## PROGRAMA DE INVERSION

DURACION 25 MESES ESTRATEGIA 3 ETAPAS

 $^*$ Los % se sacaron del ejemplo dividiendo el importe de cada rubro entre el total de la obra

|    | LOS /6 Se Sacaron de                 | i ojempio aiviais |          |            |      |              |    |           |    |           |    |           |    |           |    |           |    |           |     |           |
|----|--------------------------------------|-------------------|----------|------------|------|--------------|----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|-----|-----------|
|    | PRESUPUESTO GENERAL                  |                   |          |            |      |              |    |           | AF | RMADO     |    |           |    |           |    |           |    |           |     |           |
|    |                                      | MES               | ME       | S 1        | MES  | 2            | ME | ES 3      | ME | S 4       | ME | S 5       | ME | S 6       | ME | S 7       | ME | S 8       | MES | 9         |
| CO | PARTIDA                              | IMPORTE           |          |            |      |              |    |           |    |           |    |           |    |           |    |           |    | -         |     |           |
|    |                                      |                   |          | 4.00%      |      | 4.00%        |    | 4.00%     |    | 4.00%     |    | 4.00%     |    | 4.00%     |    | 4.00%     |    | 4.00%     |     | 4.00%     |
| 1  | ARMADO DE PROYECTO DE INVERSION      | \$ 1,347,932.90   | \$       | 53,917.32  | \$   | 53,917.32    | \$ | 53,917.32 | \$ | 53,917.32 | \$ | 53,917.32 | \$ | 53,917.32 | \$ | 53,917.32 | \$ | 53,917.32 | \$  | 53,917.32 |
|    |                                      |                   |          | 5.96%      |      | 5.96%        |    | 7.43%     |    | 31.16%    |    | 8.13%     |    | 6.98%     | -  | 6.98%     |    | 1.61%     |     | 1.61%     |
| 2  | VIABILIDAD LEGAL                     | \$ 129,234.19     | \$       | 7,698.94   | \$   | 7,698.94     | \$ | 9,602.90  | \$ | 40,273.99 | \$ | 10,507.14 | \$ | 9,024.41  | -  | 9,024.41  | \$ | 2,082.56  | \$  | 2,082.56  |
|    |                                      |                   |          | 8.65%      |      | 3.63%        |    | 4.93%     |    | 3.63%     |    | 4.93%     |    | 4.82%     |    | 3.63%     |    | 3.68%     |     | 3.68%     |
| 3  | ESTUDIOS Y PROYECTOS                 | \$ 1,266,261.64   | \$       | 109,473.61 | \$   | 45,943.84    | \$ | 62,401.88 | \$ | 45,943.84 | \$ | 62,401.88 | \$ | 60,984.53 | \$ | 45,943.84 | \$ | 46,561.65 | \$  | 46,561.65 |
|    |                                      |                   |          | 1%         |      | 1%           |    | 1%        |    | 2%        |    | 1%        |    | 51%       | _  | 25%       |    | 0%        |     | 1%        |
| 4  | LICENCIAS Y DERECHOS                 | \$ 177,364.38     | \$       | 1,041.28   | \$   | 1,735.46     | \$ | 2,487.50  | \$ | 4,338.66  | \$ | 1,041.28  | \$ | 91,215.74 | \$ | 44,102.12 | \$ | -         | \$  | 1,041.28  |
|    |                                      |                   |          | 1%         |      | 0%           |    | 1%        |    | 0%        |    | 4%        |    | 1%        | _  | 3%        |    | 7%        |     | 6%        |
| 5  | GESTORIA                             | \$ 329,738.08     | \$       | 2,016.28   | \$   | 1,123.28     | \$ | 3,173.26  | _  | 1,404.10  | \$ | 12,260.57 | \$ | 4,493.11  | -  | 10,547.57 | \$ | 22,512.39 | \$  | 19,282.97 |
|    |                                      |                   |          | 3%         |      | 3%           |    | 3%        |    | 3%        |    | 3%        |    | 3%        |    | 3%        |    | 5%        |     | 5%        |
| 6  | DIRECCION GENERAL                    | \$ 138,837.09     | \$       | 4,483.34   | \$   | 4,483.34     | \$ | 4,483.34  | -  | 4,483.34  | \$ | 4,483.34  | \$ | 4,483.34  | +  | 4,483.34  | \$ | 6,565.89  | \$  | 6,565.89  |
|    |                                      |                   |          | 0%         |      | 0%           |    | 0%        | -  | 0%        |    | 0%        |    | 0%        |    | 0%        |    | 2%        |     | 2%        |
| 7  | EDIFICACION                          | \$ 3,547,287.60   | \$       | -          | \$   | -            | \$ | -         | \$ | -         | \$ | -         | \$ | -         | \$ | -         | \$ | 55,551.12 | \$  | 81,181.17 |
|    |                                      |                   |          | 54%        |      | 46%          |    | 0%        | -  | 0%        |    | 0%        |    | 0%        | -  | 0%        |    | 0%        |     | 0%        |
| 8  | TERRENO                              | \$ 2,516,422.22   | \$       |            | \$ : | 1,168,489.33 | \$ | -         | \$ | -         | \$ | -         | \$ | -         | \$ | -         | \$ |           | \$  | -         |
|    |                                      |                   | <u> </u> | 0%         |      | 0%           |    | 0%        | -  | 0%        | _  | 0%        |    | 0%        | _  | 0%        |    | 0%        |     | 0%        |
| 9  | CONTINGENCIAS                        | \$ 177,595.78     | \$       | -          | \$   | -            | \$ | -         | \$ | -         | \$ | -         | \$ | -         | \$ | -         | \$ | -         | \$  | -         |
|    |                                      |                   |          |            |      |              |    |           |    |           |    |           |    |           |    |           |    |           |     |           |
| 10 | PARTICIPACION Y UTILIDAD ARQUITECTOS | \$ -              |          |            |      |              |    |           |    |           |    |           |    |           |    |           |    |           |     |           |
|    |                                      |                   |          |            |      |              |    |           |    |           |    |           |    |           |    |           |    |           |     |           |
|    | TOTAL DE INVERSION PROGRAMADA        | \$ 9,630,673.88   |          |            |      |              |    |           |    |           |    |           |    |           |    |           |    |           |     |           |
|    |                                      |                   |          |            |      |              |    |           |    |           |    |           |    |           |    |           |    |           |     |           |
|    |                                      | \$ 9,630,663.66   | <b>Ş</b> |            |      |              |    |           |    |           |    |           |    |           |    |           |    |           | \$  |           |
|    |                                      | 100%              |          | 15.85%     |      | 13.33%       |    | 1.41%     |    | 1.56%     |    | 1.50%     |    | 2.33%     |    | 1.74%     |    | 1.94%     |     | 2.19%     |

