

PLANILLA DE SUPERFICIES UNIDADES FUNCIONALES | PARQUE LOMA VERDE

PRECIO VENTA PARA INVERSION AL COSTO

RENTABILIDAD POR ALQUILER

Sector INDUSTRIAL

(\*) los precios son estimativos por ser obra al costo con tope CAC

NAVES INDUSTRIALES Y LOGISTICA

a pagar 100% en pesos argentinos

SECTOR	UNIDAD FUNCIONAL	SUPERFICIE LOTE m2	SUP VERDE OBLIGATORIA m2	SUPERFICIE CUBIERTA m2	SUPERFICIE SEMI CUBIERTA m2	SUP PLAYA DE MANIOBRAS m2	SANITARIOS Y SERVICIOS m2	DIMENSIONES APROXIMADAS mts	PRECIO	ANTICIPO 15%	SALDO (*)	36 CUOTAS	Rentabilidad por alquiler anual
									PESOS Arg \$	PESOS Arg \$	PESOS Arg \$	PESOS Arg \$	
SECTOR A	G-A1	4.500,00	235,00	3.400,00	180,00	814,00	30,00	58 x 58	44.219.200	6.632.880	37.586.320	1.044.064	3.095.344
	G-A2	4.500,00	235,00	3.400,00	180,00	814,00	30,00	58 x 58	44.219.200	6.632.880	37.586.320	1.044.064	3.095.344
	G-A3	4.500,00	235,00	3.400,00	180,00	814,00	30,00	58 x 58	44.219.200	6.632.880	37.586.320	1.044.064	3.095.344
	G-A4	4.500,00	235,00	3.400,00	180,00	814,00	30,00	58 x 58	44.219.200	6.632.880	37.586.320	1.044.064	3.095.344
	G-A5	4.500,00	235,00	3.400,00	180,00	814,00	30,00	58 x 58	44.219.200	6.632.880	37.586.320	1.044.064	3.095.344
	G-A6	4.500,00	235,00	3.400,00	180,00	814,00	30,00	58 x 58	44.219.200	6.632.880	37.586.320	1.044.064	3.095.344
<b>SUB TOTAL</b>		<b>27.000,00</b>	<b>1.410,00</b>	<b>20.400,00</b>	<b>1.080,00</b>	<b>4.884,00</b>	<b>180,00</b>	<b>-</b>					
SECTOR B	G-B1	2.300,00	131,00	1.500,00	130,00	600,00	30,00	34 x 43	26.945.100	4.041.765	22.903.335	636.204	1.886.157
	G-B2	2.300,00	131,00	1.500,00	130,00	600,00	30,00	34 x 43	26.945.100	4.041.765	22.903.335	636.204	1.886.157
	G-B3	2.300,00	131,00	1.500,00	130,00	600,00	30,00	34 x 43	26.945.100	4.041.765	22.903.335	636.204	1.886.157
	G-B4	2.300,00	131,00	1.500,00	130,00	600,00	30,00	34 x 43	26.945.100	4.041.765	22.903.335	636.204	1.886.157
	G-B5	2.300,00	131,00	1.500,00	130,00	600,00	30,00	34 x 43	26.945.100	4.041.765	22.903.335	636.204	1.886.157
	G-B6	2.300,00	131,00	1.500,00	130,00	600,00	30,00	34 x 43	26.945.100	4.041.765	22.903.335	636.204	1.886.157
	G-B7	2.300,00	131,00	1.500,00	130,00	600,00	30,00	34 x 43	26.945.100	4.041.765	22.903.335	636.204	1.886.157
	G-B8	2.300,00	131,00	1.500,00	130,00	600,00	30,00	34 x 43	26.945.100	4.041.765	22.903.335	636.204	1.886.157
<b>SUB TOTAL</b>		<b>18.400,00</b>	<b>1.048,00</b>	<b>12.000,00</b>	<b>1.040,00</b>	<b>4.800,00</b>	<b>240,00</b>	<b>-</b>					

