



Kibarer Property

Jalan Petitenget 9A Kerobokan,
Badung, Bali - Indonesia
+62 361 474 12 12
<http://www.kibarerproperty.com/>

Data to be filled		Data to be filled	
RBNB average value	USD 750	Wifi	USD 100
Percentage of Marketing fee	20%	Maid	USD 300
Percentage of MGMT fee	5%	Gardener + Swimming Pool	USD 150
Electricity	USD 400	Security Guard	USD 50

ROI BREAKDOWN FOR FULLY SERVICED VILLA IN UBUD

CODE : K Club Villa 19

Occupancy Rate	50%	55%	60%	65%	70%	75%	80%	85%	90%	95%	100%
Average RBN PRICE	750	731	713	695	678	661	644	628	612	597	582
Total Revenue	136,875	146,798	156,140	164,923	173,169	180,900	188,136	194,897	201,203	207,071	212,520
Electricity	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800
Wifi	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Maid	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600
Gardener + Swimming Pool	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800
Security Guard	600	600	600	600	600	600	600	600	600	600	600
Yearly Cost Total	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Marketing 20% of Income	27,375	29,360	31,228	32,985	34,634	36,180	37,627	38,979	40,241	41,414	42,504
MGMT 5% of Income	6,844	7,340	7,807	8,246	8,658	9,045	9,407	9,745	10,060	10,354	10,626
Total Expenses	46,219	48,700	51,035	53,231	55,292	57,225	59,034	60,724	62,301	63,768	65,130
Profit	90,656	98,098	105,105	111,692	117,877	123,675	129,102	134,173	138,902	143,303	147,390
ROI	13.9%	15.1%	16.2%	17.2%	18.1%	19%	19.9%	20.6%	21.4%	22%	22.7%
USD 650,000											

ROI calculated using average current rental rates.

Yearly costs include:

- Maid, pool and garden maintenance, electricity, TV, Internet, trash, local Banjar, laundry.