

PLAN DE AFACERI Piata Iosefin

I.SPATII

- 1)SUBSOL(560 mp) – 12 BOXE-depozitare marfa
- 2)PARTER(1590 mp) – 200 MESE-pentru vanzare legume-fructe
- 3)SUPANTA(1390 mp) – 28 SPATII-pentru flori-6 mp(2 x 3)
 - 8 SPATII – pentru cereale-7mp(3,5 x 2)
 - 10 SPATII – pentru peste- 14mp(3,5 x 4)
- 4)ETAJ I (1585 mp) – 32 BOXE-pentru carne si lactate(11mp-12mp-16mp)
- 5)ETAJ II (1585 mp)- 12 SPATII – fast-food(12 mp-15mp)
 - 22 SPATII-pentru nealimentare-(10mp-11mp-16mp)

II. VALOAREA LUCRARII = 15.766.450,69RON≈3.500.000€

III. ESTIMARE VENITURI

VENITURI →140.000 RON/luna

PARTER - 200 MESE x 10lei/zi x 25 zile=50.000 RON/luna

MEZANIN -28 CHIOSCURI FLORI x **600 RON/luna(+TVA)** =16.800 RON/luna

-8 SPATII CEREALE x **400 RON/luna(+TVA)** = 3.200 RON/luna

-10 SPATII PESTE x **800 RON/luna(+TVA)** =8.000 RON/luna

ETAJ I -20 BOXE CARNE x **1.200 RON/luna(+TVA)** =24.000 RON/luna

-12 BOXE LAPTE x **1.000 RON/luna(+TVA)** =12.000 RON/luna

ETAJ II -12 SPATII FAST-FOOD x **1.500 RON/luna(+TVA)** =18.000 RON/luna

-22 SPATII NEALIMENTARE x **1.800 RON/luna(+TVA)** =39.000 RON/luna

112 SPATII

171.600 x (x82%)GRAD DE OCUPARE =140.000 RON/luna

IV. ESTIMARE CHELTUIELI

CHELTUIELI → 70.000

- dc. 1 – CURATENIE = 14.000 RON/luna
2 – ENERGIE ELECTRICA = 12.000 RON/luna
3 – GAZ = 6.000 RON/luna
4 – APA = 5.000 RON/luna
5 – GUNOI = 13.000 RON/luna
6 – PERSONAL = 10.000 RON/luna
7 – AMORTISMENT, ETC. = 10.000 RON/luna

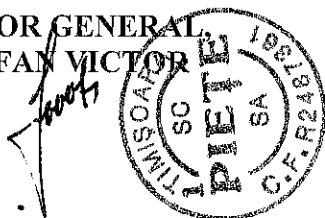
V. CONCESIUNE SI IMPOZIT CLADIRI

- VALOAREA INVESTITIEI = 15.766.450,69 RON
- RECUPERAREA INVESTITIEI IN:25 ANI(cu 2 ani de gratie si 46 de rate semestriale de 342.748,93 RON)
- REDEVENTA LUNARA ESTE DE:57.125 RON
- IMPOZITUL PE CLADIRI ANUAL ESTE DE:75.060(revenind lunar un impozit de:6.255 RON)

VI.CONCLUZII

	DURATA CONCESIUNII 25 ANI
VENITURI	140.000 RON/luna
CHELTUIELI	70.000 RON/luna
CONCESIUNE+ IMPOZIT CLADIRI	61.000 RON/luna
PROFIT	9.000 RON/luna
PROFIT	2.000€/luna

DIRECTOR GENERAL
Ing. STEFAN VICTOR



DIRECTOR ECONOMIC,
Ec. ULUCIAN PETRE

ESALONAREA
REDEVENTEI
PENTRU
CONCESIONAREA PIETEI IOSEFIN TIMISOARA

ANEXA NR.3

NR.ANI	ANUL	RATA	MONEDA	SUMA
1	2013	0	0	0
		0	0	0
2	2014	0	0	0
		0	0	0
3	2015	3	RON	342.748,93
		4	RON	342.748,93
4	2016	5	RON	342.748,93
		6	RON	342.748,93
5	2017	7	RON	342.748,93
		8	RON	342.748,93
6	2018	9	RON	342.748,93
		10	RON	342.748,93
7	2019	11	RON	342.748,93
		12	RON	342.748,93
8	2020	13	RON	342.748,93
		14	RON	342.748,93
9	2021	15	RON	342.748,93
		16	RON	342.748,93
10	2022	17	RON	342.748,93
		18	RON	342.748,93
11	2023	19	RON	342.748,93
		20	RON	342.748,93
12	2024	21	RON	342.748,93
		22	RON	342.748,93
13	2025	23	RON	342.748,93
		24	RON	342.748,93
14	2026	25	RON	342.748,93
		26	RON	342.748,93
15	2027	27	RON	342.748,93
		28	RON	342.748,93
16	2028	29	RON	342.748,93
		30	RON	342.748,93
17	2029	31	RON	342.748,93
		32	RON	342.748,93
18	2030	33	RON	342.748,93

		34	RON	342.748,93
19	2031	35	RON	342.748,93
		36	RON	342.748,93
20	2032	37	RON	342.748,93
		38	RON	342.748,93
21	2033	39	RON	342.748,93
		40	RON	342.748,93
22	2034	41	RON	342.748,93
		42	RON	342.748,93
23	2035	43	RON	342.748,93
		44	RON	342.748,93
24	2036	45	RON	342.748,93
		46	RON	342.748,93
25	2037	47	RON	342.748,93
		48	RON	342.748,93
TOTAL – 25 ANI – 46 RATE -15.766.450,69 RON				

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