# Sector COMERCIAL

## EDIFICIO DE DEPOSITOS PB - PARQUE LOMA VERDE

SECTOR	UNIDAD FUNCIONAL	SUP PLAYA CARGA Y DESCARGA	SUPERFICIE SEMI CUBIERTA	SUPERFICIE CUBIERTA PB	SUPERFICIE POSIBLE ENTREPISO	DIMENSIONES APROXIMADAS	PRECIO	ANTICIPO 15%	SALDO (*)	36 CUOTAS	Rentabilidad por alquiler anual									
												m2	m2	m2	m2	mts	PESOS Arg \$	PESOS Arg \$	PESOS Arg \$	PESOS Arg \$
SECTOR A	D1	50,00	25,00	200,00	55,00	10 x 20	<b>3.251.040</b>	487.656	2.763.384	76.761	227.573									
	D2	50,00	25,00	200,00	55,00	10 x 20	3.251.040	487.656	2.763.384	76.761	227.573									
	D3	50,00	25,00	200,00	55,00	10 x 20	<b>3.251.040</b>	487.656	2.763.384	76.761	227.573									
	D4	50,00	25,00	200,00	55,00	10 x 20	3.251.040	487.656	2.763.384	76.761	227.573									
	D5	50,00	25,00	200,00	55,00	10 x 20	<b>3.251.040</b>	487.656	2.763.384	76.761	227.573									
	D6	50,00	25,00	200,00	55,00	10 x 20	3.251.040	487.656	2.763.384	76.761	227.573									
	D7	50,00	25,00	200,00	55,00	10 x 20	<b>3.251.040</b>	487.656	2.763.384	76.761	227.573									
	D8	50,00	25,00	200,00	55,00	10 x 20	3.251.040	487.656	2.763.384	76.761	227.573									
	D9	50,00	25,00	200,00	55,00	10 x 20	<b>3.251.040</b>	487.656	2.763.384	76.761	227.573									
	D10	50,00	25,00	200,00	55,00	10 x 20	3.251.040	487.656	2.763.384	76.761	227.573									
	D11	50,00	25,00	200,00	55,00	10 x 20	<b>3.251.040</b>	487.656	2.763.384	76.761	227.573									
	D12	50,00	25,00	200,00	55,00	10 x 20	3.251.040	487.656	2.763.384	76.761	227.573									
<b>SUB TOTAL</b>		<b>600,00</b>	<b>300,00</b>	<b>2.400,00</b>	<b>660,00</b>	-	-	-	-	-	-									
SECTOR B	D13	50,00	25,00	200,00	55,00	10 x 20	<b>3.251.040</b>	487.656	2.763.384	76.761	227.573									
	D14	50,00	25,00	200,00	55,00	10 x 20	3.251.040	487.656	2.763.384	76.761	227.573									
	D15	50,00	25,00	200,00	55,00	10 x 20	<b>3.251.040</b>	487.656	2.763.384	76.761	227.573									
	D16	50,00	25,00	200,00	55,00	10 x 20	3.251.040	487.656	2.763.384	76.761	227.573									
	D17	100,00	50,00	300,00	110,00	20 x 20	<b>4.876.560</b>	731.484	4.145.076	115.141	341.359									
<b>SUB TOTAL</b>		<b>300,00</b>	<b>150,00</b>	<b>1.100,00</b>	<b>330,00</b>	-	-	-	-	-	-									
SECTOR C	D18	50,00	25,00	200,00	55,00	10 x 20	<b>3.251.040</b>	487.656	2.763.384	76.761	227.573									
	D19	50,00	25,00	200,00	55,00	10 x 20	3.251.040	487.656	2.763.384	76.761	227.573									
	D20	50,00	25,00	200,00	55,00	10 x 20	<b>3.251.040</b>	487.656	2.763.384	76.761	227.573									
	D21	50,00	25,00	200,00	55,00	10 x 20	3.251.040	487.656	2.763.384	76.761	227.573									
	D22	50,00	25,00	200,00	55,00	10 x 20	<b>3.251.040</b>	487.656	2.763.384	76.761	227.573									
D23	50,00	25,00	200,00	55,00	10 x 20	<b>3.251.040</b>	487.656	2.763.384	76.761	227.573										
<b>SUB TOTAL</b>		<b>300,00</b>	<b>150,00</b>	<b>1.200,00</b>	<b>330,00</b>	-	-	-	-	-	-									
SECTOR D	D24	100	50	300	110	20 x 20	<b>4.876.560</b>	731.484	4.145.076	115.141	341.359									
	D25	50	25	200	55	10 x 20	3.251.040	487.656	2.763.384	76.761	227.573									
	D26	50	25	200	55	10 x 20	<b>3.251.040</b>	487.656	2.763.384	76.761	227.573									
	D27	50	25	200	55	10 x 20	3.251.040	487.656	2.763.384	76.761	227.573									
	D28	50	25	200	55	10 x 20	<b>3.251.040</b>	487.656	2.763.384	76.761	227.573									
<b>SUB TOTAL</b>		<b>300,00</b>	<b>150,00</b>	<b>1.100,00</b>	<b>330,00</b>	-	-	-	-	-	-									
<b>TOTAL PB</b>		<b>1.500,00</b>	<b>750,00</b>	<b>5.800,00</b>	<b>1.650,00</b>															

