



Kibarer Property

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Data to be filled		Data to be filled	
RBNB average value	USD 350	Wifi	USD 50
Percentage of Marketing fee	25%	Maid	USD 200
Percentage of MGMT fee	5%	Gardener + Swimming Pool	USD 100
Electricity	USD 250	Security Guard	USD 0

ROI BREAKDOWN FOR UPCOMING FIVE BEDROOMS SMART VILLA FOR SALE NEAR THE OCEAN (NOT AVAILABLE)

CODE : Project Cemagi 5br

Occupancy Rate	50%	55%	60%	65%	70%	75%	80%	85%	90%	95%	100%
Average RBN PRICE	350	341	333	324	316	308	301	293	286	279	272
Total Revenue	63,875	68,506	72,865	76,964	80,812	84,420	87,797	90,952	93,895	96,633	99,176
Electricity	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
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	0	0	0	0	0	0	0	0	0	0	0
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 25% of Income	15,969	17,126	18,216	19,241	20,203	21,105	21,949	22,738	23,474	24,158	24,794
MGMT 5% of Income	3,194	3,425	3,643	3,848	4,041	4,221	4,390	4,548	4,695	4,832	4,959
Total Expenses	26,363	27,751	29,059	30,289	31,444	32,526	33,539	34,486	35,369	36,190	36,953
Profit	37,512	40,755	43,806	46,675	49,368	51,894	54,258	56,466	58,526	60,443	62,223
ROI	5.8%	6.3%	6.7%	7.2%	7.6%	8.0%	8.3%	8.7%	9.0%	9.3%	9.6%
USD 650,000											

ROI calculated using average current rental rates.

Yearly costs include:

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