남산 새벽시장 5층 (평당 790만)

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	4.6	**17.0**	8,140,000	**141,640,000**	70,820,000	20,000,000	8,140,000	**42,680,000**	500,000	6,000,000	2,620,340	**3,379,660**	**7.9%**
2호	11.1	4.2	**15.3**	6,940,000	**120,740,000**	60,370,000	20,000,000	6,940,000	**33,430,000**	450,000	5,400,000	2,233,690	**3,166,310**	**9.5%**
3호	13.7	5.2	**18.9**	8,330,000	**144,930,000**	72,465,000	20,000,000	8,330,000	**44,135,000**	500,000	6,000,000	2,681,205	**3,318,795**	**7.5%**
4호	9.4	3.5	**12.9**	5,610,000	**97,610,000**	48,805,000	20,000,000	5,610,000	**23,195,000**	300,000	3,600,000	1,805,785	**1,794,215**	**7.7%**
5호	14.7	5.5	**20.3**	9,360,000	**162,760,000**	81,380,000	20,000,000	9,360,000	**52,020,000**	550,000	6,600,000	3,011,060	**3,588,940**	**6.9%**
6호	15.0	5.7	**20.7**	9,360,000	**162,760,000**	81,380,000	20,000,000	9,360,000	**52,020,000**	550,000	6,600,000	3,011,060	**3,588,940**	**6.9%**
7호	15.3	5.8	**21.1**	9,360,000	**162,760,000**	81,380,000	20,000,000	9,360,000	**52,020,000**	550,000	6,600,000	3,011,060	**3,588,940**	**6.9%**
8호	15.2	5.7	**21.0**	9,360,000	**162,760,000**	81,380,000	20,000,000	9,360,000	**52,020,000**	550,000	6,600,000	3,011,060	**3,588,940**	**6.9%**
9호	13.9	5.2	**19.2**	8,810,000	**153,210,000**	76,605,000	20,000,000	8,810,000	**47,795,000**	550,000	6,600,000	2,834,385	**3,765,615**	**7.9%**
10호	13.9	5.2	**19.2**	8,990,000	**156,390,000**	78,195,000	20,000,000	8,990,000	**49,205,000**	550,000	6,600,000	2,893,215	**3,706,785**	**7.5%**

합계	134.7	50.7	185.4	84,260,000	1,465,560,000