

THE

EASE

CANGGU

APARTMENT

Investment Pack

A CONCEPT BY MURINO

MANAGEMENT OVERVIEW

At The Ease, property care goes beyond simple maintenance. Our operational framework ensures every aspect of the estate is kept at its best, protecting your asset, enhancing the guest experience, and maintaining the community's prestige.

We provide two mandatory services to all owners, along with optional integrated management & marketing solutions for those who choose to rent out their apartment under our hospitality operations.

MANDATORY

Estate Management (IPL)

This fee ensures that the entire development, from gardens to shared facilities, is maintained to a premium standard.

Waste Collection
Organised rubbish disposal and recycling where applicable.

Garden & Landscape Maintenance
Landscaping and plant care within shared areas.

Community (Banjar) Contribution
Local community support and cultural integration.

Common Area & Facilities
Care of shared amenities such as pools, gym, sauna, and wellness areas.

Estate Management Fee (IPL) calculated based on **unit net size IDR 15.000 per m² / USD 1 per m²**

Hospitality Services

These services ensure every unit remains well-kept and functional, while guests enjoy seamless comfort.

Security & Concierge
24/7 monitoring, guest welcome, assistance, and coordination of service requests.

Housekeeping Support
Regular in-unit cleaning with provision of basic cleaning equipment; linen and personal consumables remain the responsibility of the owner.

Maintenance & Internet Support
Minor repairs and technical assistance by our in-house team, along with internet provision; replacement parts and fixtures are supplied by the owner.

Wellness & Operations
Dedicated wellness staff plus back-office and administrative support to keep services running smoothly.

Hospitality Services calculated based on **unit net size IDR 25.000 per m² / USD 1,5 per m²**

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MANAGEMENT OVERVIEW

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We provide two mandatory services to all owners, along with optional integrated management & marketing solutions for those who choose to rent out their apartment under our hospitality operations.

OPTIONAL • HIGHLY RECOMMENDED FOR INVESTOR

Apartment Management

For owners placing their apartment into The Ease's hospitality program, apartment management covers all operational aspects within the unit to ensure a consistent, hassle-free rental experience.

Full Housekeeping Service
Complete daily cleaning, linen supply and replacement, and guest turnover service.

Comprehensive Maintenance
All repairs, inspections, and replacement of parts and fixtures are fully managed.

General Operating Expenses
Utilities and in-unit specific operating costs.

Inventory & Supplies
Full restocking of guest amenities and consumables to maintain hospitality standards.

Apartment Management Fee calculated at
10% of the Net Operating Revenue

Apartment Marketing

To maximise bookings and revenue, our marketing services ensure your apartment reaches the right audience at the right time.

Global OTA Distribution
Listings on major booking platforms.

Targeted Advertising
Online campaigns, influencer collaborations, and social media marketing.

Dynamic Pricing
Continuous rate optimisation to match demand and market conditions.

Reservation Management
Handling of enquiries, bookings, and guest communication.

Apartment Marketing Fee calculated at
10% of the Net Operating Revenue

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HYBRID RENTAL POOL

Unlike conventional models, income and expenses are distributed based on a clear point system tied to each unit type, ensuring every owner benefits equally and sustainably. It's an investor-friendly model built on clarity and trust.

EVERY PROPERTY IS GIVEN A **POINT VALUE**

Point Unit per Day = Selling Price / IDR 1,000,000,000

selling price illustration

IDR 3,227,152,500 / IDR 1,000,000,000 = **3.2**

Total Point per Month = Point Unit x No of Day per month

3.2 x 30 days = **96 point**

Value per Point = Total Net Revenue / Total Point All Unit

Income per Month = Value per Point x Total Point per Month

			DAYS																																				
UNIT	TYPE	Point	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	Total Point	Investor Profit / Month	ROI
1	101	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	100	32,006,800	11.9%
2	102	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	102	32,549,289	11.9%
3	103	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	119	37,974,170	11.9%
4	105	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	164	52,621,350	11.9%
5	106	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	97	31,193,068	11.9%
6	107	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	107	34,176,753	11.9%
7	201	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	115	36,889,194	11.9%
8	202	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	103	33,091,777	11.9%
9	203	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	115	36,889,194	11.9%
10	205	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	175	55,876,279	11.9%
11	206	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	102	32,549,289	11.9%
12	207	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	102	32,549,289	11.9%
13	301	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	115	36,889,194	11.9%
14	302	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	103	33,091,777	11.9%
15	303	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	110	35,261,729	11.9%
16	305	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	175	55,876,279	11.9%
17	306	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	102	32,549,289	11.9%
18	307	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	102	32,549,289	11.9%
19	501	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	115	36,889,194	11.9%
20	502	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	103	33,091,777	11.9%
21	503	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	110	35,261,729	11.9%
22	505	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	175	55,876,279	11.9%
23	506	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	102	32,549,289	11.9%
24	507	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	102	32,549,289	11.9%

