

**Grundschule Siegelberg/WGF 40 Jahre Nutzungszeit**

Prämisse Anmietung		übergreifende Prämisse:		Prämisse Neubau	
Mietfläche	1.352 qm	Unterhaltung	23.750	AK/HK	1.900.000
Mietzins/qm	7,54 €	Indexierung	2,50%	Abbruch Altbau	0
Buskosten	25.000 €	Zins	4,50%	Abbruch Neubau	0
Erlös GruBo Siegelberg	1.250.000 €	Laufzeit	25	Verwaltung p.a.	4.750
Mietsteigerung	1,0%	Abzinssatz	3,50%	Wertsteigerung GruBo	1,0%
Zusatzinnahmen	10.000			Mehrkosten Grundstück	10.000

Anmietung

Jahr	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Miete	-122.329	-123.552	-124.788	-126.036	-127.296	-128.569	-129.855	-131.153	-132.465	-133.789	-135.127	-136.479	-137.843	-139.222	-140.614	-142.020	-143.440	-144.875
Verwaltungskosten	-4.750	-4.869	-4.990	-5.115	-5.243	-5.374	-5.509	-5.646	-5.787	-5.932	-6.080	-6.232	-6.388	-6.548	-6.712	-6.879	-7.051	-7.228
Unterhaltung	-23.750	-24.344	-24.952	-25.576	-26.216	-26.871	-27.543	-28.231	-28.937	-29.660	-30.402	-31.162	-31.941	-32.740	-33.558	-34.397	-35.257	-36.138
Buskosten	-25.000	-25.625	-26.266	-26.922	-27.595	-28.285	-28.992	-29.717	-30.460	-31.222	-32.002	-32.802	-33.622	-34.463	-35.324	-36.207	-37.113	-38.040
Zusatzinnahmen	10.000	10.250	10.506	10.769	11.038	11.314	11.597	11.887	12.184	12.489	12.801	13.121	13.449	13.785	14.130	14.483	14.845	15.216
Ersparnis Annuitätendarlehn über 1,25 Mio. €	87.500	87.500	87.500	87.500	87.500	87.500	87.500	87.500	87.500	87.500	87.500	87.500	87.500	87.500	87.500	87.500	87.500	87.500
<b>Summe</b>	<b>-78.329</b>	<b>-80.640</b>	<b>-82.990</b>	<b>-85.380</b>	<b>-87.812</b>	<b>-90.285</b>	<b>-92.801</b>	<b>-95.361</b>	<b>-97.965</b>	<b>-100.615</b>	<b>-103.311</b>	<b>-106.054</b>	<b>-108.846</b>	<b>-111.687</b>	<b>-114.578</b>	<b>-117.521</b>	<b>-120.516</b>	<b>-123.565</b>
Barwerte der Summen	-76.993	-76.584	-76.151	-75.695	-75.218	-74.721	-74.206	-73.675	-73.127	-72.565	-71.990	-71.403	-70.804	-70.195	-69.577	-68.951	-68.317	-67.677
<b>Barwertsumme</b>	<b>-3.063.158</b>																	

Neubau

Baukosten	-1.900.000																	
Verwaltung	-4.750	-4.869	-4.990	-5.115	-5.243	-5.374	-5.509	-5.646	-5.787	-5.932	-6.080	-6.232	-6.388	-6.548	-6.712	-6.879	-7.051	-7.228
Unterhaltung	-23.750	-24.344	-24.952	-25.576	-26.216	-26.871	-27.543	-28.231	-28.937	-29.660	-30.402	-31.162	-31.941	-32.740	-33.558	-34.397	-35.257	-36.138
Mehrkosten Grundstück	-10.000	-10.250	-10.506	-10.769	-11.038	-11.314	-11.597	-11.887	-12.184	-12.489	-12.801	-13.121	-13.449	-13.785	-14.130	-14.483	-14.845	-15.216
Aufnahme Darlehen	1.900.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abbruch																		
Wertzuwachs Grundstück																		
Zinsen Darlehen	-85.500	-82.080	-78.660	-75.240	-71.820	-68.400	-64.980	-61.560	-58.140	-54.720	-51.300	-47.880	-44.460	-41.040	-37.620	-34.200	-30.780	-27.360
Tilgung Darlehen	-76.000	-76.000	-76.000	-76.000	-76.000	-76.000	-76.000	-76.000	-76.000	-76.000	-76.000	-76.000	-76.000	-76.000	-76.000	-76.000	-76.000	-76.000
<b>Summe</b>	<b>-200.000</b>	<b>-197.543</b>	<b>-195.109</b>	<b>-192.700</b>	<b>-190.317</b>	<b>-187.959</b>	<b>-185.628</b>	<b>-183.324</b>	<b>-181.049</b>	<b>-178.801</b>	<b>-176.583</b>	<b>-174.395</b>	<b>-172.238</b>	<b>-170.113</b>	<b>-168.019</b>	<b>-165.959</b>	<b>-163.933</b>	<b>-161.942</b>
Barwerte der Summen	-196.589	-187.607	-179.030	-170.841	-163.022	-155.558	-148.433	-141.634	-135.146	-128.955	-123.048	-117.414	-112.041	-106.916	-102.029	-97.370	-92.929	-88.696
<b>Barwertsumme:</b>	<b>-3.397.141</b>																	

