



Kibarer Property

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| Data to be filled | | Data to be filled | |
|-----------------------------|---------|--------------------------|---------|
| RBNB average value | USD 450 | Wifi | USD 250 |
| Percentage of Marketing fee | 20% | Maid | USD 250 |
| Percentage of MGMT fee | 10% | Gardener + Swimming Pool | USD 150 |
| Electricity | USD 300 | Security Guard | USD 100 |

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

CODE : K Club Villa 23

| Occupancy Rate | 50% | 55% | 60% | 65% | 70% | 75% | 80% | 85% | 90% | 95% | 100% |
|---------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Average RBN PRICE | 450 | 439 | 428 | 417 | 407 | 396 | 387 | 377 | 367 | 358 | 349 |
| Total Revenue | 82,125 | 88,079 | 93,684 | 98,954 | 103,902 | 108,540 | 112,882 | 116,938 | 120,722 | 124,243 | 127,512 |
| Electricity | 3,600 | 3,600 | 3,600 | 3,600 | 3,600 | 3,600 | 3,600 | 3,600 | 3,600 | 3,600 | 3,600 |
| 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 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 |
| Security Guard | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 |
| Yearly Cost Total | 12,600 | 12,600 | 12,600 | 12,600 | 12,600 | 12,600 | 12,600 | 12,600 | 12,600 | 12,600 | 12,600 |
| Marketing 20% of Income | 16,425 | 17,616 | 18,737 | 19,791 | 20,780 | 21,708 | 22,576 | 23,388 | 24,144 | 24,849 | 25,502 |
| MGMT 10% of Income | 8,213 | 8,808 | 9,368 | 9,895 | 10,390 | 10,854 | 11,288 | 11,694 | 12,072 | 12,424 | 12,751 |
| Total Expenses | 37,238 | 39,024 | 40,705 | 42,286 | 43,770 | 45,162 | 46,464 | 47,682 | 48,816 | 49,873 | 50,853 |
| Profit | 44,887 | 49,055 | 52,979 | 56,668 | 60,132 | 63,378 | 66,418 | 69,256 | 71,906 | 74,370 | 76,659 |
| ROI | 10.2% | 11.2% | 12.1% | 12.9% | 13.7% | 14.5% | 15.2% | 15.8% | 16.4% | 17.0% | 17.5% |
| 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.