



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 150	Wifi	USD 50
Percentage of Marketing fee	20%	Maid	USD 100
Percentage of MGMT fee	5%	Gardener + Swimming Pool	USD 100
Electricity	USD 160	Security Guard	USD 0

ROI BREAKDOWN FOR FULLY SERVICED VILLA IN CEMAGI

CODE : Project Cemagi 2br

Occupancy Rate	50%	55%	60%	65%	70%	75%	80%	85%	90%	95%	100%
Average RBN PRICE	150	146	143	139	136	132	129	126	122	119	116
Total Revenue	27,375	29,360	31,228	32,985	34,634	36,180	37,627	38,979	40,241	41,414	42,504
Electricity	1,920	1,920	1,920	1,920	1,920	1,920	1,920	1,920	1,920	1,920	1,920
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	4,920	4,920	4,920	4,920	4,920	4,920	4,920	4,920	4,920	4,920	4,920
Marketing 20% of Income	5,475	5,872	6,246	6,597	6,927	7,236	7,525	7,796	8,048	8,283	8,501
MGMT 5% of Income	1,369	1,468	1,561	1,649	1,732	1,809	1,881	1,949	2,012	2,071	2,125
Total Expenses	11,764	12,260	12,727	13,166	13,579	13,965	14,326	14,665	14,980	15,274	15,546
Profit	15,611	17,100	18,501	19,819	21,055	22,215	23,301	24,314	25,261	26,140	26,958
ROI	7.8%	8.6%	9.3%	10%	10.6%	11.2%	11.7%	12.2%	12.7%	13.1%	13.5%
USD 199,000											

ROI calculated using average current rental rates.

Yearly costs include:

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