## Sector COMERCIAL

### PLANTAS DE OFICINAS Y BAULERAS - PARQUE LOMA VERDE

#### PRIMER PISO

SECTOR	UNIDAD FUNCIONAL	SUPERFICIE CUBIERTA	SUP SERVICIO	SUPERFICIE COMERCIAL	SUP TERRAZAS
SECTOR A	36	1.851,00	801,00	1.050,00	673,00
SECTOR B	-	2.090,00	212,00	1.878,00	
SECTOR D	40	2.035,00	175,00	1.860,00	657,00
SECTOR C	-	2.176,00	956,00	1.220,00	-

<b>SUB TOTAL</b>	<b>8.152,00</b>	<b>2.144,00</b>	<b>6.008,00</b>	<b>1.330,00</b>	-	-	-
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#### SEGUNDO PISO

SECTOR	UNIDAD FUNCIONAL	SUPERFICIE CUBIERTA	SUP SERVICIO	SUPERFICIE COMERCIAL	SUP TERRAZAS
SECTOR A	36	1.851,00	801,00	1.050,00	673,00
SECTOR B	-	2.090,00	212,00	1.878,00	
SECTOR C	40	2.035,00	175,00	1.860,00	657,00
SECTOR D	-	2.176,00	956,00	1.220,00	-

<b>SUB TOTAL</b>	<b>8.152,00</b>	<b>2.144,00</b>	<b>6.008,00</b>	<b>1.330,00</b>	-	-	-
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<b>TOTAL PISO 1 Y 2</b>	<b>16.304,00</b>	<b>4.288,00</b>	<b>12.016,00</b>	<b>2.660,00</b>			
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## Sector COMERCIAL

UNIDADES BAULERAS - PRIMER PISO				PRECIO	ANTICIPO 15%	SALDO (*)	36 CUOTAS	Rentabilidad por alquiler anual
				PESOS Arg \$	PESOS Arg \$	PESOS Arg \$	PESOS Arg \$	
SECTOR A	B1		16,00	270.442	40.566	229.875	6.385	18.931
	B2		30,00	507.078	76.062	431.016	11.973	35.495
	B3		30,00	507.078	76.062	431.016	11.973	35.495
	B4		30,00	507.078	76.062	431.016	11.973	35.495
	B5		30,00	507.078	76.062	431.016	11.973	35.495
	B6		30,00	507.078	76.062	431.016	11.973	35.495
	B7		30,00	507.078	76.062	431.016	11.973	35.495
	B8		30,00	507.078	76.062	431.016	11.973	35.495
	B9		30,00	507.078	76.062	431.016	11.973	35.495
	B10		30,00	507.078	76.062	431.016	11.973	35.495
	B11		30,00	507.078	76.062	431.016	11.973	35.495
	B12		30,00	507.078	76.062	431.016	11.973	35.495
	B13		30,00	507.078	76.062	431.016	11.973	35.495
	B14		30,00	507.078	76.062	431.016	11.973	35.495
	B15		30,00	507.078	76.062	431.016	11.973	35.495
	B16		30,00	507.078	76.062	431.016	11.973	35.495
	B17		30,00	507.078	76.062	431.016	11.973	35.495
	B18		30,00	507.078	76.062	431.016	11.973	35.495
	B19		30,00	507.078	76.062	431.016	11.973	35.495
	B20		30,00	507.078	76.062	431.016	11.973	35.495
	B21		30,00	507.078	76.062	431.016	11.973	35.495
	B22		30,00	507.078	76.062	431.016	11.973	35.495
	B23		30,00	507.078	76.062	431.016	11.973	35.495
	B24		16,00	270.442	40.566	229.875	6.385	18.931
	B25		16,00	270.442	40.566	229.875	6.385	18.931
	B26		30,00	507.078	76.062	431.016	11.973	35.495
	B27		30,00	507.078	76.062	431.016	11.973	35.495
	B28		30,00	507.078	76.062	431.016	11.973	35.495
	B29		30,00	507.078	76.062	431.016	11.973	35.495
	B30		30,00	507.078	76.062	431.016	11.973	35.495
	B31		30,00	507.078	76.062	431.016	11.973	35.495
	B32		30,00	507.078	76.062	431.016	11.973	35.495
	B33		30,00	507.078	76.062	431.016	11.973	35.495
	B34		30,00	507.078	76.062	431.016	11.973	35.495
	B35		30,00	507.078	76.062	431.016	11.973	35.495
	B36		30,00	507.078	76.062	431.016	11.973	35.495

