

中野サンプラザ 事業計画書(総合)

◆ケーススタディ①(通常運営の場合)

計 画 前 提 条 件	物件概要	地上21階地下2階 敷地面積9,530㎡ 建物面積4,632㎡ 延べ床面積51,009㎡ SRC造
	年間営業日数	365日(年中無休) ※一部を除く
	従業員数	109人(アルバイト除く)
	給与体系	一般サービス業の平均賃金を参照
	総投資額	5,377,210千円 ※登録免許税、不動産取得税含む ※※全額借入金とする
	金利	年利 1.70%
	法人税率	40.87% ※国税+地方税の実効税率 ※※経常利益に課税
	運営委託手数料	運営委託手数料は年間120,000千円(@10,000千円/月)を固定分とし、固定分差引後で営業利益が計上できた場合はその営業利益の5%を加算する。
	全体維持保守費	300,000千円/年
	全体修繕費	60,000千円/年 ※平成元年~13年実績約908百万円
	資本的支出	200,000千円/年 ※平成元年~13年実績約3,584百万円
	備考	・本事業計画書の数値は全て消費税を含まず。

損益計算書<抜粋>

金額単位:千円

	1年目	2年目	3年目	4年目	5年目	6年目	7年目	8年目	9年目	10年目
総売上	4,046,260	4,046,260	4,046,260	4,046,260	4,046,260	4,046,260	4,046,260	4,046,260	4,046,260	4,046,260
売上原価	786,347	786,347	786,347	786,347	786,347	786,347	786,347	786,347	786,347	786,347
売上総利益	3,259,913	3,259,913	3,259,913	3,259,913	3,259,913	3,259,913	3,259,913	3,259,913	3,259,913	3,259,913
人件費	971,695	986,076	1,000,714	1,015,613	1,030,778	1,046,215	1,061,927	1,077,921	1,094,202	1,110,775
業務費	853,796	853,796	853,796	853,796	853,796	853,796	853,796	853,796	853,796	853,796
販売費	124,015	124,015	124,015	124,015	124,015	124,015	124,015	124,015	124,015	124,015
管理費	788,476	800,476	812,476	824,476	836,476	848,476	860,476	872,476	884,476	896,476
販管費計	2,737,982	2,764,363	2,791,001	2,817,900	2,845,065	2,872,501	2,900,214	2,928,208	2,956,489	2,985,062
営業利益	521,931	495,550	468,912	442,013	414,848	387,412	359,699	331,705	303,424	274,851
運営委託手数料	140,097	138,777	137,446	136,101	134,742	133,371	131,985	130,585	129,171	127,743
支払利息	91,413	90,416	89,458	88,540	87,666	86,838	86,061	85,336	84,667	84,057
経常利益	290,422	266,356	242,009	217,372	192,440	167,202	141,653	115,784	89,586	63,051
法人税	118,695	108,860	98,909	88,840	78,650	68,336	57,894	47,321	36,614	25,769
当期利益	171,726	157,496	143,100	128,532	113,789	98,867	83,760	68,463	52,972	37,282
資本的支出	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
発生キャッシュ	58,611	56,380	53,984	51,416	48,674	45,751	42,644	39,347	35,856	32,166
税引前金利償却前利益/初期投資額	8.72%	8.47%	8.23%	7.97%	7.72%	7.46%	7.19%	6.92%	6.64%	6.36%
発生キャッシュ/初期投資額	1.09%	1.05%	1.00%	0.96%	0.91%	0.85%	0.79%	0.73%	0.67%	0.60%
当期利益-資本的支出/残簿価	-0.51%	-0.76%	-1.00%	-1.24%	-1.48%	-1.72%	-1.96%	-2.21%	-2.47%	-2.73%
借入金残高	5,318,599	5,262,219	5,208,235	5,156,819	5,108,145	5,062,394	5,019,751	4,980,404	4,944,547	4,912,381