|    | <u> </u>   |    |            |               |              |            |     |            | СО  | NSTRUCCION |    |            |    |            |          |            |              |            |    | <u> </u>  |          |           |    |           |          |           |
|----|------------|----|------------|---------------|--------------|------------|-----|------------|-----|------------|----|------------|----|------------|----------|------------|--------------|------------|----|-----------|----------|-----------|----|-----------|----------|-----------|
| ME | S 10       | ME | S 11       | MES 12        | MI           | ES 13      | ME  | S 14       | ME  | ES 15      | ME | S 16       | ME | ES 17      | MI       | ES 18      | ME           | S 19       | ME | S 20      | ME       | ES 21     | ME | S 22      | ME       | S 23      |
|    | 4.000/     |    | 4.000/     | 4.000         |              | 4.000/     |     | 4.000/     |     | 4.000/     |    | 4.000/     |    | 4.000/     |          | 4.000/     |              | 4.000/     |    | 4.000/    |          | 4.000/    |    | 4.000/    |          | 4.000     |
| _  | 4.00%      | _  | 4.00%      | 4.009         |              | 4.00%      | I 4 | 4.00%      |     | 4.00%      |    | 4.00%      | _  | 4.00%      | т.       | 4.00%      |              | 4.00%      |    | 4.00%     |          | 4.00%     |    | 4.00%     | _        | 4.00%     |
| \$ | 53,917.32  | \$ | 53,917.32  | \$ 53,917.32  | +            | 53,917.32  | \$  | 53,917.32  | ⊢÷- | 53,917.32  | ÷  | 53,917.32  | \$ | 53,917.32  | \$       | 53,917.32  | <del>⊢</del> | 53,917.32  | \$ | 53,917.32 | <b>\</b> | 53,917.32 | \$ | 53,917.32 | <u> </u> | 53,917.32 |
|    | 1.61%      | _  | 1.61%      | 1.619         |              | 1.61%      |     | 1.61%      | -   | 1.61%      | -  | 1.61%      |    | 1.61%      | -        | 1.61%      | _            | 1.61%      |    | 1.61%     | ļ.,      | 1.61%     |    | 1.61%     |          | 1.61%     |
| \$ | 2,082.56   | \$ | 2,082.56   | \$ 2,082.56   |              | 2,082.56   | \$  | 2,082.56   | _   | 2,082.56   | \$ | 2,082.56   | \$ | 2,082.56   | <b>Ş</b> | 2,082.56   | _            | 2,082.56   | \$ | 2,082.56  | \$       | 2,082.56  | \$ | 2,082.56  | \$       | 2,082.56  |
|    | 3.68%      |    | 3.68%      | 3.639         | _            | 3.68%      |     | 3.63%      |     | 3.68%      |    | 3.63%      |    | 3.68%      |          | 3.63%      |              | 3.68%      |    | 3.63%     |          | 3.68%     |    | 3.63%     |          | 3.63%     |
| \$ | 46,561.65  | \$ | 46,561.65  | \$ 45,943.84  | <del>-</del> | 46,561.65  | \$  | 45,943.84  | \$  | 46,561.65  | \$ | 45,943.84  | \$ | 46,561.65  | \$       | 45,943.84  | \$           | 46,561.65  | \$ | 45,943.84 | \$       | 46,561.65 | \$ | 45,943.84 | \$       | 45,943.84 |
|    | 0%         |    | 1%         | 09            | 6            | 1%         |     | 0%         |     | 1%         |    | 0%         |    | 1%         |          | 0%         |              | 1%         |    | 0%        |          | 10%       |    | 4%        |          | 1%        |
| \$ | -          | \$ | 1,041.28   | \$ -          | \$           | 1,041.28   | \$  | -          | \$  | 1,041.28   | \$ | -          | \$ | 1,041.28   | \$       | -          | \$           | 1,041.28   | \$ | -         | \$       | 17,890.44 | \$ | 6,222.96  | \$       | 1,041.28  |
|    | 6%         |    | 6%         | 69            | 6            | 6%         |     | 6%         |     | 6%         |    | 6%         |    | 6%         |          | 6%         |              | 6%         |    | 6%        |          | 6%        |    | 6%        |          | 1%        |
| \$ | 19,282.97  | \$ | 19,282.97  | \$ 19,282.97  | ' \$         | 19,282.97  | \$  | 19,282.97  | \$  | 19,282.97  | \$ | 19,282.97  | \$ | 19,282.97  | \$       | 19,282.97  | \$           | 19,282.97  | \$ | 19,282.97 | \$       | 19,282.97 | \$ | 19,282.97 | \$       | 2,246.55  |
