



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 199	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 CEMAGI

CODE : Project Cemagi 3br

Occupancy Rate	50%	55%	60%	65%	70%	75%	80%	85%	90%	95%	100%
Average RBN PRICE	199	194	189	184	180	175	171	167	163	158	154
Total Revenue	36,318	38,951	41,429	43,760	45,948	47,999	49,919	51,713	53,386	54,943	56,389
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	7,264	7,790	8,286	8,752	9,190	9,600	9,984	10,343	10,677	10,989	11,278
MGMT 5% of Income	1,816	1,948	2,071	2,188	2,297	2,400	2,496	2,586	2,669	2,747	2,819
Total Expenses	14,240	14,898	15,517	16,100	16,647	17,160	17,640	18,089	18,506	18,896	19,257
Profit	22,078	24,053	25,912	27,660	29,301	30,839	32,279	33,624	34,880	36,047	37,132
ROI	8.7%	9.4%	10.2%	10.8%	11.5%	12.1%	12.7%	13.2%	13.7%	14.1%	14.6%
USD 255,000											

ROI calculated using average current rental rates.

Yearly costs include:

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