※千円以下は四捨五入による表示のため、表示上数字が合わない場合があります。

中野サンラザ 総合①損益計算書

勘定科目	レストラン	ホテル	婚礼	宴会	会議	租	lodama	菜夢	ソーレ	学園	研修室グル	スポーツ	ボウリング	ホール	その他	管理	初年度
売上高																	
宝料売上		295,967,033					18,242,700										314,209,703
会場売上					71,162,500												71,162,500
料飲売上	323,688,800		393,980,000	696,048,000	113,880,000	94,987,000	22,013,000	39,420,000	61,429,500								1,705,305,300
商品売上			408,928,000														408,928,000
その他売上		8,724,950	57,915,000	0	0					139,470,979	115,086,743				420,126,822		740,453,504
サービス料売上			35,389,000														35,389,000
利用料金売上												306,600,000	108,392,400	335,950,000			750,942,400
レンタルシューズ売上													17,329,950				17,329,950
年会費売上													1,500,000				1,500,000
入会金売上												1,090,000					1,090,000
計	323,688,800	304,691,963	855,210,000	696,048,000	185,022,500	94,987,000	40,255,700	39,420,000	61,429,500	139,470,979	115,086,743	307,680,000	127,202,350	335,950,000	420,126,822	0	4,046,260,356
売上原価																	
料飲原価	97,100,640		120,905,000	174,012,000	11,386,000	28,496,100	5,503,250	9,592,200	15,574,185								482,573,375
商品原価			305,418,100														305,418,100
その他原価		1,483,243								1,049,629				335,950	15,488,153		18,355,964
計	97,100,640	1,483,243	426,327,100	174,012,000	11,386,000	28,496,100	5,503,250	9,592,200	15,574,185	1,049,629	0	0	0	335,950	15,488,153	0	786,347,469
売上総利益	226,588,160	303,208,720	428,882,900	522,036,000	173,636,500	66,490,900	34,752,450	29,827,800	45,855,315	138,422,350	115,086,743	307,680,000	127,202,350	335,914,050	404,638,669	0	3,259,912,887
人件費																	
給与手当	66,000,000	36,000,000	91,500,000	76,500,000	4,500,000	22,500,000	4,500,000	4,500,000	6,000,000	26,505,219	7,353,252	33,000,000	28,500,000	39,750,000	2,743,942	158,500,004	609,352,417
雑給	39,000,000	9,000,000	11,280,000	0	0	24,600,000	5,040,000	10,900,000	18,200,000								231,600,000
通勤手当	3,240,000	1,440,000	3,120,000	1,800,000	120,000	1,560,000	600,000	840,000	1,440,000				5,920,000	1,200,000	1,080,000	3,480,000	25,440,000
福利厚生費	780,000	480,000	1,080,000	900,000	60,000	240,000	60,000	60,000	60,000	5,340,984	7,472,331	960,000	300,000	480,000	4,045,651	1,740,000	23,899,987
法定福利費	9,570,000	5,220,000	13,267,500	11,092,500	652,500	3,252,500	652,500	652,500	870,000			4,765,000	4,182,500	5,763,750		22,982,500	82,569,750
計	118,580,000	52,680,000	120,247,500	92,292,500	5,332,500	32,162,500	10,852,500	16,832,500	24,670,000	31,848,203	14,826,584	145,425,000	48,132,500	48,993,750	6,789,693	188,702,994	971,695,134
業																	
外注委託費	0	0	72,000,000	108,000,000	18,000,000	0	720,000	0	0	75,992,091	12,313,233	0	0	0	0	8,963,570	78,616,730
食器器具費	1,751,820	0	5,888,000	5,118,000	0	1,204,056	330,195	236,520	469,793								15,038,345
洗濯費	350,364	7,089,030	14,745,000	5,118,000	0	133,784	0	157,680	156,585								27,750,443
制服費	1,296,000	288,000	1,593,000	9,000,000	24,000	280,800	60,000	84,000	144,000								14,296,800
備品費	600,000	240,000	2,400,000	2,400,000	240,000	60,000	60,000	60,000	60,000			1,104,000	240,000	216,000			10,200,000
消耗品費	1,401,456	531,677	2,949,000	3,070,800	0	502,028	253,145	39,240	469,725	2,622,436	1,049,816	1,423,500	959,000	3,168,000	5,873,458		24,769,272
サービス品費	1,751,820	2,835,612	3,538,800	3,070,800	0	1,003,380	220,130	473,040	782,325			1,423,500	959,000	3,168,000			19,227,007
