

PLAN ECONÓMICO-FINANCIERO CONCESIÓN APARCAMIENTO HOSPITAL RAMON Y CAJAL

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	
IPC	1,70%	1,90%	1,90%	1,90%	2,00%	2,05%	2,10%	2,20%	2,20%	2,20%	2,20%	2,20%	2,20%	2,20%	2,20%	2,20%	2,20%	2,20%	2,20%	2,20%	2,20%	2,20%	2,20%	2,20%	2,20%	2,20%	2,20%	2,20%	2,20%	2,20%	2,20%	2,20%	2,20%	2,20%	2,20%	2,20%	2,20%	2,20%	2,20%		
IPC Acumulado																																									
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058
Ingresos	547.370	611.961	720.855	735.993	754.185	768.733	785.645	802.929	820.594	838.647	857.097	875.953	895.224	914.919	935.047	955.618	976.642	998.128	1.020.087	1.042.529	1.065.465	1.088.905	1.112.861	1.137.344	1.162.365	1.187.937	1.214.072	1.240.781	1.268.079	1.295.976	1.324.488	1.353.626	1.383.406	1.413.841	1.444.946	1.476.735	1.509.223	1.542.426			
Rotación	525.919	590.081	698.526	713.195	728.886	744.921	761.309	778.058	795.176	812.669	830.548	848.820	867.494	886.579	906.084	926.018	946.390	967.211	988.489	1.010.236	1.032.461	1.055.175	1.078.389	1.102.114	1.126.360	1.151.140	1.176.465	1.202.348	1.228.799	1.255.833	1.283.461	1.311.697	1.340.555	1.370.047	1.400.188	1.430.992	1.462.474	1.494.648			
Plazas rotación	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	234	
Nº horas rotación	198.720	218.592	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	253.567	
Tarifa (con IVA)	3,2023	3,2664	3,3333	3,4033	3,4782	3,5547	3,6329	3,7128	3,7945	3,8780	3,9633	4,0505	4,1396	4,2307	4,3238	4,4189	4,5161	4,6155	4,7170	4,8208	4,9268	5,0352	5,1460	5,2592	5,3749	5,4931	5,6140	5,7375	5,8637	6,1246	6,2593	6,3970	6,5378	6,6816	6,8286	6,9788	7,1323				
% Ocupación	9,69%	10,66%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%	12,37%			
Abonos	17.851	18.208	18.582	18.972	19.389	19.816	20.252	20.697	21.153	21.618	22.093	22.580	23.076	23.584	24.103	24.633	25.175	25.729	26.295	26.873	27.465	28.069	28.686	29.317	29.962	30.622	31.295	31.984	32.687	33.406	34.141	34.893	35.660	36.445	37.246	38.066	38.903	39.759			
Tarifa abono Hospital (con IVA)	60,00	61,20	62,45	63,77	65,17	66,60	68,07	69,57	71,10	72,66	74,26	75,89	77,56	79,27	81,01	82,79	84,62	86,48	88,38	90,32	92,31	94,34	96,42	98,54	100,71	102,92	105,19	107,50	109,87	112,28	114,75	117,28	119,86	122,49	125,19	127,94	130,76	133,64			
Nº abonos para trabajadores	30,00	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30			
Otros ingresos	3.600	3.672	3.747	3.826	3.910	3.996	4.084	4.174	4.266	4.360	4.456	4.554	4.654	4.756	4.861	4.968	5.077	5.189	5.303	5.419	5.539	5.661	5.785	5.912	6.042	6.175	6.311	6.450	6.592	6.737	6.885	7.037	7.191	7.350	7.511	7.677	7.846	8.018			
Publicidad, supone 200€/mes, mas IVA	2.400,00	2.448,00	2.498,18	2.550,65	2.606,76	2.664,11	2.722,72	2.782,62	2.843,84	2.906,40	2.970,34	3.035,69	3.102,47	3.170,73	3.240,49	3.311,78	3.384,63	3.459,10	3.535,20	3.612,97	3.692,46	3.773,69	3.856,71	3.941,56	4.028,27	4.116,90	4.207,47	4.300,03	4.394,63	4.491,31	4.590,12	4.691,11	4.794,31	4.899,79	5.007,58	5.117,75	5.230,34	5.345,41			
Vending, supone 100€/mes, mas IVA	1.200,00	1.224,00	1.249,09	1.275,32	1.303,38	1.332,05	1.361,36	1.391,31	1.421,92	1.453,20	1.485,17	1.517,84	1.551,24	1.585,36	1.620,24	1.655,89	1.692,32	1.729,55	1.767,60	1.806,49	1.846,23	1.886,85	1.928,36	1.970,78	2.014,14	2.058,45	2.103,73	2.150,02	2.197,32	2.245,66	2.295,06	2.345,55	2.397,16	2.449,89	2.503,79	2.558,87	2.615,17	2.672,70			
