



Kibarer Property
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Data to be filled		Data to be filled	
RBNB average value	USD 500	Wifi	USD 250
Percentage of Marketing fee	20%	Maid	USD 250
Percentage of MGMT fee	10%	Gardener + Swimming Pool	USD 250
Electricity	USD 250	Security Guard	USD 250

ROI BREAKDOWN FOR LUXURY THREE BEDROOMS VILLA WITH FIVE STAR AMENITIES

CODE : K club villa 23

Occupancy Rate	50%	55%	60%	65%	70%	75%	80%	85%	90%	95%	100%
Average RBN PRICE	500	488	475	463	452	441	430	419	408	398	388
Total Revenue	91,250	97,866	104,093	109,949	115,446	120,600	125,424	129,931	134,135	138,047	141,680
Electricity	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Wifi	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Maid	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Gardener + Swimming Pool	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Security Guard	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Yearly Cost Total	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Marketing 20% of Income	18,250	19,573	20,819	21,990	23,089	24,120	25,085	25,986	26,827	27,609	28,336
MGMT 10% of Income	9,125	9,787	10,409	10,995	11,545	12,060	12,542	12,993	13,414	13,805	14,168
Total Expenses	42,375	44,360	46,228	47,985	49,634	51,180	52,627	53,979	55,241	56,414	57,504
Profit	48,875	53,506	57,865	61,964	65,812	69,420	72,797	75,952	78,894	81,633	84,176
ROI	11.2%	12.2%	13.2%	14.1%	15.0%	15.8%	16.6%	17.3%	18.0%	18.6%	19.2%
USD 438,000											

ROI calculated using average current rental rates.

Yearly costs include:

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