リース料	360,000	1,200,000	3,600,000	3,600,000	1,200,000	360,000	0	240,000	360,000								10,920,000
電気料	6,089,326	21,267,090	16,956,750	15,377,600	10,247,400	2,274,328	607,548	1,182,600	2,035,605	10,331,056	4,524,406	12,318,750	11,508,000	39,600,000	46,591,524		201,911,989
燃料費	6,850,492	10,633,545	8,109,750	10,236,000	4,564,400	2,675,680	151,887	394,200	782,925			9,881,250	7,672,000	23,760,000			85,402,129
水道料	3,958,062	10,633,545	8,109,750	10,236,000	4,564,400	2,140,544	253,145	630,720	939,510			8,212,500	2,877,000	7,620,000			60,465,176
維持保守費	0	0	0	0	0	0	0	0	0								0
修繕費	0	0	0	0	0	0	0	180,000	0								180,000
営繕部品費	0	0	0	0	0	0	0	0	0								0
装飾費	180,000	600,000	3,600,000	3,600,000	600,000	60,000	60,000	60,000	60,000			50,000	60,000	2,400,000			11,340,000
計	24,589,340	55,318,499	143,467,050	178,827,200	39,420,200	10,394,600	2,715,050	4,092,960	6,281,060	88,345,824	17,887,458	35,323,500	25,675,000	81,432,000	58,428,651	78,616,730	653,785,719
広告宣伝費	2,283,497	7,089,030	36,000,000	5,118,000	3,415,800	668,920	595,250	157,680	1,096,095	960,650	677,231	2,197,200	767,200	2,490,000			63,337,593
送客手数料	0	13,973,453	18,042,550	6,950,480	0	136,820	0	0	6,888,844	715,028		1,200,000	483,000				48,277,286
採用費	0	0	0	0	0	0	0	0	0								0
販売促進費	3,240,000	900,000	6,000,000	600,000	600,000	60,000	120,000	60,000	120,000			900,000	900,000	900,000			14,400,000
計	55,234,972	21,862,483	58,042,550	128,788,480	401,680	729,920	763,102	217,680	121,609	782,953	1,322,259	3,097,200	2,667,200	378,000	0	0	124,014,878
管																	
旅費交通費	120,000	240,000	0	0	0	120,000	60,000	60,000	120,000			240,000	240,000	240,000			240,000
車輦費	0	180,000	0	0	0	0	0	0	0	728,041	357,465	1,080,000	1,080,000	1,800,000	1,818,276		7,021,782
通信費	1,167,880	531,677	1,203,300	1,535,400	1,707,300	334,460	253,145	157,680	313,170			1,423,500	479,500	1,200,000			10,487,612
事務印刷費	934,304	531,677	1,203,300	1,535,400	1,707,300	334,460	253,145	157,680	313,170			1,423,500	479,500	1,200,000			10,254,036
調査研究費	60,000	240,000	240,000	240,000	0	60,000	60,000	60,000	60,000			60,000	60,000	60,000			1,440,000
会議費	36,000	240,000	240,000	240,000	0	36,000	36,000	36,000	36,000			36,000	36,000	36,000			240,000
交際費	120,000	240,000	240,000	240,000	0	36,000	36,000	36,000	36,000			60,000	60,000	60,000			240,000
会費	360,000	60,000	60,000	60,000	0	360,000	180,000	180,000	360,000			260,000	260,000	260,000			60,000
教育費	120,000	60,000	60,000	60,000	0	60,000	60,000	60,000	60,000			180,000	180,000	300,000			60,000
手数料	120,000	360,000	360,000	360,000	360,000	360,000	120,000	180,000	120,000			120,000	120,000	120,000			960,000
運賃	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000			36,000	36,000	36,000			708,000
BC保守料	0	1,800,000	0	0	0	0	0	0	0								1,800,000
租会費	12,000	300,000	300,000	300,000	0	12,000	12,000	12,000	12,000			36,000	36,000	36,000			1,368,000
租税公課	561,915	2,800,000	3,200,000	3,600,000	1,900,000	275,926	96,899	121,899	93,900	1,097,547	480,662	1,908,000	2,448,000	4,476,000	4,107,315	600,000	27,767,631
保険料	500,000	600,000	800,000	1,000,000	250,000	500,000	300,000	250,000	500,000	229,536	112,701	360,000	360,000	660,000	509,578		7,031,615
雑費	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	17,426,063	8,586,903	60,000	60,000	60,000	36,606,613	120,000	63,938,579
固定資産除却																	

