



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 600	Wifi	USD 100
Percentage of Marketing fee	20%	Maid	USD 300
Percentage of MGMT fee	5%	Gardener + Swimming Pool	USD 100
Electricity	USD 250	Security Guard	USD 50

ROI BREAKDOWN FOR FULLY SERVICED VILLA IN UBUD

CODE : K Club Villa 2

Occupancy Rate	50%	55%	60%	65%	70%	75%	80%	85%	90%	95%	100%
Average RBN PRICE	600	585	570	556	542	529	515	503	490	478	466
Total Revenue	109,500	117,439	124,912	131,938	138,535	144,720	150,509	155,918	160,962	165,657	170,016
Electricity	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
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	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Security Guard	600	600	600	600	600	600	600	600	600	600	600
Yearly Cost Total	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600
Marketing 20% of Income	21,900	23,488	24,982	26,388	27,707	28,944	30,102	31,184	32,192	33,131	34,003
MGMT 5% of Income	5,475	5,872	6,246	6,597	6,927	7,236	7,525	7,796	8,048	8,283	8,501
Total Expenses	36,975	38,960	40,828	42,585	44,234	45,780	47,227	48,580	49,840	51,014	52,104
Profit	72,525	78,479	84,084	89,353	94,301	98,940	103,282	107,338	111,122	114,643	117,912
ROI	15.5%	16.7%	17.9%	19.1%	20.1%	21.1%	22%	22.9%	23.7%	24.4%	25.1%
USD 469,000											

ROI calculated using average current rental rates.

Yearly costs include:

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