



Kibarer Property

Jalan Petitenget 9A
Kerobokan,
Badung, Bali - Indonesia
+62 361 474 12 12
<http://www.kibarerproperty.com/>

| Data to be filled | | Data to be filled | |
|-----------------------------|---------|--------------------------|---------|
| RBNB average value | USD 200 | Wifi | USD 50 |
| Percentage of Marketing fee | 20% | Maid | USD 140 |
| Percentage of MGMT fee | 5% | Gardener + Swimming Pool | USD 100 |
| Electricity | USD 160 | Security Guard | USD 60 |

ROI BREAKDOWN FOR UPCOMING SMART TWO BEDROOMS VILLA FOR SALE NEAR THE OCEAN

CODE : Project Cemagi 2br

| Occupancy Rate | 50% | 55% | 60% | 65% | 70% | 75% | 80% | 85% | 90% | 95% | 100% |
|---------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|
| Average RBN PRICE | 200 | 195 | 190 | 185 | 181 | 176 | 172 | 168 | 163 | 159 | 155 |
| Total Revenue | 36,500 | 39,146 | 41,637 | 43,979 | 46,178 | 48,240 | 50,170 | 51,973 | 53,654 | 55,219 | 56,672 |
| Electricity | 1,920 | 1,920 | 1,920 | 1,920 | 1,920 | 1,920 | 1,920 | 1,920 | 1,920 | 1,920 | 1,920 |
| 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 | 6,120 | 6,120 | 6,120 | 6,120 | 6,120 | 6,120 | 6,120 | 6,120 | 6,120 | 6,120 | 6,120 |
| Marketing 20% of Income | 7,300 | 7,829 | 8,327 | 8,796 | 9,236 | 9,648 | 10,034 | 10,395 | 10,731 | 11,044 | 11,334 |
| MGMT 5% of Income | 1,825 | 1,957 | 2,082 | 2,199 | 2,309 | 2,412 | 2,508 | 2,599 | 2,683 | 2,761 | 2,834 |
| Total Expenses | 15,245 | 15,906 | 16,529 | 17,115 | 17,665 | 18,180 | 18,662 | 19,114 | 19,534 | 19,925 | 20,288 |
| Profit | 21,255 | 23,240 | 25,108 | 26,864 | 28,513 | 30,060 | 31,508 | 32,859 | 34,120 | 35,294 | 36,384 |
| ROI | 6.5% | 7.2% | 7.7% | 8.3% | 8.8% | 9.2% | 9.7% | 10.1% | 10.5% | 10.9% | 11.2% |
| USD 325,000 | | | | | | | | | | | |

ROI calculated using average current rental rates.

Yearly costs include:

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