中野サンプラザ 総合①損益計算書

勘定科目		2年目	3年目	4年目	5年目	6年目	7年目	8年目	9年目	10年目	
営業収入の部	室料売上	314,209,703	314,209,703	314,209,703	314,209,703	314,209,703	314,209,703	314,209,703	314,209,703	314,209,703	
	会場売上	71,162,500	71,162,500	71,162,500	71,162,500	71,162,500	71,162,500	71,162,500	71,162,500	71,162,500	
	料飲売上	1,705,306,300	1,705,306,300	1,705,306,300	1,705,306,300	1,705,306,300	1,705,306,300	1,705,306,300	1,705,306,300	1,705,306,300	
	商品売上	408,928,000	408,928,000	408,928,000	408,928,000	408,928,000	408,928,000	408,928,000	408,928,000	408,928,000	
	その他売上	740,433,504	740,433,504	740,433,504	740,433,504	740,433,504	740,433,504	740,433,504	740,433,504	740,433,504	
	サービス料売上	35,388,000	35,388,000	35,388,000	35,388,000	35,388,000	35,388,000	35,388,000	35,388,000	35,388,000	
	利用料金売上	750,942,400	750,942,400	750,942,400	750,942,400	750,942,400	750,942,400	750,942,400	750,942,400	750,942,400	
	レンタルシューズ売上	17,309,950	17,309,950	17,309,950	17,309,950	17,309,950	17,309,950	17,309,950	17,309,950	17,309,950	
	年会費売上	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	
	入会金売上	1,080,000	1,080,000	1,080,000	1,080,000	1,080,000	1,080,000	1,080,000	1,080,000	1,080,000	
	計	4,026,370,406	4,026,370,406	4,026,370,406	4,026,370,406	4,026,370,406	4,026,370,406	4,026,370,406	4,026,370,406	4,026,370,406	
売上原価	料飲原価	462,573,375	462,573,375	462,573,375	462,573,375	462,573,375	462,573,375	462,573,375	462,573,375	462,573,375	
	商品原価	305,418,100	305,418,100	305,418,100	305,418,100	305,418,100	305,418,100	305,418,100	305,418,100	305,418,100	
	その他原価	18,355,984	18,355,984	18,355,984	18,355,984	18,355,984	18,355,984	18,355,984	18,355,984	18,355,984	
計	786,347,459	786,347,459	786,347,459	786,347,459	786,347,459	786,347,459	786,347,459	786,347,459	786,347,459		
売上総利益	3,259,912,897	3,259,912,897	3,259,912,897	3,259,912,897	3,259,912,897	3,259,912,897	3,259,912,897	3,259,912,897	3,259,912,897		
人件費	給与手当	618,872,417	629,593,667	640,520,101	651,655,729	663,004,643	674,571,013	686,359,095	698,373,224	710,617,827	
	雑給	233,803,200	236,028,432	238,275,916	240,545,875	242,838,534	245,154,120	247,492,861	249,854,989	252,240,739	
	通勤手当	25,440,000	25,440,000	25,440,000	25,440,000	25,440,000	25,440,000	25,440,000	25,440,000	25,440,000	
	福利厚生費	23,398,967	23,398,967	23,398,967	23,398,967	23,398,967	23,398,967	23,398,967	23,398,967	23,398,967	
	法定福利費	84,561,825	86,253,062	87,978,123	89,737,685	91,532,439	93,363,088	95,230,349	97,134,956	99,077,656	
	計	986,076,409	1,000,714,128	1,015,613,107	1,030,778,257	1,046,214,583	1,061,927,187	1,077,921,217	1,094,202,137	1,110,775,188	
	業務費	外注委託費	371,605,564	371,605,564	371,605,564	371,605,564	371,605,564	371,605,564	371,605,564	371,605,564	371,605,564
		食器厨房品費	15,008,346	15,008,346	15,008,346	15,008,346	15,008,346	15,008,346	15,008,346	15,008,346	15,008,346
		洗濯費	27,750,443	27,750,443	27,750,443	27,750,443	27,750,443	27,750,443	27,750,443	27,750,443	27,750,443
		制服費	14,296,800	14,296,800	14,296,800	14,296,800	14,296,800	14,296,800	14,296,800	14,296,800	14,296,800
備品費		10,920,000	10,920,000	10,920,000	10,920,000	10,920,000	10,920,000	10,920,000	10,920,000	10,920,000	
消耗品費		24,768,272	24,768,272	24,768,272	24,768,272	24,768,272	24,768,272	24,768,272	24,768,272	24,768,272	
サービス品費		19,227,007	19,227,007	19,227,007	19,227,007	19,227,007	19,227,007	19,227,007	19,227,007	19,227,007	
リース料		10,920,000	10,920,000	10,920,000	10,920,000	10,920,000	10,920,000	10,920,000	10,920,000	10,920,000	
電気料		201,911,983	201,911,983	201,911,983	201,911,983	201,911,983	201,911,983	201,911,983	201,911,983	201,911,983	
燃料費		85,402,129	85,402,129	85,402,129	85,402,129	85,402,129	85,402,129	85,402,129	85,402,129	85,402,129	
水道料		60,465,176	60,465,176	60,465,176	60,465,176	60,465,176	60,465,176	60,465,176	60,465,176	60,465,176	
維持保守費		0	0	0	0	0	0	0	0	0	
修繕費		180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	
営繕部品費		0	0	0	0	0	0	0	0	0	
装飾費		11,340,000	11,340,000	11,340,000	11,340,000	11,340,000	11,340,000	11,340,000	11,340,000	11,340,000	
計	853,795,719	853,795,719	853,795,719	853,795,719	853,795,719	853,795,719	853,795,719	853,795,719	853,795,719		
