



Kibarer Property

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Data to be filled		Data to be filled	
RBNB average value	USD 199	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 2

Occupancy Rate	50%	55%	60%	65%	70%	75%	80%	85%	90%	95%	100%
Average RBN PRICE	199	194	189	184	180	175	171	167	163	158	154
Total Revenue	36,318	38,951	41,429	43,760	45,948	47,999	49,919	51,713	53,386	54,943	56,389
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	7,264	7,790	8,286	8,752	9,190	9,600	9,984	10,343	10,677	10,989	11,278
MGMT 5% of Income	1,816	1,948	2,071	2,188	2,297	2,400	2,496	2,586	2,669	2,747	2,819
Total Expenses	13,280	13,938	14,557	15,140	15,687	16,200	16,680	17,129	17,546	17,936	18,297
Profit	23,038	25,013	26,872	28,620	30,261	31,799	33,239	34,584	35,840	37,007	38,092
ROI	11.6%	12.6%	13.5%	14.4%	15.2%	16%	16.7%	17.4%	18%	18.6%	19.1%
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.