Gastos de explotación	349.283	359.487	372.638	380.463	388.833	397.388	406.130	415.065	424.197	433.529	443.067	452.814	462.776	472.957	483.362	493.996	504.864	515.971	527.322	538.923	550.780	562.897	575.281	587.937	600.871	614.091	627.601	641.408	655.519	669.940	684.679	699.742	715.136	730.869	746.948	763.381	780.176	797.339			
Personal propio																																									
Encargado (1 encargado, 25.000€ anuales y un 35% coste empresa)	33.750	34.425	35.131	35.868	36.658	37.464	38.288	39.131	39.991	40.871	41.770	42.689	43.629	44.588	45.569	46.572	47.596	48.644	49.714	50.807	51.925	53.068	54.235	55.428	56.648	57.894	59.168	60.469	61.800	63.159	64.549	65.969	67.420	68.903	70.419	71.968	73.552	75.170			
Taquilleros (2 taquilleros, 18.000 € anuales y un 35% coste empresa)	48.600	49.572	50.588	51.651	52.787	53.948	55.135	56.348	57.588	58.855	60.149	61.473	62.825	64.207	65.620	67.063	68.539	70.047	71.588	73.163	74.772	76.417	78.098	79.817	81.573	83.367	85.201	87.076	88.991	90.949	92.950	94.995	97.085	99.221	101.404	103.634	105.914	108.244			
Administrativo t.parcial (30% de 18.000 € anuales y un 35% coste empresa)	7.290	7.436	7.588	7.748	7.918	8.092	8.270	8.452	8.638	8.828	9.022	9.221	9.424	9.631	9.843	10.060	10.281	10.507	10.738	10.974	11.216	11.463	11.715	11.972	12.236	12.505	12.780	13.061	13.349	13.642	13.942	14.249	14.563	14.883	15.211	15.545	15.887	16.237			
Gerente t.parcial (25% de 60.000€ anuales y 35% coste empresa)	20.250	20.655	21.078	21.521	21.995	22.478	22.973	23.478	23.995	24.523	25.062	25.614	26.177	26.754	27.343	27.943	28.558	29.186	29.828	30.484	31.155	31.841	32.541	33.254	33.989	34.736	35.501	36.282	37.080	37.895	38.729	39.581	40.452	41.342	42.251	43.181	44.131	45.102			
Subcontratas																																									
Seguridad (20h/sem a 12€/h, más IVA)	12.480	12.730	12.991	13.263	13.555	13.853	14.158	14.470	14.788	15.113	15.446	15.786	16.133	16.488	16.851	17.221	17.600	17.987	18.383	18.787	19.201	19.623	20.055	20.496	20.947	21.408	21.879	22.360	22.852	23.355	23.869	24.394	24.930	25.479	26.039	26.612	27.198				
Auxiliar (8h/día a 10€/h mas IVA)	29.200	29.784	30.395	31.033	31.716	32.413	33.126	33.855	34.600	35.361	36.139	36.934	37.747	38.577	39.426	40.293	41.180	42.086	43.012	43.958	44.925	45.913	46.923	47.956	49.011	50.089	51.191	52.317	53.468	54.644	55.847	57.075	58.331	59.614	60.926	62.266	63.636	65.036			
Limpieza diaria (4h/día a 10€/h mas IVA)	14.600	14.892	15.197	15.516	15.858	16.207	16.563	16.928	17.300	17.681	18.070	18.467	18.873	19.289	19.713	20.147	20.590	21.043	21.506	21.979	22.462	22.957	23.462	23.978	24.505	25.044	25.595	26.159	26.734	27.322	27.923	28.538	29.165	29.807	30.463	31.133	31.818	32.518			
Mantenimientos																																									
Ascensores	9.000	9.180	9.368	9.565	9.775	9.990	10.210	10.435	10.664	10.899	11.139	11.384	11.634	11.890	12.152	12.419	12.692	12.972	13.257	13.549	13.847	14.151	14.463	14.781	15.106	15.438	15.778	16.125	16.480	16.842	17.213	17.592	17.979	18.374	18.778	19.192	19.614	20.045			
BT y climatización	1.500	1.530	1.561	1.594	1.629	1.665</																																			