UNIDADES BAULERAS - PRIMER PISO			PRECIO	ANTICIPO 15%	SALDO (*)	36 CUOTAS	Rentabilidad por alquiler anual
			PESOS Arg \$	PESOS Arg \$	PESOS Arg \$	PESOS Arg \$	
SECTOR D	B1	36,00	608.494	91.274	517.220	14.367	42.595
	B2	36,00	608.494	91.274	517.220	14.367	42.595
	B3	36,00	608.494	91.274	517.220	14.367	42.595
	B4	36,00	608.494	91.274	517.220	14.367	42.595
	B5	36,00	608.494	91.274	517.220	14.367	42.595
	B6	36,00	608.494	91.274	517.220	14.367	42.595
	B7	36,00	608.494	91.274	517.220	14.367	42.595
	B8	36,00	608.494	91.274	517.220	14.367	42.595
	B9	36,00	608.494	91.274	517.220	14.367	42.595
	B10	36,00	608.494	91.274	517.220	14.367	42.595
	B11	45,00	760.617	114.093	646.524	17.959	53.243
	B12	31,00	523.981	78.597	445.384	12.372	36.679
	B13	31,00	523.981	78.597	445.384	12.372	36.679
	B14	46,00	777.520	116.628	660.892	18.358	54.426
	B15	28,00	473.273	70.991	402.282	11.174	33.129
	B16	38,00	642.299	96.345	545.954	15.165	44.961
	B17	28,00	473.273	70.991	402.282	11.174	33.129
	B18	22,50	380.309	57.046	323.262	8.980	26.622
	B19	22,50	380.309	57.046	323.262	8.980	26.622
	B20	22,50	380.309	57.046	323.262	8.980	26.622
	B21	22,50	380.309	57.046	323.262	8.980	26.622
	B22	22,50	380.309	57.046	323.262	8.980	26.622
	B23	22,50	380.309	57.046	323.262	8.980	26.622
	B24	22,50	380.309	57.046	323.262	8.980	26.622
	B25	22,50	380.309	57.046	323.262	8.980	26.622
	B26	22,50	380.309	57.046	323.262	8.980	26.622
	B27	22,50	380.309	57.046	323.262	8.980	26.622
	B28	25,00	422.565	63.385	359.180	9.977	29.580
	B29	25,00	422.565	63.385	359.180	9.977	29.580
	B30	25,00	422.565	63.385	359.180	9.977	29.580
	B31	25,00	422.565	63.385	359.180	9.977	29.580
	B32	25,00	422.565	63.385	359.180	9.977	29.580
	B33	25,00	422.565	63.385	359.180	9.977	29.580
	B34	25,00	422.565	63.385	359.180	9.977	29.580
	B35	25,00	422.565	63.385	359.180	9.977	29.580
	B36	25,00	422.565	63.385	359.180	9.977	29.580
	B37	25,00	422.565	63.385	359.180	9.977	29.580
	B38	31,50	532.432	79.865	452.567	12.571	37.270
	B39	43,00	726.812	109.022	617.790	17.161	50.877
	B40	31,50	532.432	79.865	452.567	12.571	37.270

