



Kibarer Property

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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 100	Security Guard	USD 0

ROI BREAKDOWN FOR FULLY SERVICED APARTMENT IN BERAWA

CODE : Project Sea Breeze Apartment Flat 1

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	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
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	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200
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	11,044	11,540	12,007	12,446	12,859	13,245	13,606	13,945	14,260	14,554	14,826
Profit	16,331	17,820	19,221	20,539	21,775	22,935	24,021	25,034	25,981	26,860	27,678
ROI	8.2%	9%	9.7%	10.3%	10.9%	11.5%	12.1%	12.6%	13.1%	13.5%	13.9%
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.