|    | 5%         |    | 5%         | 59            | 6            | 5%         |     | 5%         |     | 5%         |    | 5%         |    | 5%         |          | 5%         |              | 5%         |    | 5%        |          | 5%        |    | 5%        |          | 3%        |
| \$ | 6,565.89   | \$ | 6,565.89   | \$ 6,565.89   | \$           | 6,565.89   | \$  | 6,565.89   | \$  | 6,565.89   | \$ | 6,565.89   | \$ | 6,565.89   | \$       | 6,565.89   | \$           | 6,565.89   | \$ | 6,565.89  | \$       | 6,565.89  | \$ | 6,565.89  | \$       | 4,483.34  |
|    | 8%         |    | 10%        | 109           | 6            | 12%        |     | 15%        |     | 14%        |    | 12%        |    | 8%         |          | 4%         |              | 4%         |    | 0%        |          | 0%        |    | 0%        |          | 0%        |
| \$ | 277,867.04 | \$ | 366,568.44 | \$ 340,536.49 | \$           | 438,416.63 | \$  | 527,696.63 | \$  | 491,610.00 | \$ | 411,613.44 | \$ | 297,844.08 | \$       | 129,195.66 | \$           | 129,195.66 | \$ | -         | \$       | -         | \$ | -         | \$       | -         |
|    | 0%         |    | 0%         | 09            | 6            | 0%         |     | 0%         |     | 0%         |    | 0%         |    | 0%         |          | 0%         |              | 0%         |    | 0%        |          | 0%        |    | 0%        |          | 0%        |
| \$ | -          | \$ | -          | \$ -          | \$           | -          | \$  | -          | \$  | -          | \$ | -          | \$ | -          | \$       | -          | \$           | -          | \$ | -         | \$       | -         | \$ | -         | \$       | -         |
|    | 0%         |    | 0%         | 09            | 6            | 0%         |     | 0%         |     | 0%         |    | 0%         |    | 0%         |          | 0%         |              | 0%         |    | 0%        |          | 0%        |    | 0%        |          | 0%        |
| \$ | -          | \$ | -          | \$ -          | \$           | -          | \$  | -          | \$  | -          | \$ | -          | \$ | -          | \$       | -          | \$           | -          | \$ | -         | \$       | -         | \$ | -         | \$       | -         |
|    |            |    |            |               |              |            |     |            |     |            |    |            |    |            |          |            |              |            |    |           |          |           |    |           |          |           |
|    |            |    |            |               |              |            |     |            |     |            |    |            |    |            |          |            |              |            |    |           |          |           |    |           |          |           |
|    |            |    |            |               | 1            |            |     |            |     |            |    |            |    |            |          |            |              |            |    |           |          |           |    |           |          |           |
|    |            |    |            |               |              |            |     |            |     |            |    |            |    |            |          |            |              |            |    |           |          |           |    |           |          |           |
|    |            |    |            |               |              |            |     |            |     |            | I  |            |    |            | I        |            |              |            |    |           | <b>!</b> |           |    |           |          |           |

