



Kibarer Property

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Data to be filled		Data to be filled	
RBNB average value	USD 250	Wifi	USD 50
Percentage of Marketing fee	20%	Maid	USD 100
Percentage of MGMT fee	5%	Gardener + Swimming Pool	USD 100
Electricity	USD 180	Security Guard	USD 0

ROI BREAKDOWN FOR FULLY SERVICED VILLA IN DRUPADI

CODE : Project Drupadi

Occupancy Rate	50%	55%	60%	65%	70%	75%	80%	85%	90%	95%	100%
Average RBN PRICE	250	244	238	232	226	220	215	209	204	199	194
Total Revenue	45,625	48,933	52,047	54,974	57,723	60,300	62,712	64,966	67,068	69,024	70,840
Electricity	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160
Wifi	600	600	600	600	600	600	600	600	600	600	600
Maid	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
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	0	0	0	0	0	0	0	0	0	0	0
Yearly Cost Total	5,160	5,160	5,160	5,160	5,160	5,160	5,160	5,160	5,160	5,160	5,160
Marketing 20% of Income	9,125	9,787	10,409	10,995	11,545	12,060	12,542	12,993	13,414	13,805	14,168
MGMT 5% of Income	2,281	2,447	2,602	2,749	2,886	3,015	3,136	3,248	3,353	3,451	3,542
Total Expenses	16,566	17,394	18,171	18,904	19,591	20,235	20,838	21,401	21,927	22,416	22,870
Profit	29,059	31,539	33,876	36,070	38,132	40,065	41,874	43,565	45,141	46,608	47,970
ROI	7.3%	7.9%	8.5%	9%	9.6%	10%	10.5%	10.9%	11.3%	11.7%	12%
USD 399,000											

ROI calculated using average current rental rates.

Yearly costs include:

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