INTERPERSONAL PROJECT

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If I were a rich man and I owned a million zl

- I invest in apartments

- I buy 3 flats

- I keep my money in the bank for 10 years

I own 1 million zlotys.

I'm looking for a flat suitable for students

Apartments must be in the city center or near universities

Requirements

What would those flats be like

- 3 new apartments 50 m^2 each on the secondary estate market
- located near the city center
- total price 913 000 zl
- remains 87 000 zl

Additional costs:

Fully furnished apartment: 20 000 zl each = 60 000 zl

Remains 27 000zl

Flat amortization: 1,5% apartment value. Total 1 141,25 zl per month

Profit:

Tenant pays 2000 zl per month + monthly bills each = 6000 zl per month

After how many years would this money pay back

Without payments: 13 years 7 months

With payments: 17 years 2 months

Rental				
	1 000 000,00		Monthly income =	4 858,75
Money left =	27 000,00			973 000,00
Profit =	6 000,00		Months	206
Amortization =	1 141,25		Years	17,15

1 million zl – 973 000 zl = 27 000 zl – money remaining

6 000 zl – 1 141,25 zl = 4 858,75 zl – monthly incomes

973 000 zl – money missing

Money missing : monthly incomes = months to pay back

What if, however gave this money to the bank for deposit

I choose 3 deposits in 3 different banks

I was guided by the most favorable interest rate

Inflation – decrease value of money

Deflation - increase value of money

Interest rate - the cost of capital, or the price that the owner of capital is entitled to by making it available to others for a specified period of time.

Belka's Tax – interest tax

$$PV = FVn * \frac{1}{(1 + r)^{n}}$$

$$FV = PV * \left(1 + \frac{r}{12}\right)^{(12 * n)}$$

PV – Present value

FVn – Future value after 'n' periods

R – Interest rate

N – number of periods

Pko Bank Polski

Investment: monthly deposit

Interest: 1.40%

Bank	PKO Bank Polski			
PV =	1 000 000,00	**Present Value**		
r =	1,40%	**Interest Rate**		
n =	10	**Number of Periods**		
Kapitalizacja:		**Capitalization**		
	roczna/annual	*kwartalna/quarterly*	*miesięczna/monthly*	*dzienna/daily*
FV =	**1 149 157,48**	**1 149 992,67**	**1 150 179,94**	**1 150 270,71**
Kwota odsetek=	149 157,48	**Amount of interest**		
Podatek Belki =	28 339,92	**Belka's Tax**		
Zysk netto=	120 817,56	**Net profit**		

Nest Bank

Investment: 3 month deposit

Interest: 1.6%

Bank	Nest Bank			
PV =	1 000 000,00	Present Value		
r =	1,60%	Interest Rate		
n =	10	Number of Periods		
Kapitalizacja:		Capitalization		
	roczna/annual	*kwartalna/quarterly*	*miesięczna/monthly*	*dzienna/daily*
FV =	1 172 025,55	1 173 136,41	1 173 385,81	1 173 506,76
Kwota odsetek=	172 025,55	Amount of interest		
Podatek Belki =	32 684,85	Belka's Tax		
Zysk netto=	139 340,70	Net profit		

BOŚ Bank

Investment: annual deposit

Interest: 2,25%

Bank	Boś bank			
PV =	1 000 000,00	**Present Value**		
r =	2,25%	**Interest Rate**		
n =	10	**Number of Periods**		
Kapitalizacja:		**Capitalization**		
	roczna/annual	*kwartalna/quarterly*	*miesięczna/monthly*	*dzienna/daily*
FV =	**1 249 203,43**	**1 251 533,44**	**1 252 058,91**	**1 252 314,03**
Kwota odsetek=	249 203,43	**Amount of interest**		
Podatek Belki =	47 348,65	**Belka's Tax**		
Zysk netto=	201 854,78	**Net profit**		

Summary

Taking my calculations into consideration I can state that keeping money in the bank is not a good way to earn compared with renting flats because of unpredictable inflation which can lower the value of money, were us when we rent a flat we can raise the rent even during inflation. In addition to the fact that we earn money by renting its value also raises.

SUMMARY

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