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Área do Imóvel (m2):

Valor do Imóvel (R\$):

Percentual do ITBI (%):

ITBI Parcelado? ☐ ☒

Custo de Escritura (R\$):

Custo de Registro (R\$):

Financiamento? ☐

Entrada: ☐ Por valor (R\$) ☐ Por (%)

Valor de entrada em (R\$):

Percentual de entrada (%):

Número de Parcelas (meses):

Juros Nominal a.a. (%):

Taxa Referencial-TR a.a. (%):

Custo de Avaliação (R\$): ☐ Taxa cobrada pelo banco.

Encargos de Financiamento (R\$): ☐ Taxas de manutenção de c

Receita de Aluguel: ☒

Aluguel Recebido ou economizado (R\$):

Condomínio (R\$):

Taxas Extras (R\$):

Prazo da Taxa Extra (meses):

IPTU ao ano (R\$):

Luz (R\$):

Despesas Obras (R\$):

Prazo da Obra (meses):

Valor de Venda (R\$):

Prazo para venda (meses):

Honorários de corretagem sobre a venda (%)

Expectativa de valorização do imóvel ao ano (%):

[Próximo](#)

Comissão considerada: R\$ -1498121.0944863718

Valor metro quadrado obra(retrofit): R\$ 2108.108108108108

Valor metro quadrado venda: R\$ -20244.87965522124

Taxa Interna de Retorno-TIR (ao ano %): 10.275786030935766%

Taxa Interna de Retorno-TIR (considerando juros sobre juros - ao mês %):

0.8184493658507597%

Lucro Total na operação: R\$ 351660.5472431859

	Data	Entrada	Escritura	Registro	ITBI	Taxa Extra	Receita Aluguel	REFORMA	VENDA	TOTAL
PARCELAS										
0	2024-12-13	480,000.00	2,000.00	1,000.00	1,440.00	500.00	0.00	0.00	0.00	484,940.00
1	2025-01-13	0.00	0.00	0.00	1,440.00	500.00	-3,000.00	13,000.00	0.00	11,940.00
2	2025-02-13	0.00	0.00	0.00	1,440.00	500.00	-3,000.00	13,000.00	0.00	11,940.00
3	2025-03-13	0.00	0.00	0.00	1,440.00	500.00	-3,000.00	13,000.00	0.00	11,940.00
4	2025-04-13	0.00	0.00	0.00	1,440.00	500.00	-3,000.00	13,000.00	0.00	11,940.00
5	2025-05-13	0.00	0.00	0.00	1,440.00	500.00	-3,000.00	13,000.00	0.00	11,940.00