| \$ 406,277.42 | \$ 496,020.10 | \$ 468,329.06 | \$ 567,868.29 | \$ 655,489.21 | \$ 621,061.65 | \$ 539,406.01 | \$ 427,295.74 | \$ 256,988.24 | \$ 258,647.32 | \$ 127,792.58 | \$ 146,300.82 | \$ 134,015.53 | \$ 109,714.89 |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| 4.22%         | 5.15%         | 4.86%         | 5.90%         | 6.81%         | 6.45%         | 5.60%         | 4.44%         | 2.67%         | 2.69%         | 1.33%         | 1.52%         | 1.39%         | 1.14%         |

| PRE OPERACIÓN |        | OPE    | RACIÓN |        |
|---------------|--------|--------|--------|--------|
| MES 24        | MES 25 | MES 26 | MES 27 | MES 28 |

| 4.00%           | 4.00%           | 0.00%           | 0.00%   | 0.00%   |
|-----------------|-----------------|-----------------|---------|---------|
| \$<br>53,917.32 | \$<br>53,917.32 |                 |         |         |
| 1.61%           | 0.00%           | 0.00%           | 0.00%   | 0.00%   |
| \$<br>2,082.56  | \$<br>-         | \$<br>-         | \$<br>- | \$<br>- |
| 3.68%           | 3.63%           | 0.00%           | 0.00%   |         |
| \$<br>46,561.65 | \$<br>45,943.84 | \$              | \$      | \$<br>- |
| 0%              | 0%              | 0%              | 0%      |         |
| \$<br>-         | \$<br>-         | \$<br>-         | \$<br>- | \$<br>- |
| 0%              | 0%              | 0%              | 0%      |         |
| \$<br>-         | \$<br>1         | \$<br>-         | \$<br>- | \$<br>- |
| 3%              | 0%              | 0%              | 0%      |         |
| \$<br>4,483.34  | \$              | \$<br>-         | \$<br>- | \$<br>- |
| 0%              | 0%              | 0%              | 0%      |         |
| \$<br>-         | \$<br>-         | \$<br>-         | \$<br>- | \$<br>- |
| 0%              | 0%              | 0%              | 0%      |         |
| \$<br>-         | \$<br>-         | \$<br>-         | \$<br>- | \$<br>- |
| 33%             | 33%             | 33%             | 0%      |         |
| \$<br>59,198.63 | \$<br>59,198.63 | \$<br>59,198.63 | \$<br>- | \$<br>- |
|                 |                 |                 |         |         |
|                 |                 |                 |         |         |
|                 |                 |                 |         |         |
|                 |                 |                 |         |         |

| 1.73% 1.65% 0.61% <b>0.00% 0.00%</b> | \$<br>166,243.48 | \$<br>159,059.79 | \$<br>59,198.63 | \$<br>- | \$<br>- |
|--------------------------------------|------------------|------------------|-----------------|---------|---------|
|                                      | 1.73%            | 1.65%            | 0.61%           | 0.00%   | 0.00%   |