ABSTRACT

Entertainment needs urgently have been needed by people in a big cities. Surabaya as the second largest city in Indonesia, should has a proper art building. Therefore, Department of Culture and Tourism Surabaya decide to restore Mitra movie theater to be Mitra Art Building. The project requires substantial funding, so it need an investment analysis. This Final Project aims to determine whether the investment project is acceptable to Surabaya Mitra Building in term of technical and financial aspects. Analysis of the technical aspects include *Koefisien Dasar Hijau* (KDH), *Koefisien Dasar Bangunan* (KDB), *Koefisien Lantai Bangunan* (KLB), calculation of parking area and location analysis. Financial analysis includes identification of costs and revenue, investment feasibility analysis using the Net Present Value (NPV) and Internal Rate of Return (IRR). Further, sensitivity analysis is conducted to explain the changes in investment feasibility may occur due to changes in subsidy levels of investment funding. Results from the analysis state that the project can be technically and financially acceptable condition level of 100% of investment subsidies.

Keyword : Investment Analysis, Art Building