



## 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 Duplex Villa

Occupancy Rate	50%	55%	60%	65%	70%	75%	80%	85%	90%	95%	100%
<b>Average RBN PRICE</b>	250	244	238	232	226	220	215	209	204	199	194
<b>Total Revenue</b>	45,625	48,933	52,047	54,974	57,723	60,300	62,712	64,966	67,068	69,024	70,840
<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>	600	600	600	600	600	600	600	600	600	600	600
<b>Maid</b>	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680
<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>	720	720	720	720	720	720	720	720	720	720	720
<b>Yearly Cost Total</b>	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600
<b>Marketing 20% of Income</b>	9,125	9,787	10,409	10,995	11,545	12,060	12,542	12,993	13,414	13,805	14,168
<b>MGMT 5% of Income</b>	2,281	2,447	2,602	2,749	2,886	3,015	3,136	3,248	3,353	3,451	3,542
<b>Total Expenses</b>	18,006	18,834	19,611	20,344	21,031	21,675	22,278	22,841	23,367	23,856	24,310
<b>Profit</b>	27,619	30,099	32,436	34,630	36,692	38,625	40,434	42,125	43,701	45,168	46,530
<b>ROI</b>	<b>7.1%</b>	<b>7.7%</b>	<b>8.3%</b>	<b>8.9%</b>	<b>9.4%</b>	<b>9.9%</b>	<b>10.4%</b>	<b>10.8%</b>	<b>11.2%</b>	<b>11.6%</b>	<b>12.0%</b>
<b>USD 389,000</b>											

ROI calculated using average current rental rates.

### Yearly costs include:

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