	Data	Entrada	Escritura	Registro	ITBI	axa Extra	Receita Aluguel	REFORMA	VENDA	TOTAL
PARCELAS										
6	2025-06-13	0.00	0.00	0.00	1,440.00	500.00	-3,000.00	13,000.00	0.00	11,940.00
7	2025-07-13	0.00	0.00	0.00	1,440.00	500.00	-3,000.00	0.00	0.00	-1,060.00
8	2025-08-13	0.00	0.00	0.00	1,440.00	500.00	-3,000.00	0.00	0.00	-1,060.00
9	2025-09-13	0.00	0.00	0.00	1,440.00	500.00	-3,000.00	0.00	0.00	-1,060.00
10	2025-10-13	0.00	0.00	0.00	0.00	500.00	-3,000.00	0.00	0.00	-2,500.00
11	2025-11-13	0.00	0.00	0.00	0.00	500.00	-3,000.00	0.00	0.00	-2,500.00
12	2025-12-13	0.00	0.00	0.00	0.00	500.00	-3,000.00	0.00	0.00	-2,500.00
13	2026-01-13	0.00	0.00	0.00	0.00	500.00	-3,000.00	0.00	0.00	-2,500.00
14	2026-02-13	0.00	0.00	0.00	0.00	500.00	-3,000.00	0.00	0.00	-2,500.00
15	2026-03-13	0.00	0.00	0.00	0.00	500.00	-3,000.00	0.00	0.00	-2,500.00
16	2026-04-13	0.00	0.00	0.00	0.00	500.00	-3,000.00	0.00	0.00	-2,500.00
17	2026-05-13	0.00	0.00	0.00	0.00	500.00	-3,000.00	0.00	0.00	-2,500.00
18	2026-06-13	0.00	0.00	0.00	0.00	500.00	-3,000.00	0.00	0.00	-2,500.00
19	2026-07-13	0.00	0.00	0.00	0.00	500.00	-3,000.00	0.00	0.00	-2,500.00
20	2026-08-13	0.00	0.00	0.00	0.00	500.00	-3,000.00	0.00	0.00	-2,500.00
21	2026-09-13	0.00	0.00	0.00	0.00	500.00	-3,000.00	0.00	0.00	-2,500.00
22	2026-10-13	0.00	0.00	0.00	0.00	500.00	-3,000.00	0.00	0.00	-2,500.00
23	2026-11-13	0.00	0.00	0.00	0.00	500.00	-3,000.00	0.00	0.00	-2,500.00
24	2026-12-13	0.00	0.00	0.00	0.00	500.00	-3,000.00	0.00	0.00	-2,500.00
25	2027-01-13	0.00	0.00	0.00	0.00	500.00	-3,000.00	0.00	0.00	-2,500.00
26	2027-02-13	0.00	0.00	0.00	0.00	500.00	-3,000.00	0.00	0.00	-2,500.00
27	2027-03-13	0.00	0.00	0.00	0.00	500.00	-3,000.00	0.00	0.00	-2,500.00
28	2027-04-13	0.00	0.00	0.00	0.00	500.00	-3,000.00	0.00	0.00	-2,500.00
29	2027-05-13	0.00	0.00	0.00	0.00	500.00	-3,000.00	0.00	0.00	-2,500.00
30	2027-06-13	0.00	0.00	0.00	0.00	500.00	-3,000.00	0.00	0.00	-2,500.00
31	2027-07-13	0.00	0.00	0.00	0.00	500.00	-3,000.00	0.00	0.00	-2,500.00
32	2027-08-13	0.00	0.00	0.00	0.00	500.00	-3,000.00	0.00	0.00	-2,500.00
33	2027-09-13	0.00	0.00	0.00	0.00	500.00	-3,000.00	0.00	0.00	-2,500.00
34	2027-10-13	0.00	0.00	0.00	0.00	500.00	-3,000.00	0.00	0.00	-2,500.00
35	2027-11-13	0.00	0.00	0.00	0.00	500.00	-3,000.00	0.00	0.00	-2,500.00
36	2027-12-13	0.00	0.00	0.00	0.00	500.00	-3,000.00	0.00	0.00	-2,500.00
37	2028-01-13	0.00	0.00	0.00	0.00	500.00	-3,000.00	0.00	0.00	-2,500.00
38	2028-02-13	0.00	0.00	0.00	0.00	500.00	-3,000.00	0.00	0.00	-2,500.00
39	2028-03-13	0.00	0.00	0.00	0.00	500.00	-3,000.00	0.00	0.00	-2,500.00
40	2028-04-13	0.00	0.00	0.00	0.00	0.00	-3,000.00	0.00	0.00	-3,000.00
41	2028-05-13	0.00	0.00	0.00	0.00	0.00	-3,000.00	0.00	0.00	-3,000.00
42	2028-06-13	0.00	0.00	0.00	0.00	0.00	-3,000.00	0.00	0.00	-3,000.00
43	2028-07-13	0.00	0.00	0.00	0.00	0.00	-3,000.00	0.00	0.00	-3,000.00
44	2028-08-13	0.00	0.00	0.00	0.00	0.00	-3,000.00	0.00	0.00	-3,000.00
45	2028-09-13	0.00	0.00	0.00	0.00	0.00	-3,000.00	0.00	0.00	-3,000.00
46	2028-10-13	0.00	0.00	0.00	0.00	0.00	-3,000.00	0.00	0.00	-3,000.00
47	2028-11-13	0.00	0.00	0.00	0.00	0.00	-3,000.00	0.00	0.00	-3,000.00
48	2028-12-13	0.00	0.00	0.00	0.00	0.00	-3,000.00	0.00	0.00	-3,000.00
49	2029-01-13	0.00	0.00	0.00	0.00	0.00	-3,000.00	0.00	0.00	-3,000.00
50	2029-02-13	0.00	0.00	0.00	0.00	0.00	-3,000.00	0.00	0.00	-3,000.00
51	2029-03-13	0.00	0.00	0.00	0.00	0.00	-3,000.00	0.00	0.00	-3,000.00
52	2029-04-13	0.00	0.00	0.00	0.00	0.00	-3,000.00	0.00	0.00	-3,000.00
53	2029-05-13	0.00	0.00	0.00	0.00	0.00	-3,000.00	0.00	0.00	-3,000.00
54	2029-06-13	0.00	0.00	0.00	0.00	0.00	-3,000.00	0.00	0.00	-3,000.00
55	2029-07-13	0.00	0.00	0.00	0.00	0.00	-3,000.00	0.00	0.00	-3,000.00
56	2029-08-13	0.00	0.00	0.00	0.00	0.00	-3,000.00	0.00	0.00	-3,000.00
57	2029-09-13	0.00	0.00	0.00	0.00	0.00	-3,000.00	0.00	0.00	-3,000.00
58	2029-10-13	0.00	0.00	0.00	0.00	0.00	-3,000.00	0.00	0.00	-3,000.00
59	2029-11-13	0.00	0.00	0.00	0.00	0.00	-3,000.00	0.00	0.00	-3,000.00
60	2029-12-13	0.00	0.00	0.00	0.00	0.00	-3,000.00	0.00	0.00	-3,000.00
61	2030-01-13	0.00	0.00	0.00	0.00	0.00	-3,000.00	0.00	0.00	-3,000.00
62	2030-02-13	0.00	0.00	0.00	0.00	0.00	-3,000.00	0.00	0.00	-3,000.00
63	2030-03-13	0.00	0.00	0.00	0.00	0.00	-3,000.00	0.00	0.00	-3,000.00
64	2030-04-13	0.00	0.00	0.00	0.00	0.00	-3,000.00	0.00	0.00	-3,000.00
65	2030-05-13	0.00	0.00	0.00	0.00	0.00	-3,000.00	0.00	0.00	-3,000.00
66	2030-06-13	0.00	0.00	0.00	0.00	0.00	-3,000.00	0.00	-749,060.55	-752,060.55

Seu mundo de dados financeiros!