INVESTMENT PROJECT FINANCING ANALYSIS OF GREEN PAKIS REGENCY RESIDENTIAL MALANG

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Abstract
An investment for the project would require the funding either with their own capital as well as long-term debt with a particular composition. Funding like this is certainly cause problems is the availability of resources and their characteristics, resulting in the cost of capital is not optimal.

The purpose of this final project is to determine the costs which are looked mildest form and returns the lightest. The financing source used is own capital and loans. The financing composition for this project using some alternatives those are 100% equity, 70% equity and 30% loan, 50% equity and 50% loan and 30% equity and 70% loan. The method will be used to determine the lightest cost of capital is WACC. As for determining the rate of return of the most lightly used methods leverage.

From the analysis of the cost of capital with WACC method obtained the lowest value of the cost of capital is 1.11% on the alternative 30% equity and 70% loan as the lightest financing. While the highest values obtained from leverage method using ROE and ROR ratio is 1.98 in the alternative 30% equity and 70% loan financing with rates of return are the lightest on the Green Housing projects Pakis Malang Regency.

Keywords: Financing, Housing, Sensitivity.
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