



Kibarer Property

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Data to be filled		Data to be filled	
RBNB average value	USD 375	Wifi	USD 50
Percentage of Marketing fee	20%	Maid	USD 200
Percentage of MGMT fee	5%	Gardener + Swimming Pool	USD 100
Electricity	USD 200	Security Guard	USD 0

ROI BREAKDOWN FOR FULLY SERVICED VILLA IN CEMAGI

CODE : Project Cemagi 4br

Occupancy Rate	50%	55%	60%	65%	70%	75%	80%	85%	90%	95%	100%
Average RBN PRICE	375	366	356	348	339	330	322	314	306	299	291
Total Revenue	68,438	73,399	78,070	82,462	86,585	90,450	94,068	97,449	100,601	103,535	106,260
Electricity	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
Wifi	600	600	600	600	600	600	600	600	600	600	600
Maid	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
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	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600
Marketing 20% of Income	13,688	14,680	15,614	16,492	17,317	18,090	18,814	19,490	20,120	20,707	21,252
MGMT 5% of Income	3,422	3,670	3,904	4,123	4,329	4,522	4,703	4,872	5,030	5,177	5,313
Total Expenses	23,710	24,950	26,118	27,215	28,246	29,212	30,117	30,962	31,750	32,484	33,165
Profit	44,728	48,449	51,952	55,247	58,339	61,238	63,951	66,487	68,851	71,051	73,095
ROI	9.9%	10.8%	11.5%	12.3%	13%	13.6%	14.2%	14.8%	15.3%	15.8%	16.2%
USD 450,000											

ROI calculated using average current rental rates.

Yearly costs include:

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