



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 225	Wifi	USD 35
Percentage of Marketing fee	20%	Maid	USD 60
Percentage of MGMT fee	%	Gardener + Swimming Pool	USD 60
Electricity	USD 180	Security Guard	USD 60

ROI BREAKDOWN FOR UPCOMING SMART THREE BEDROOMS ENCLOSED DUPLEX VILLA

CODE : Project Cemagi 3 Bedroom Villa

Occupancy Rate	50%	55%	60%	65%	70%	75%	80%	85%	90%	95%	100%
Average RBN PRICE	225	219	214	209	203	198	193	188	184	179	175
Total Revenue	41,063	44,040	46,842	49,477	51,951	54,270	56,441	58,469	60,361	62,121	63,756
Electricity	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160
Wifi	420	420	420	420	420	420	420	420	420	420	420
Maid	720	720	720	720	720	720	720	720	720	720	720
Gardener + Swimming Pool	720	720	720	720	720	720	720	720	720	720	720
Security Guard	720	720	720	720	720	720	720	720	720	720	720
Yearly Cost Total	4,740	4,740	4,740	4,740	4,740	4,740	4,740	4,740	4,740	4,740	4,740
Marketing 20% of Income	8,213	8,808	9,368	9,895	10,390	10,854	11,288	11,694	12,072	12,424	12,751
MGMT % of Income	0	0	0	0	0	0	0	0	0	0	0
Total Expenses	12,953	13,548	14,108	14,635	15,130	15,594	16,028	16,434	16,812	17,164	17,491
Profit	28,110	30,492	32,734	34,842	36,821	38,676	40,413	42,035	43,549	44,957	46,265
ROI	11.0%	12.0%	12.8%	13.7%	14.4%	15.2%	15.8%	16.5%	17.1%	17.6%	18.1%
USD 255,000											

ROI calculated using average current rental rates.

Yearly costs include:

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