



Kibarer Property

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Data to be filled		Data to be filled	
RBNB average value	USD 750	Wifi	USD 350
Percentage of Marketing fee	20%	Maid	USD 350
Percentage of MGMT fee	10%	Gardener + Swimming Pool	USD 275
Electricity	USD 500	Security Guard	USD 275

ROI BREAKDOWN FOR ROI BREAKDOWN FOR ROI BREAKDOWN FOR FULLY SERVICED VILLA IN UBUD

CODE : K Club Villa 19

Occupancy Rate	50%	55%	60%	65%	70%	75%	80%	85%	90%	95%	100%
Average RBN PRICE	750	731	713	695	678	661	644	628	612	597	582
Total Revenue	136,875	146,798	156,140	164,923	173,169	180,900	188,136	194,897	201,203	207,071	212,520
Electricity	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Wifi	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200
Maid	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200
Gardener + Swimming Pool	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300
Security Guard	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300
Yearly Cost Total	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000
Marketing 20% of Income	27,375	29,360	31,228	32,985	34,634	36,180	37,627	38,979	40,241	41,414	42,504
MGMT 10% of Income	13,688	14,680	15,614	16,492	17,317	18,090	18,814	19,490	20,120	20,707	21,252
Total Expenses	62,063	65,040	67,842	70,477	72,951	75,270	77,441	79,469	81,361	83,121	84,756
Profit	74,812	81,758	88,298	94,446	100,218	105,630	110,695	115,428	119,842	123,950	127,764
ROI	8.3%	9.1%	9.8%	10.5%	11.1%	11.7%	12.3%	12.8%	13.3%	13.8%	14.2%
USD 899,000											

ROI calculated using average current rental rates.

Yearly costs include:

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