

## **ABSTRACT**

*This thesis discusses the analysis of Investment Feasibility Study XYZ office building with strata title and rent system in South Jakarta particularly .Source of data that is processed comes from the employer, the data obtained in the form and details of investment required, the calculation of the loan, assuming other expenditures, assuming revenue from sales and rentals and other income sources.*

*Implementation of analysis starts from all the particulars of investment which aims to find out details of investment needed to build an office building. Then proceed to make calculation based on the total area leased or bought by the tenants and the results of these calculations are used as input to create the book account. The resulting output is a statement of profit and loss accounts, cash flow statement, and cash flow for the financial study. Based on these output parameters will be calculated to assess the financial feasibility evaluation, such as IRR, ROI, ROE, NPV and Payback Period.*

*Sensitivity analysis will be done on several factors such as changes in interest rates, rising costs of the project, the composition of the loan, rental versus sales mix, selling price, time of sale. Thus it can be known a factor and the dominant factor that could affect the feasibility of the project.*

*In general, this is very good investment because it can be financed with a loan of 70%, and the ROI is still above MARR so there is still room for investors who can bring in profits for the company.*

*Keywords : Strata Title, Rent, investment, income statement, cash flow statement, cash flow for the financial study, IRR, ROI, ROE, NPV, Payback period , MARR, investors*