



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 450	Wifi	USD 50
Percentage of Marketing fee	20%	Maid	USD 300
Percentage of MGMT fee	5%	Gardener + Swimming Pool	USD 100
Electricity	USD 300	Security Guard	USD 0

ROI BREAKDOWN FOR FULLY SERVICED VILLA IN CEMAGI

CODE : Project Cemagi 5br

Occupancy Rate	50%	55%	60%	65%	70%	75%	80%	85%	90%	95%	100%
Average RBN PRICE	450	439	428	417	407	396	387	377	367	358	349
Total Revenue	82,125	88,079	93,684	98,954	103,902	108,540	112,882	116,938	120,722	124,243	127,512
Electricity	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600
Wifi	600	600	600	600	600	600	600	600	600	600	600
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	0	0	0	0	0	0	0	0	0	0	0
Yearly Cost Total	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000
Marketing 20% of Income	16,425	17,616	18,737	19,791	20,780	21,708	22,576	23,388	24,144	24,849	25,502
MGMT 5% of Income	4,106	4,404	4,684	4,948	5,195	5,427	5,644	5,847	6,036	6,212	6,376
Total Expenses	29,531	31,020	32,421	33,739	34,975	36,135	37,220	38,235	39,180	40,061	40,878
Profit	52,594	57,059	61,263	65,215	68,927	72,405	75,662	78,703	81,542	84,182	86,634
ROI	9.6%	10.4%	11.1%	11.9%	12.5%	13.2%	13.8%	14.3%	14.8%	15.3%	15.8%
USD 550,000											

ROI calculated using average current rental rates.

Yearly costs include:

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