



Kibarer Property

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Data to be filled		Data to be filled	
RBNB average value	USD 400	Wifi	USD 70
Percentage of Marketing fee	20%	Maid	USD 70
Percentage of MGMT fee	%	Gardener + Swimming Pool	USD 70
Electricity	USD 200	Security Guard	USD 70

ROI BREAKDOWN FOR NEW DESIGN IN TOP LOCATION OF BERAWA CANGGU

CODE : Berawa Project Villa

Occupancy Rate	50%	55%	60%	65%	70%	75%	80%	85%	90%	95%	100%
Average RBN PRICE	400	390	380	371	361	352	344	335	327	318	311
Total Revenue	73,000	78,293	83,275	87,959	92,357	96,480	100,339	103,945	107,308	110,438	113,344
Electricity	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
Wifi	840	840	840	840	840	840	840	840	840	840	840
Maid	840	840	840	840	840	840	840	840	840	840	840
Gardener + Swimming Pool	840	840	840	840	840	840	840	840	840	840	840
Security Guard	840	840	840	840	840	840	840	840	840	840	840
Yearly Cost Total	5,760	5,760	5,760	5,760	5,760	5,760	5,760	5,760	5,760	5,760	5,760
Marketing 20% of Income	14,600	15,659	16,655	17,592	18,471	19,296	20,068	20,789	21,462	22,088	22,669
MGMT % of Income	0	0	0	0	0	0	0	0	0	0	0
Total Expenses	20,360	21,419	22,415	23,352	24,231	25,056	25,828	26,549	27,222	27,848	28,429
Profit	52,640	56,874	60,860	64,607	68,126	71,424	74,511	77,396	80,086	82,590	84,915
ROI	11.7%	12.6%	13.5%	14.4%	15.1%	15.9%	16.6%	17.2%	17.8%	18.4%	18.9%
USD 450,000											

ROI calculated using average current rental rates.

Yearly costs include:

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