



## Kibarer Property

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Data to be filled		Data to be filled	
RBNB average value	USD 300	Wifi	USD 150
Percentage of Marketing fee	20%	Maid	USD 150
Percentage of MGMT fee	10%	Gardener + Swimming Pool	USD 100
Electricity	USD 200	Security Guard	USD 100

## ROI BREAKDOWN FOR LUXURY TWO BEDROOMS VILLA WITH RICE FIELD VIEW AND FIVE STAR AMENITIES

CODE : K club villa 29

Occupancy Rate	50%	55%	60%	65%	70%	75%	80%	85%	90%	95%	100%
<b>Average RBN PRICE</b>	300	293	285	278	271	264	258	251	245	239	233
<b>Total Revenue</b>	54,750	58,719	62,456	65,969	69,268	72,360	75,254	77,959	80,481	82,828	85,008
<b>Electricity</b>	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
<b>Wifi</b>	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800
<b>Maid</b>	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800
<b>Gardener + Swimming Pool</b>	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
<b>Security Guard</b>	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
<b>Yearly Cost Total</b>	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400
<b>Marketing 20% of Income</b>	10,950	11,744	12,491	13,194	13,854	14,472	15,051	15,592	16,096	16,566	17,002
<b>MGMT 10% of Income</b>	5,475	5,872	6,246	6,597	6,927	7,236	7,525	7,796	8,048	8,283	8,501
<b>Total Expenses</b>	24,825	26,016	27,137	28,191	29,181	30,108	30,976	31,788	32,544	33,249	33,903
<b>Profit</b>	29,925	32,703	35,319	37,778	40,087	42,252	44,278	46,171	47,937	49,579	51,105
<b>ROI</b>	<b>8.0%</b>	<b>8.7%</b>	<b>9.4%</b>	<b>10.1%</b>	<b>10.7%</b>	<b>11.3%</b>	<b>11.8%</b>	<b>12.3%</b>	<b>12.8%</b>	<b>13.2%</b>	<b>13.6%</b>
<b>USD 375,000</b>											

ROI calculated using average current rental rates.

### Yearly costs include:

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