販売費	広告宣伝費	63,337,593	63,337,593	63,337,593	63,337,593	63,337,593	63,337,593	63,337,593	63,337,593	63,337,593	
	送客手数料	46,277,285	46,277,285	46,277,285	46,277,285	46,277,285	46,277,285	46,277,285	46,277,285	46,277,285	
	採用費	0	0	0	0	0	0	0	0	0	
販売促進費	14,400,000	14,400,000	14,400,000	14,400,000	14,400,000	14,400,000	14,400,000	14,400,000	14,400,000		
計	124,014,878	124,014,878	124,014,878	124,014,878	124,014,878	124,014,878	124,014,878	124,014,878	124,014,878		
管理費	旅費交通費	1,680,000	1,680,000	1,680,000	1,680,000	1,680,000	1,680,000	1,680,000	1,680,000	1,680,000	
	車輛費	7,021,782	7,021,782	7,021,782	7,021,782	7,021,782	7,021,782	7,021,782	7,021,782	7,021,782	
	通信費	10,487,612	10,487,612	10,487,612	10,487,612	10,487,612	10,487,612	10,487,612	10,487,612	10,487,612	
	事務印刷費	10,254,036	10,254,036	10,254,036	10,254,036	10,254,036	10,254,036	10,254,036	10,254,036	10,254,036	
	調査研究費	1,440,000	1,440,000	1,440,000	1,440,000	1,440,000	1,440,000	1,440,000	1,440,000	1,440,000	
	会議費	1,248,000	1,248,000	1,248,000	1,248,000	1,248,000	1,248,000	1,248,000	1,248,000	1,248,000	
	交際費	1,404,000	1,404,000	1,404,000	1,404,000	1,404,000	1,404,000	1,404,000	1,404,000	1,404,000	
	求人費	2,460,000	2,460,000	2,460,000	2,460,000	2,460,000	2,460,000	2,460,000	2,460,000	2,460,000	
	教育費	1,260,000	1,260,000	1,260,000	1,260,000	1,260,000	1,260,000	1,260,000	1,260,000	1,260,000	
	手数料	3,060,000	3,060,000	3,060,000	3,060,000	3,060,000	3,060,000	3,060,000	3,060,000	3,060,000	
	運賃	708,000	708,000	708,000	708,000	708,000	708,000	708,000	708,000	708,000	
	EC保守料	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	
	諸会費	1,368,000	1,368,000	1,368,000	1,368,000	1,368,000	1,368,000	1,368,000	1,368,000	1,368,000	
	租税公課	27,767,631	27,767,631	27,767,631	27,767,631	27,767,631	27,767,631	27,767,631	27,767,631	27,767,631	
	保険料	7,031,815	7,031,815	7,031,815	7,031,815	7,031,815	7,031,815	7,031,815	7,031,815	7,031,815	
	雑費	63,998,579	63,998,579	63,998,579	63,998,579	63,998,579	63,998,579	63,998,579	63,998,579	63,998,579	
	固定資産税	198,602,668	198,602,668	198,602,668	198,602,668	198,602,668	198,602,668	198,602,668	198,602,668	198,602,668	
	減価償却費	98,884,067	110,884,067	122,884,067	134,884,067	146,884,067	158,884,067	170,884,067	182,884,067	194,884,067	
全体維持保守費	300,000,000	300,000,000	300,000,000	300,000,000	300,000,000	300,000,000	300,000,000	300,000,000	300,000,000		
全体修繕費	60,000,000	60,000,000	60,000,000	60,000,000	60,000,000	60,000,000	60,000,000	60,000,000	60,000,000		
計	800,476,191	812,476,191	824,476,191	836,476,191	848,476,191	860,476,191	872,476,191	884,476,191	896,476,191		
販管費計	2,764,363,197	2,791,000,916	2,817,899,895	2,845,065,045	2,872,501,371	2,900,213,976	2,928,208,060	2,956,488,925	2,985,061,976		
計	3,550,710,657	3,577,348,375	3,604,247,354	3,631,412,504	3,658,848,830	3,686,561,435	3,714,555,519	3,742,836,384	3,771,409,436		
営業利益	495,549,700	468,911,981	442,013,002	414,847,852	387,411,526	359,698,921	331,704,837	303,423,972	274,890,921		
運営委託手数料	138,777,485	137,445,599	136,100,650	134,742,393	133,370,576	131,984,948	130,585,242	129,171,199	127,742,546		
支払利息	90,416,189	89,457,722	88,539,997	87,665,920	86,838,469	86,060,704	85,335,762	84,666,862	84,057,306		
経常利益	266,356,026	242,008,660	217,372,355	192,439,540	167,202,481	141,654,272	115,783,834	89,595,911	63,051,068		
法人税	108,859,708	98,908,939	88,840,081	78,650,040	68,335,854	57,893,692	47,320,853	36,613,762	25,768,972		
当期利益	157,496,318	143,099,721	128,532,273	113,789,500	98,866,827	83,759,579	68,462,981	52,972,149	37,282,097		
資本の支出	200,000,000	200,000,000	200,000,000	200,000,000	200,000,000	200,000,000	200,000,000	200,000,000	200,000,000		
発生キャッシュ	56,380,386	53,983,788	51,416,340	48,673,567	45,750,894	42,643,647	39,347,048	35,856,217	32,166,164		
発生キャッシュ累計	114,990,898	168,974,686	220,391,026	269,064,593	314,815,487	357,459,134	396,806,182	432,662,399	464,828,563		
借入金返済額	56,380,386	53,983,788	51,416,340	48,673,567	45,750,894	42,643,647	39,347,048	35,856,217	32,166,164		
借入金残高	5,262,218,923	5,									

