



Kibarer Property

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Data to be filled		Data to be filled	
RBNB average value	USD 250	Wifi	USD 50
Percentage of Marketing fee	20%	Maid	USD 140
Percentage of MGMT fee	5%	Gardener + Swimming Pool	USD 100
Electricity	USD 200	Security Guard	USD 60

ROI BREAKDOWN FOR UPCOMING SMART THREE BEDROOMS ENCLOSED DUPLEX VILLA

CODE : Project Cemagi 3 Br Villa

Occupancy Rate	50%	55%	60%	65%	70%	75%	80%	85%	90%	95%	100%
Average RBN PRICE	250	244	238	232	226	220	215	209	204	199	194
Total Revenue	45,625	48,933	52,047	54,974	57,723	60,300	62,712	64,966	67,068	69,024	70,840
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	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680
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	720	720	720	720	720	720	720	720	720	720	720
Yearly Cost Total	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600
Marketing 20% of Income	9,125	9,787	10,409	10,995	11,545	12,060	12,542	12,993	13,414	13,805	14,168
MGMT 5% of Income	2,281	2,447	2,602	2,749	2,886	3,015	3,136	3,248	3,353	3,451	3,542
Total Expenses	18,006	18,834	19,611	20,344	21,031	21,675	22,278	22,841	23,367	23,856	24,310
Profit	27,619	30,099	32,436	34,630	36,692	38,625	40,434	42,125	43,701	45,168	46,530
ROI	5.5%	6.0%	6.5%	6.9%	7.4%	7.7%	8.1%	8.4%	8.8%	9.1%	9.3%
USD 499,000											

ROI calculated using average current rental rates.

Yearly costs include:

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