización		-	-	-											120,000.00																
Intereses		-	-	-	-1,560.00	-818.58	-818.58	-818.58	-818.58	-818.58	-818.58	-818.58	-818.58	-818.58	-818.58	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Saldo Final	-	-	-	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Tesis publicada con autorización del autor
No olvide citar esta tesis