Vorteil Anmietung versus Neubau **-333.983**

2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
-146.323	-147.787	-149.265	-150.757	-152.265	-153.787	-155.325	-156.879	-158.447	-160.032	-161.632	-163.248	-164.881	-166.530	-168.195	-169.877	-171.576	-173.292	-175.024	-176.775	-178.542	-180.328
-7.408	-7.594	-7.783	-7.978	-8.177	-8.382	-8.591	-8.806	-9.026	-9.252	-9.483	-9.720	-9.963	-10.213	-10.468	-10.730	-10.998	-11.273	-11.555	-11.843	-12.139	-12.443
-37.042	-37.968	-38.917	-39.890	-40.887	-41.910	-42.957	-44.031	-45.132	-46.260	-47.417	-48.602	-49.817	-51.063	-52.339	-53.648	-54.989	-56.364	-57.773	-59.217	-60.697	-62.215
-38.991	-39.966	-40.965	-41.990	-43.039	-44.115	-45.218	-46.349	-47.507	-48.695	-49.912	-51.160	-52.439	-53.750	-55.094	-56.471	-57.883	-59.330	-60.813	-62.334	-63.892	-65.489
15.597	15.987	16.386	16.796	17.216	17.646	18.087	18.539	19.003	19.478	19.965	20.464	20.976	21.500	22.038	22.589	23.153	23.732	24.325	24.933	25.557	26.196
87.500	87.500	87.500	87.500	87.500	87.500	87.500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-126.669	-129.828	-133.044	-136.319	-139.653	-143.048	-146.505	-237.525	-241.110	-244.761	-248.480	-252.267	-256.125	-260.055	-264.058	-268.137	-272.292	-276.526	-280.840	-285.235	-289.715	-294.279
-67.031	-66.379	-65.723	-65.064	-64.401	-63.736	-63.069	-98.794	-96.894	-95.035	-93.216	-91.437	-89.696	-87.992	-86.325	-84.694	-83.099	-81.537	-80.008	-78.513	-77.049	-75.616
-7.408	-7.594	-7.783	-7.978	-8.177	-8.382	-8.591	-8.806	-9.026	-9.252	-9.483	-9.720	-9.963	-10.213	-10.468	-10.730	-10.998	-11.273	-11.555	-11.843	-12.139	-12.443
-37.042	-37.968	-38.917	-39.890	-40.887	-41.910	-42.957	-44.031	-45.132	-46.260	-47.417	-48.602	-49.817	-51.063	-52.339	-53.648	-54.989	-56.364	-57.773	-59.217	-60.697	-62.215
-15.597	-15.987	-16.386	-16.796	-17.216	-17.646	-18.087	-18.539	-19.003	-19.478	-19.965	-20.464	-20.976	-21.500	-22.038	-22.589	-23.153	-23.732	-24.325	-24.933	-25.557	-26.196
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-23.940	-20.520	-17.100	-13.680	-10.260	-6.840	-3.420	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-76.000	-76.000	-76.000	-76.000	-76.000	-76.000	-76.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-159.987	-158.068	-156.187	-154.344	-152.540	-150.778	-149.056	-71.377	-73.161	-74.990	-76.865	-78.787	-80.756	-82.775	-84.845	-86.966	-89.140	-91.368	-93.653	-95.994	-98.394	-161.040
-84.662	-80.818	-77.156	-73.667	-70.344	-67.180	-64.167	-29.688	-29.401	-29.117	-28.836	-28.557	-28.281	-28.008	-27.737	-27.469	-27.204	-26.941	-26.681	-26.423	-26.168	-41.380