Unit point value **IDR 319,935***

Total Point **2816***

*Illustration only

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HYBRID RENTAL POOL

Example Illustration

Illustration of an **owner staying** in their unit for **14 days** (from the 1st to the 14th). During this period, the unit is not part of the rental pool and does not generate shared revenue.

When an owner uses their unit, the villa's rental points are temporarily removed from the pool. As a result, **other owners** benefit from **increased share allocation** during those dates.

			DAYS																																				
UNIT	TYPE	Point	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	Total Point	Investor Profit / Month	ROI
1	101	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	100	32,627,978	12.1%
2	102	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	102	33,180,994	12.1%
3	103	3.8	stay for 14 days														3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	**65**	**21,228,701**	**6.7%**
4	105	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	164	53,642,608	12.1%
5	106	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	97	31,798,453	12.1%
6	107	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	107	34,840,044	12.1%
7	201	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	115	37,605,127	12.1%
8	202	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	103	33,734,011	12.1%
9	203	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	115	37,605,127	12.1%
10	205	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	175	56,960,707	12.1%
11	206	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	102	33,180,994	12.1%
12	207	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	102	33,180,994	12.1%
13	301	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	115	37,605,127	12.1%
14	302	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	103	33,734,011	12.1%
15	303	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	110	35,946,077	12.1%
16	305	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	175	56,960,707	12.1%
17	306	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	102	33,180,994	12.1%
18	307	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	102	33,180,994	12.1%
19	501	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	115	37,605,127	12.1%
20	502	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	103	33,734,011	12.1%
21	503	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	110	35,946,077	12.1%
22	505	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	175	56,960,707	12.1%
23	506	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	102	33,180,994	12.1%
24	507	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	102	33,180,994	12.1%

Unit point value **IDR 326,144***

Total Point **2762***

Impact on Revenue Distribution

When an owner stays, their villa's points are paused, meanwhile **boosting returns for other owners** during that period.

*Illustration only

1 BEDROOM

in IDR

Illustration based on an investment of
IDR 3,065,795,000

Point per day
3.1

Point per month
93

Total Point All unit
2816

Average Unit Size
63 sqm

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Average Daily Rate (from all apart.)	**3,500,000**	**3,675,000**	**3,858,750**	**4,051,688**	**4,254,272**	**4,466,985**	**4,690,335**	**4,924,851**	**5,171,094**	**5,429,649**
OTA Cost	525,000	551,250	578,813	607,753	638,141	670,048	703,550	738,728	775,664	814,447
Net Operation Revenue	**2,975,000**	**3,123,750**	**3,279,938**	**3,443,934**	**3,616,131**	**3,796,938**	**3,986,785**	**4,186,124**	**4,395,430**	**4,615,201**
Villa Marketing Fees (10%)	297,500	312,375	327,994	344,393	361,613	379,694	398,678	418,612	439,543	461,520
Villa Management Fees (10%)	297,500	312,375	327,994	344,393	361,613	379,694	398,678	418,612	439,543	461,520
Net Rate	**2,380,000**	**2,499,000**	**2,623,950**	**2,755,148**	**2,892,905**	**3,037,550**	**3,189,428**	**3,348,899**	**3,516,344**	**3,692,161**
Average Occupancy	**50%**	**70%**	**75%**	**75%**	**75%**	**75%**	**75%**	**75%**	**75%**	**75%**
Net Revenue	**434,350,000**	**638,494,500**	**718,306,313**	**754,221,628**	**791,932,710**	**831,529,345**	**873,105,812**	**916,761,103**	**962,599,158**	**1,010,729,116**
Operating Costs	**160,169,000**	**193,717,230**	**210,107,284**	**220,612,648**	**231,643,280**	**243,225,444**	**255,386,717**	**268,156,052**	**281,563,855**	**295,642,048**
• Hospitality Services										
• Estate Maintenance Fee (IPL)										
• CAPEX Provision										
• Electricity										
• Water										
• General Operating Expenses										
• Other Expenses										
Operating Profit	**74,181,000**	**444,777,270**	**508,199,029**	**533,608,980**	**560,289,429**	**588,303,901**	**617,719,096**	**648,605,050**	**681,035,303**	**715,087,068**
Operating Profit Margin	63.12%	69.66%	70.75%	70.75%	70.75%	70.75%	70.75%	70.75%	70.75%	70.75%
Operating Profit (all apartment)	**6,854,525,000**	**11,119,431,750**	**12,704,975,719**	**13,340,224,505**	**14,007,235,730**	**14,707,597,516**	**15,442,977,392**	**16,215,126,262**	**17,025,882,575**	**17,877,176,704**
Point Value	**2,434,497**	**3,949,249**	**4,512,381**	**4,738,000**	**4,974,900**	**5,223,645**	**5,484,828**	**5,759,069**	**6,047,022**	**6,349,374**
Profit (by point apartment)	**227,019,961**	**368,272,485**	**420,785,260**	**441,824,523**	**463,915,750**	**487,111,537**	**511,467,114**	**537,040,470**	**563,892,493**	**592,087,118**
Annual Rental Yield in Rp	227,019,961	368,272,485	420,785,260	441,824,523	463,915,750	487,111,537	511,467,114	537,040,470	563,892,493	592,087,118
Annual Rental Yield ROI in %	**7.40%**	**12.01%**	**13.73%**	**14.41%**	**15.13%**	**15.89%**	**16.68%**	**17.52%**	**18.39%**	**19.31%**