**UNIDADES BAULERAS - SEGUNDO PISO**

			PRECIO	ANTICIPO 15%	SALDO (*)	36 CUOTAS	Rentabilidad por
			PESOS Arg \$	PESOS Arg \$	PESOS Arg \$	PESOS Arg \$	alquiler anual
SECTOR A	B1	16,00	270.442	40.566	229.875	6.385	18.931
	B2	30,00	507.078	76.062	431.016	11.973	35.495
	B3	30,00	507.078	76.062	431.016	11.973	35.495
	B4	30,00	507.078	76.062	431.016	11.973	35.495
	B5	30,00	507.078	76.062	431.016	11.973	35.495
	B6	30,00	507.078	76.062	431.016	11.973	35.495
	B7	30,00	507.078	76.062	431.016	11.973	35.495
	B8	30,00	507.078	76.062	431.016	11.973	35.495
	B9	30,00	507.078	76.062	431.016	11.973	35.495
	B10	30,00	507.078	76.062	431.016	11.973	35.495
	B11	30,00	507.078	76.062	431.016	11.973	35.495
	B12	30,00	507.078	76.062	431.016	11.973	35.495
	B13	30,00	507.078	76.062	431.016	11.973	35.495
	B14	30,00	507.078	76.062	431.016	11.973	35.495
	B15	30,00	507.078	76.062	431.016	11.973	35.495
	B16	30,00	507.078	76.062	431.016	11.973	35.495
	B17	30,00	507.078	76.062	431.016	11.973	35.495
	B18	30,00	507.078	76.062	431.016	11.973	35.495
	B19	30,00	507.078	76.062	431.016	11.973	35.495
	B20	30,00	507.078	76.062	431.016	11.973	35.495
	B21	30,00	507.078	76.062	431.016	11.973	35.495
	B22	30,00	507.078	76.062	431.016	11.973	35.495
	B23	30,00	507.078	76.062	431.016	11.973	35.495
	B24	16,00	270.442	40.566	229.875	6.385	18.931
	B25	16,00	270.442	40.566	229.875	6.385	18.931
	B26	30,00	507.078	76.062	431.016	11.973	35.495
	B27	30,00	507.078	76.062	431.016	11.973	35.495
	B28	30,00	507.078	76.062	431.016	11.973	35.495
	B29	30,00	507.078	76.062	431.016	11.973	35.495
	B30	30,00	507.078	76.062	431.016	11.973	35.495
	B31	30,00	507.078	76.062	431.016	11.973	35.495
	B32	30,00	507.078	76.062	431.016	11.973	35.495
	B33	30,00	507.078	76.062	431.016	11.973	35.495
	B34	30,00	507.078	76.062	431.016	11.973	35.495
	B35	30,00	507.078	76.062	431.016	11.973	35.495
	B36	30,00	507.078	76.062	431.016	11.973	35.495

UNIDADES BAULERAS - SEGUNDO PISO			PRECIO	ANTICIPO 15%	SALDO (*)	36 CUOTAS	Rentabilidad por alquiler anual
			PESOS Arg \$	PESOS Arg \$	PESOS Arg \$	PESOS Arg \$	
SECTOR D	B1	36,00	608.494	91.274	517.220	14.367	42.595
	B2	36,00	608.494	91.274	517.220	14.367	42.595
	B3	36,00	608.494	91.274	517.220	14.367	42.595
	B4	36,00	608.494	91.274	517.220	14.367	42.595
	B5	36,00	608.494	91.274	517.220	14.367	42.595
	B6	36,00	608.494	91.274	517.220	14.367	42.595
	B7	36,00	608.494	91.274	517.220	14.367	42.595
	B8	36,00	608.494	91.274	517.220	14.367	42.595
	B9	36,00	608.494	91.274	517.220	14.367	42.595
	B10	36,00	608.494	91.274	517.220	14.367	42.595
	B11	45,00	760.617	114.093	646.524	17.959	53.243
	B12	31,00	523.981	78.597	445.384	12.372	36.679
	B13	31,00	523.981	78.597	445.384	12.372	36.679
	B14	46,00	777.520	116.628	660.892	18.358	54.426
	B15	28,00	473.273	70.991	402.282	11.174	33.129
	B16	38,00	642.299	96.345	545.954	15.165	44.961
	B17	28,00	473.273	70.991	402.282	11.174	33.129
	B18	22,50	380.309	57.046	323.262	8.980	26.622
	B19	22,50	380.309	57.046	323.262	8.980	26.622
	B20	22,50	380.309	57.046	323.262	8.980	26.622
	B21	22,50	380.309	57.046	323.262	8.980	26.622
	B22	22,50	380.309	57.046	323.262	8.980	26.622
	B23	22,50	380.309	57.046	323.262	8.980	26.622
	B24	22,50	380.309	57.046	323.262	8.980	26.622
	B25	22,50	380.309	57.046	323.262	8.980	26.622
	B26	22,50	380.309	57.046	323.262	8.980	26.622
	B27	22,50	380.309	57.046	323.262	8.980	26.622
	B28	25,00	422.565	63.385	359.180	9.977	29.580
	B29	25,00	422.565	63.385	359.180	9.977	29.580
	B30	25,00	422.565	63.385	359.180	9.977	29.580
	B31	25,00	422.565	63.385	359.180	9.977	29.580
	B32	25,00	422.565	63.385	359.180	9.977	29.580
	B33	25,00	422.565	63.385	359.180	9.977	29.580
	B34	25,00	422.565	63.385	359.180	9.977	29.580
	B35	25,00	422.565	63.385	359.180	9.977	29.580
	B36	25,00	422.565	63.385	359.180	9.977	29.580
	B37	25,00	422.565	63.385	359.180	9.977	29.580
	B38	31,50	532.432	79.865	452.567	12.571	37.270
	B39	43,00	726.812	109.022	617.790	17.161	50.877
	B40	31,50	532.432	79.865	452.567	12.571	37.270