



## 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 300	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 50

## ROI BREAKDOWN FOR FULLY SERVICED VILLA IN BERAWA

CODE : Project Cangu Berawa

Occupancy Rate	50%	55%	60%	65%	70%	75%	80%	85%	90%	95%	100%
<b>Average RBN PRICE</b>	300	293	285	278	271	264	258	251	245	239	233
<b>Total Revenue</b>	54,750	58,719	62,456	65,969	69,268	72,360	75,254	77,959	80,481	82,828	85,008
<b>Electricity</b>	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
<b>Wifi</b>	600	600	600	600	600	600	600	600	600	600	600
<b>Maid</b>	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
<b>Gardener + Swimming Pool</b>	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
<b>Security Guard</b>	600	600	600	600	600	600	600	600	600	600	600
<b>Yearly Cost Total</b>	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200
<b>Marketing 20% of Income</b>	10,950	11,744	12,491	13,194	13,854	14,472	15,051	15,592	16,096	16,566	17,002
<b>MGMT 5% of Income</b>	2,738	2,936	3,123	3,298	3,463	3,618	3,763	3,898	4,024	4,141	4,250
<b>Total Expenses</b>	20,888	21,880	22,814	23,692	24,517	25,290	26,014	26,690	27,320	27,907	28,452
<b>Profit</b>	33,862	36,839	39,642	42,277	44,751	47,070	49,240	51,269	53,161	54,921	56,556
<b>ROI</b>	<b>8.5%</b>	<b>9.2%</b>	<b>9.9%</b>	<b>10.6%</b>	<b>11.2%</b>	<b>11.8%</b>	<b>12.3%</b>	<b>12.8%</b>	<b>13.3%</b>	<b>13.8%</b>	<b>14.2%</b>
<b>USD 399,000</b>											

ROI calculated using average current rental rates.

**Yearly costs include:**

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