

PROPERTY FINANCIAL FORECAST:



REFERENCE: RF474



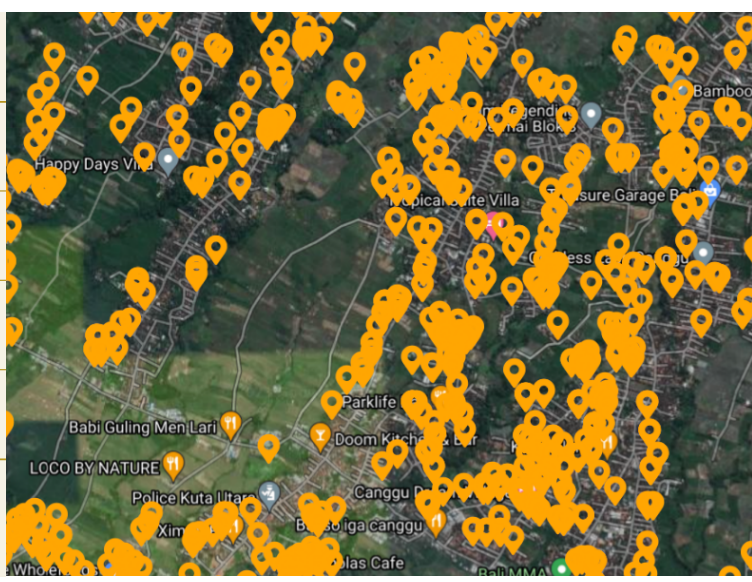
Canggu

USD 249,500

IDR 3,874,000,000

Leasehold 22 Years

2 Bedroom



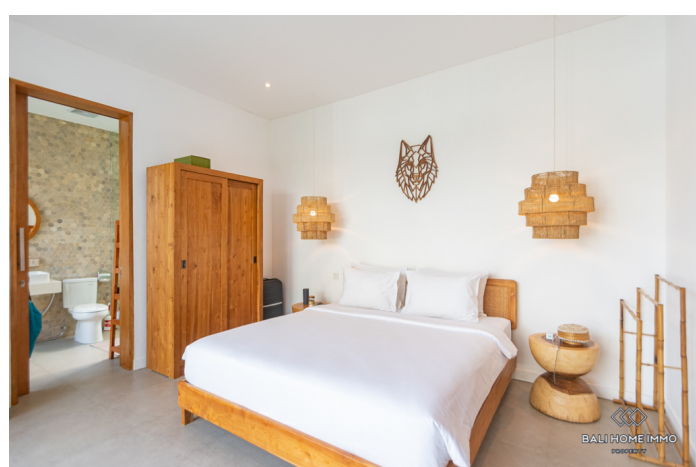
RENTAL FINANCIALS		Hypothesis 1	DAILY Hypothesis 2	Hypothesis 3	MONTHLY Hypothesis 4	YEARLY Hypothesis 5
AVG Occupancy		70%	80%	90%	90%	100%
Night Available		365	365	365	365	365
Night Sold		256	292	329	329	365
AVG Rate (IDR)		IDR 4,659,000	IDR 4,659,000	IDR 4,659,000	IDR 55,000,000	
AVG Rate (USD)		USD300	USD300	USD300	USD3,541	
Revenue (IDR)		IDR 1,190,374,500	IDR 1,360,428,000	IDR 1,530,481,500	IDR 550,000,000	IDR 400,000,000
Revenue (USD)		USD76,649	USD87,598	USD98,548	USD35,415	USD25,756
Management/Marketing Fee	18%	IDR 214,267,410	IDR 244,877,040	IDR 275,486,670	20% IDR 110,000,000	10% IDR 40,000,000
Running Cost (Staffing, etc.)	10%	IDR 119,037,450	IDR 136,042,800	IDR 153,048,150	2% IDR 11,000,000	2% IDR 8,000,000
OTA Fee	15%	IDR 178,556,175	IDR 204,064,200	IDR 229,572,225		
Estimated Tax	10%	IDR 119,037,450	IDR 136,042,800	IDR 153,048,150	10% IDR 55,000,000	10% IDR 40,000,000
Total Expenses (IDR)	53%	IDR 630,898,485	IDR 721,026,840	IDR 811,155,195	32% IDR 176,000,000	22% IDR 88,000,000
Total Expenses (USD)		USD40,624	USD46,427	USD52,231	USD11,333	USD5,666
Payout to Owner (IDR)		IDR 559,476,015	IDR 639,401,160	IDR 719,326,305	IDR 374,000,000	IDR 312,000,000
Payout to Owner (USD)		USD36,025	USD41,171	USD46,318	USD24,082	USD20,090
AVG Monthly Revenue (IDR)		IDR 46,623,001	IDR 53,283,430	IDR 59,943,859	IDR 31,166,667	IDR 26,000,000
AVG Monthly Revenue (USD)		USD3,002	USD3,431	USD3,860	USD2,007	USD1,674

*Average daily rate based on AirDNA data & Bali Home Immo estimation. Yearly rate based only on Bali Home Immo's forecast.
**Contact us for the expenses details.



INVESTMENT METRIC	Hypothesis 1	DAILY Hypothesis 2	Hypothesis 3	MONTHLY Hypothesis 4	YEARLY Hypothesis 4
YEARLY ROI	14.44%	16.50%	18.57%	9.65%	8.05%
BREAK EVEN (IN YEAR)	6.9	6.1	5.4	10.4	12.4

Listing Details



Disclaimer: This forecast includes projections, assumptions, estimates and other forward-looking hypothetical statements in light of available information and from third-party information. Past performance is not indicative of future performance, all investments including real estate carry risk and all investment decisions of an individual remain the responsibility of that individual. Actual results may differ from those presented herein and Bali Home Immo disclaims any warranty whether expressed or implied. Some of the information provided in this forecast is derived from a third-party source and we do not guarantee that the content of this forecast is accurate, complete or up to date.