

ABSTRACT

A mixed-use building is a building which has multiple functions. It increases its visitors' time efficiency by enabling them to get multiple benefits of a building all at one place.

Generally speaking, residential and buildings occupancy rate increase from time to time. However, in mixed-use buildings rental business, income can only be earned after the building is fully operational. These two conditions force the business stakeholders to compete against time, because the faster they can make their buildings operational, the faster the buildings can make them money.

This research aims to provide an illustration of investment analysis with a condition that each function of a rented mixed-use building is operated gradually without having to wait for the readiness of other functions. The analysis result shows that gradual operation scheme gives a higher investment return rate for investors.

Keywords : Mixed-Use Building, Investment Analysis, Rental Business