



Kibarer Property

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Data to be filled		Data to be filled	
RBNB average value	USD 350	Wifi	USD 50
Percentage of Marketing fee	20%	Maid	USD 100
Percentage of MGMT fee	5%	Gardener + Swimming Pool	USD 100
Electricity	USD 180	Security Guard	USD 0

ROI BREAKDOWN FOR NEW VILLA, NEW DESIGN IN PERERENAN

CODE : Pererenan Project Villa 4BR

Occupancy Rate	50%	55%	60%	65%	70%	75%	80%	85%	90%	95%	100%
Average RBN PRICE	350	341	333	324	316	308	301	293	286	279	272
Total Revenue	63,875	68,506	72,865	76,964	80,812	84,420	87,797	90,952	93,895	96,633	99,176
Electricity	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160
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	5,160	5,160	5,160	5,160	5,160	5,160	5,160	5,160	5,160	5,160	5,160
Marketing 20% of Income	12,775	13,701	14,573	15,393	16,162	16,884	17,559	18,190	18,779	19,327	19,835
MGMT 5% of Income	3,194	3,425	3,643	3,848	4,041	4,221	4,390	4,548	4,695	4,832	4,959
Total Expenses	21,129	22,286	23,376	24,401	25,363	26,265	27,109	27,898	28,634	29,319	29,954
Profit	42,746	46,220	49,489	52,563	55,449	58,155	60,688	63,054	65,261	67,314	69,222
ROI	10.7%	11.6%	12.4%	13.2%	13.9%	14.6%	15.2%	15.8%	16.4%	16.9%	17.3%
USD 399,000											

ROI calculated using average current rental rates.

Yearly costs include:

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