



Kibarer Property

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Data to be filled		Data to be filled	
RBNB average value	USD 300	Wifi	USD 50
Percentage of Marketing fee	20%	Maid	USD 200
Percentage of MGMT fee	5%	Gardener + Swimming Pool	USD 100
Electricity	USD 200	Security Guard	USD 50

ROI BREAKDOWN FOR ROI BREAKDOWN FOR FULLY SERVICED VILLA IN BERAWA

CODE : K club Villa Berawa 3br

Occupancy Rate	50%	55%	60%	65%	70%	75%	80%	85%	90%	95%	100%
Average RBN PRICE	300	293	285	278	271	264	258	251	245	239	233
Total Revenue	54,750	58,719	62,456	65,969	69,268	72,360	75,254	77,959	80,481	82,828	85,008
Electricity	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
Wifi	600	600	600	600	600	600	600	600	600	600	600
Maid	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
Gardener + Swimming Pool	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Security Guard	600	600	600	600	600	600	600	600	600	600	600
Yearly Cost Total	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200
Marketing 20% of Income	10,950	11,744	12,491	13,194	13,854	14,472	15,051	15,592	16,096	16,566	17,002
MGMT 5% of Income	2,738	2,936	3,123	3,298	3,463	3,618	3,763	3,898	4,024	4,141	4,250
Total Expenses	20,888	21,880	22,814	23,692	24,517	25,290	26,014	26,690	27,320	27,907	28,452
Profit	33,862	36,839	39,642	42,277	44,751	47,070	49,240	51,269	53,161	54,921	56,556
ROI	8.8%	9.6%	10.3%	11.0%	11.6%	12.2%	12.8%	13.3%	13.8%	14.3%	14.7%
USD 385,000											

ROI calculated using average current rental rates.

Yearly costs include:

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