All prices in IDR

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10-YEAR INVESTMENT PROJECTIONS

1 BEDROOM

Illustration based on an investment of
IDR 3,065,795,000
or
USD 179,286

Average Unit Size
63 sqm

Exchange rate
USD 1 = IDR 18,000

	MONTHLY AVERAGE		YEARLY AVERAGE	
	IDR	USD	IDR	USD
Average Daily Rate	**4,402,262**	**245**	**4,402,262**	**245**
Apartment Management Fees (10%)	**374,192**	21	374,192	21
Apartment Marketing Fees (10%)	**374,192**	21	374,192	21
Net Rate	**3,653,878**	**203**	**3,653,878**	**203**
Average Occupancy	**72%**	**72%**	**72%**	**72%**
Operating Revenue	**66,100,247**	**3,672**	**793,202,968**	**44,067**
Operating Costs	**19,674,190**	**1,093**	**236,090,276**	**13,112**
• Hospitality Services				
• Estate Management Fee (IPL)				
• Sinking Fund				
• Electricity & Water				
• General Operating Expenses				
• Other Expenses				
Operating Profit	**46,426,058**	**2,580**	**557,112,692**	**30,954**
Operating Profit Margin	5.82%	5.82%	69.87%	69.88%
Operating Profit (all apartment)	**1,160,651,442**	**64,488**	**13,927,817,300**	**773,862**
Point Value	**412,224**	**23**	**4,946,694**	**275**
Profit (by point apartment)	**38,440,453**	**2,136**	**461,285,433**	**25,630**
Annual Rental Yield ROI in %	**1.25%**	**1.25%**	**15.05%**	**15.05%**

