



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 460	Wifi	USD 110
Percentage of Marketing fee	0%	Maid	USD 110
Percentage of MGMT fee	20%	Gardener + Swimming Pool	USD 110
Electricity	USD 260	Security Guard	USD 0

ROI BREAKDOWN FOR PROJECT BERAWA 4BR

CODE : Project Berawa 4br

Occupancy Rate	50%	55%	60%	65%	70%	75%	80%	85%	90%	95%	100%
Average RBN PRICE	460	449	437	426	416	405	395	385	376	366	357
Total Revenue	83,950	90,036	95,766	101,153	106,210	110,952	115,390	119,537	123,404	127,004	130,346
Electricity	3,120	3,120	3,120	3,120	3,120	3,120	3,120	3,120	3,120	3,120	3,120
Wifi	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320
Maid	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320
Gardener + Swimming Pool	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320
Security Guard	0	0	0	0	0	0	0	0	0	0	0
Yearly Cost Total	7,080	7,080	7,080	7,080	7,080	7,080	7,080	7,080	7,080	7,080	7,080
Marketing 0% of Income	0	0	0	0	0	0	0	0	0	0	0
MGMT 20% of Income	16,790	18,007	19,153	20,231	21,242	22,190	23,078	23,907	24,681	25,401	26,069
Total Expenses	23,870	25,087	26,233	27,311	28,322	29,270	30,158	30,987	31,761	32,481	33,149
Profit	60,080	64,949	69,533	73,842	77,888	81,682	85,232	88,550	91,643	94,523	97,197
ROI	14.1%	15.3%	16.4%	17.4%	18.3%	19.2%	20.1%	20.8%	21.6%	22.2%	22.9%
USD 425,000											

ROI calculated using average current rental rates.

Yearly costs include:

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