

### 4,3,2 GASTOS Y COSTOS

	Valor total	0	1	2	3	4	5	6	7	8	9	10	11	12
<b>Terreno</b>	475.000,00													
<b>costos indirectos</b>														
viviendas	1.273.248,50	127.324,85	127.324,85	127.324,85	127.324,85	127.324,85	127.324,85	127.324,85	127.324,85	127.324,85	127.324,85	127.324,85		
infraestructura	308.237,10	30.823,71	30.823,71	30.823,71	30.823,71	30.823,71	30.823,71	30.823,71	30.823,71	30.823,71	30.823,71	30.823,71		
<b>total cons. Presente</b>	<b>1.581.485,60</b>	<b>158.148,56</b>	<b>158.148,56</b>	<b>158.148,56</b>	<b>158.148,56</b>	<b>158.148,56</b>	<b>158.148,56</b>	<b>158.148,56</b>	<b>158.148,56</b>	<b>158.148,56</b>	<b>158.148,56</b>	<b>158.148,56</b>		
Inflación (4,54%)	71.799,45	7.179,94	7.179,94	7.179,94	7.179,94	7.179,94	7.179,94	7.179,94	7.179,94	7.179,94	7.179,94	7.179,94		
<b>Total construccion proyecto</b>	<b>1.653.285,05</b>	<b>0,00</b>	<b>165.328,50</b>	<b>165.328,50</b>	<b>165.328,50</b>	<b>165.328,50</b>	<b>165.328,50</b>	<b>165.328,50</b>	<b>165.328,50</b>	<b>165.328,50</b>	<b>165.328,50</b>	<b>165.328,50</b>		
<b>Costos Indirectos</b>														
Administración construc	90.633,60	9.063,36	9.063,36	9.063,36	9.063,36	9.063,36	9.063,36	9.063,36	9.063,36	9.063,36	9.063,36	9.063,36		
Gerencia	25.197,00	2.519,70	2.519,70	2.519,70	2.519,70	2.519,70	2.519,70	2.519,70	2.519,70	2.519,70	2.519,70	2.519,70		
Fizcalización	19.465,00	1.946,50	1.946,50	1.946,50	1.946,50	1.946,50	1.946,50	1.946,50	1.946,50	1.946,50	1.946,50	1.946,50		
Fideicomiso	35.152,80	4.365,60	2.565,60	2.565,60	2.565,60	2.565,60	2.565,60	2.565,60	2.565,60	2.565,60	2.565,60	2.565,60	1.282,80	1.282,80
Seguros	18.977,00	1.897,70	1.897,70	1.897,70	1.897,70	1.897,70	1.897,70	1.897,70	1.897,70	1.897,70	1.897,70	1.897,70		
Mantenimiento y seguridad	23.885,00												3.980,83	3.980,83
<b>Total costos indirectos</b>	<b>213.310,40</b>	<b>19.792,86</b>	<b>17.992,86</b>	<b>17.992,86</b>	<b>17.992,86</b>	<b>17.992,86</b>	<b>17.992,86</b>	<b>17.992,86</b>	<b>17.992,86</b>	<b>17.992,86</b>	<b>17.992,86</b>	<b>17.992,86</b>	<b>5.263,63</b>	<b>5.263,63</b>
<b>Estudios y trámites</b>														
Arquitectónicos	20.722,30	20.722,30												
Suelos	3.953,70	3.953,70												
Estructurales	5.535,20	5.535,20												
Hidrosanitarios	3.163,00	3.163,00												
electricos y telefonicos	3.163,00	3.163,00												
Impuestos	9.488,90	9.488,90												
Constitución Fideicomiso	3.207,00	3.207,00												
Declaratoria	9.488,90	1.897,78	1.897,78	1.897,78	1.897,78	1.897,78								
Dirección Arquitectonica	12.651,90	1.265,19	1.265,19	1.265,19	1.265,19	1.265,19	1.265,19	1.265,19	1.265,19	1.265,19	1.265,19	1.265,19		
Otros adicionales	3.163,00	316,30	316,30	316,30	316,30	316,30	316,30	316,30	316,30	316,30	316,30	316,30		
<b>Total estudios y tramites</b>	<b>74.536,90</b>	<b>52.712,37</b>	<b>3.479,27</b>	<b>3.479,27</b>	<b>3.479,27</b>	<b>3.479,27</b>	<b>3.479,27</b>	<b>1.581,49</b>	<b>1.581,49</b>	<b>1.581,49</b>	<b>1.581,49</b>	<b>1.581,49</b>	<b>0,00</b>	<b>0,00</b>
<b>Promoción y Publicidad</b>														
Promoción y Publicidad	31.629,70	3.162,97	3.162,97	3.162,97	3.162,97	3.162,97	3.162,97	3.162,97	3.162,97	3.162,97	3.162,97	3.162,97		
<b>Mercadeo</b>														
Mandato y Ventas	114.615,10	11.461,51	11.461,51	11.461,51	11.461,51	11.461,51	11.461,51	11.461,51	11.461,51	11.461,51	11.461,51	11.461,51		
<b>Total de costos</b>	<b>2.562.377,14</b>	<b>252.458,21</b>	<b>201.425,11</b>	<b>201.425,11</b>	<b>201.425,11</b>	<b>201.425,11</b>	<b>201.425,11</b>	<b>199.527,33</b>	<b>199.527,33</b>	<b>199.527,33</b>	<b>199.527,33</b>	<b>199.527,33</b>	<b>5.263,63</b>	<b>5.263,63</b>
Financiamiento (Intereses)	27.495,32	43.957,94	43.957,94	43.957,94	43.957,94	43.957,94	43.957,94	43.957,94	43.957,94	43.957,94	43.957,94	43.957,94	43.957,94	43.957,94
<b>Total</b>	<b>2.589.872,47</b>	<b>296.416,16</b>	<b>245.383,06</b>	<b>245.383,06</b>	<b>245.383,06</b>	<b>245.383,06</b>	<b>245.383,06</b>	<b>243.485,28</b>	<b>243.485,28</b>	<b>243.485,28</b>	<b>243.485,28</b>	<b>243.485,28</b>	<b>49.221,58</b>	<b>49.221,58</b>

13	14	15	16
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1.282,80	1.282,80	1.282,80	1.282,80
3.980,83	3.980,83	3.980,83	3.980,83
<b>5.263,63</b>	<b>5.263,63</b>	<b>5.263,63</b>	<b>5.263,63</b>

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