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2 BEDROOM

in IDR

Illustration based on an investment of
IDR 5,040,374,625

Point per day
5.0

Point per month
153

Total Point All unit
2816

Average Unit Size
102 sqm

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Average Daily Rate (from all apart.)	**3,500,000**	**3,675,000**	**3,858,750**	**4,051,688**	**4,254,272**	**4,466,985**	**4,690,335**	**4,924,851**	**5,171,094**	**5,429,649**
OTA Cost	525,000	551,250	578,813	607,753	638,141	670,048	703,550	738,728	775,664	814,447
Net Operation Revenue	**2,975,000**	**3,123,750**	**3,279,938**	**3,443,934**	**3,616,131**	**3,796,938**	**3,986,785**	**4,186,124**	**4,395,430**	**4,615,201**
Villa Marketing Fees (10%)	297,500	312,375	327,994	344,393	361,613	379,694	398,678	418,612	439,543	461,520
Villa Management Fees (10%)	297,500	312,375	327,994	344,393	361,613	379,694	398,678	418,612	439,543	461,520
Net Rate	**2,380,000**	**2,499,000**	**2,623,950**	**2,755,148**	**2,892,905**	**3,037,550**	**3,189,428**	**3,348,899**	**3,516,344**	**3,692,161**
Average Occupancy	**50%**	**70%**	**75%**	**75%**	**75%**	**75%**	**75%**	**75%**	**75%**	**75%**
Net Revenue	**434,350,000**	**638,494,500**	**718,306,313**	**754,221,628**	**791,932,710**	**831,529,345**	**873,105,812**	**916,761,103**	**962,599,158**	**1,010,729,116**
Operating Costs	**160,169,000**	**193,717,230**	**210,107,284**	**220,612,648**	**231,643,280**	**243,225,444**	**255,386,717**	**268,156,052**	**281,563,855**	**295,642,048**
• Hospitality Services										
• Estate Maintenance Fee (IPL)										
• CAPEX Provision										
• Electricity										
• Water										
• General Operating Expenses										
• Other Expenses										
Operating Profit	**74,181,000**	**444,777,270**	**508,199,029**	**533,608,980**	**560,289,429**	**588,303,901**	**617,719,096**	**648,605,050**	**681,035,303**	**715,087,068**
Operating Profit Margin	63.12%	69.66%	70.75%	70.75%	70.75%	70.75%	70.75%	70.75%	70.75%	70.75%
Operating Profit (all apartment)	**6,854,525,000**	**11,119,431,750**	**12,704,975,719**	**13,340,224,505**	**14,007,235,730**	**14,707,597,516**	**15,442,977,392**	**16,215,126,262**	**17,025,882,575**	**17,877,176,704**
Point Value	**2,434,497**	**3,949,249**	**4,512,381**	**4,738,000**	**4,974,900**	**5,223,645**	**5,484,828**	**5,759,069**	**6,047,022**	**6,349,374**
Profit (by point apartment)	**373,236,191**	**605,464,909**	**691,799,468**	**726,389,441**	**762,708,913**	**800,844,359**	**840,886,577**	**882,930,906**	**927,077,451**	**973,431,324**
Annual Rental Yield in Rp	373,236,191	605,464,909	691,799,468	726,389,441	762,708,913	800,844,359	840,886,577	882,930,906	927,077,451	973,431,324
Annual Rental Yield ROI in %	**7.40%**	**12.01%**	**13.73%**	**14.41%**	**15.13%**	**15.89%**	**16.68%**	**17.52%**	**18.39%**	**19.31%**

All prices in IDR

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10-YEAR INVESTMENT PROJECTIONS

2 BEDROOM

Illustration based on an investment of
IDR 5,040,374,625
or
USD 280,021

Average Unit Size
102 sqm

Exchange rate
USD 1 = IDR 18,000

	MONTHLY AVERAGE		YEARLY AVERAGE	
	IDR	USD	IDR	USD
Average Daily Rate	**4,402,262**	**245**	**4,402,262**	**245**
Apartment Management Fees (10%)	374,192	21	374,192	21
Apartment Marketing Fees (10%)	374,192	21	374,192	21
Net Rate	**3,653,878**	**203**	**3,653,878**	**203**
Average Occupancy	**72%**	**72%**	**72%**	**72%**
Operating Revenue	**66,100,247**	**3,672**	**793,202,968**	**44,067**
Operating Costs	**19,668,530**	**1,093**	**236,022,356**	**13,112**
• Hospitality Services				
• Estate Management Fee (IPL)				
• Sinking Fund				
• Electricity & Water				
• General Operating Expenses				
• Other Expenses				
Operating Profit	**46,431,718**	**2,580**	**557,180,613**	**30,954**
Operating Profit Margin	5.82%	5.82%	69.88%	69.88%
Operating Profit (all apartment)	**1,160,792,943**	**64,488**	**13,929,515,315**	**773,862**
Point Value	**412,275**	**23**	**4,947,297**	**275**
Profit (by point apartment)	**63,206,413**	**3,511**	**758,476,954**	**42,138**
Annual Rental Yield ROI in %	**1.25%**	**1.25%**	**15.05%**	**15.05%**

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APARTMENT

Investment Summary

	1 BEDROOM	2 BEDROOM
Average Net Size	63 sqm	102 sqm
Investment Value (IDR)	IDR 3,065,795,000	IDR 5,040,374,625
Investment Value (USD)	USD 170,322	USD 280,021
Average Annual Rental Yield (%)	15.05%	15.05%
Title	80-YEAR LEASEHOLD	80-YEAR LEASEHOLD

- All investment models are prepared using a 10-year projection horizon
- Exchange rate USD 1 = IDR 18,000

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