



Kibarer Property

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Data to be filled		Data to be filled	
RBNB average value	USD 600	Wifi	USD 250
Percentage of Marketing fee	20%	Maid	USD 250
Percentage of MGMT fee	10%	Gardener + Swimming Pool	USD 250
Electricity	USD 400	Security Guard	USD 250

ROI BREAKDOWN FOR FULLY SERVICED VILLA IN UBUD

CODE : K club villa 9

Occupancy Rate	50%	55%	60%	65%	70%	75%	80%	85%	90%	95%	100%
Average RBN PRICE	600	585	570	556	542	529	515	503	490	478	466
Total Revenue	109,500	117,439	124,912	131,938	138,535	144,720	150,509	155,918	160,962	165,657	170,016
Electricity	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800
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	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800	16,800
Marketing 20% of Income	21,900	23,488	24,982	26,388	27,707	28,944	30,102	31,184	32,192	33,131	34,003
MGMT 10% of Income	10,950	11,744	12,491	13,194	13,854	14,472	15,051	15,592	16,096	16,566	17,002
Total Expenses	49,650	52,032	54,273	56,382	58,361	60,216	61,953	63,576	65,088	66,497	67,805
Profit	59,850	65,407	70,639	75,556	80,174	84,504	88,556	92,342	95,874	99,160	102,211
ROI	10.7%	11.7%	12.7%	13.5%	14.4%	15.1%	15.9%	16.5%	17.2%	17.8%	18.3%
USD 558,000											

ROI calculated using average current rental rates.

Yearly costs include:

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