



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 AMAZING THREE BEDROOMS VILLA WITH RICE FIELD VIEW AND FIVE STAR AMENITIES

CODE : K club villa 28

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	10.0%	10.9%	11.8%	12.6%	13.4%	14.1%	14.8%	15.4%	16.0%	16.5%	17.0%
USD 450,000											

ROI calculated using average current rental rates.

Yearly costs include:

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