INCOME VALUATION APPROACH(CASE①)

	年 月											Total	
	2002 Year 1	2003 Year 2	2004 Year 3	2005 Year 4	2006 Year 5	2007 Year 6	2008 Year 7	2009 Year 8	2010 Year 9	2011 Year 10			
1. Sales Income Annualized Sales Growth Rate	4,046,260	4,046,260	4,046,260	4,046,260	4,046,260	4,046,260	4,046,260	4,046,260	4,046,260	4,046,260	4,046,260	4,046,260	4,000,344
売上 前年比													1,340,017
2. Operating Expenses Annualized Sales Growth Rate	3,524,329	3,550,711	3,577,348	3,604,247	3,631,413	3,658,849	3,686,561	3,714,556	3,742,836	3,771,409	3,771,409	3,771,409	729,887
費用 前年比	87%	88%	88%	89%	90%	90%	91%	92%	93%	93%	93%	93%	2,000,000
3. NOI	521,931	495,550	468,912	442,013	414,848	387,412	359,699	331,705	303,424	274,851	274,851	274,851	464,829
4. Operating Fee	140,097	138,777	137,446	136,101	134,742	133,371	131,985	130,585	129,171	127,743	127,743	127,743	
運営委託手数料													
5. Corporation TAX	118,695	108,860	98,909	88,840	78,650	68,336	57,894	47,321	36,614	25,769	25,769	25,769	
法人税													
6. Capital Expenditure	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	2,000,000
資本の支出													
7. Cash Flow	59,611	56,380	53,984	51,416	48,674	45,751	42,644	39,347	35,856	32,166	32,166	32,166	
現金													
8. Exit Property Income													
9. Total (7+8)	58,611	56,380	53,984	51,416	48,674	45,751	42,644	39,347	35,856	32,166	32,166	32,166	11,532,770
Discount Rate	8.5%	0.849455	0.782908	0.721574	0.665045	0.612945	0.564926	0.520669	0.479880	0.442285	0.442285	0.442285	
Present Value	54,019	47,893	42,264	37,101	32,370	28,043	24,091	20,487	17,207	14,909	14,909	14,909	

Resale Value 売却価額	
Exit Property Value	11,410,249
売却価格	
Resale Cost	342,307
仲介手数料	
Renovation Cost	0
修繕費	
Exit Property Income	11,067,942
IRR	8.2%