남산 새벽시장 4층 (평당 815만)

구 분	전용면적	공용면적	분양면적	부가세	분양가(vat포함)	대출 50%	보증금	부가세	투자금액	수입		지출	수입계	수익율
호수	평	평	평	(vat)	(A)	(B)	(C)	(D)	(A-B-C-D)=F	월세	년 (G)	대출이자 (3.7%) (H)	(G-H=I)	(I/F)
1호	12.3	4.5	**16.8**	8,390,000	**145,890,000**	72,945,000	20,000,000	8,390,000	**44,555,000**	500,000	6,000,000	2,698,965	**3,301,035**	**7.4%**
2호	11.1	4.0	**15.1**	7,190,000	**124,990,000**	62,495,000	20,000,000	7,190,000	**35,305,000**	450,000	5,400,000	2,312,315	**3,087,685**	**8.7%**
3호	13.7	5.0	**18.7**	8,560,000	**148,960,000**	74,480,000	20,000,000	8,560,000	**45,920,000**	500,000	6,000,000	2,755,760	**3,244,240**	**7.1%**
4호	10.4	3.8	**14.2**	6,460,000	**112,360,000**	56,180,000	20,000,000	6,460,000	**29,720,000**	350,000	4,200,000	2,078,660	**2,121,340**	**7.1%**
5호	9.4	3.4	**12.7**	5,790,000	**100,790,000**	50,395,000	20,000,000	5,790,000	**24,605,000**	300,000	3,600,000	1,864,615	**1,735,385**	**7.1%**
6호	14.7	5.3	**20.0**	9,540,000	**165,840,000**	82,920,000	20,000,000	9,540,000	**53,380,000**	550,000	6,600,000	3,068,040	**3,531,960**	**6.6%**
7호	15.0	5.5	**20.5**	9,540,000	**165,840,000**	82,920,000	20,000,000	9,540,000	**53,380,000**	550,000	6,600,000	3,068,040	**3,531,960**	**6.6%**
8호	15.3	5.6	**20.9**	9,540,000	**165,840,000**	82,920,000	20,000,000	9,540,000	**53,380,000**	550,000	6,600,000	3,068,040	**3,531,960**	**6.6%**
9호	15.2	5.5	**20.8**	9,540,000	**165,840,000**	82,920,000	20,000,000	9,540,000	**53,380,000**	550,000	6,600,000	3,068,040	**3,531,960**	**6.6%**
10호	13.9	5.0	**19.0**	8,930,000	**155,330,000**	77,665,000	20,000,000	8,930,000	**48,735,000**	550,000	6,600,000	2,873,605	**3,726,395**	**7.6%**
11호	13.9	5.0	**19.0**	9,180,000	**159,580,000**	79,790,000	20,000,000	9,180,000	**50,610,000**	550,000	6,600,000	2,952,230	**3,647,770**	**7.2%**

합계	145.1	52.6	197.7	92,660,000	1,611,260,000