

THE

EASE

CANGGU

VILLA

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 villas 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 **land size IDR 15.000 per m² / USD 1 per m²**

Hospitality Services

These services ensure every villa 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 villa 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 **building size IDR 25.000 per m² / USD 1,5 per m²**

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MANAGEMENT OVERVIEW

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OPTIONAL • HIGHLY RECOMMENDED FOR INVESTOR

Villa Management

For owners placing their villa into The Ease's hospitality program, villa management covers all operational aspects inside the private unit.

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-villa specific operating costs.

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

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

Villa Marketing

To maximise bookings and revenue. our marketing services ensure your villa 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.

Villa 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 11,400,000,000 / IDR 1,000,000,000 = **11.4**

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

11.4 × 30 days = **342 point**

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

Income per Month = Value per Point × Total Point per Month

| | | | DAYS | | |

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
S 01	8 +	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	353	89,556,542	9.4%
N 01	8 +	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	348	88,148,480	9.4%
N 03	8	10.1	stay for 14 days														10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	**172**	**43,550,006**	**5.2%**
N 06	8	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	321	81,508,513	9.4%
N 07	8	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	10.6	329	83,409,418	9.4%
N 08	8	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	331	84,043,053	9.4%
N 05	8 +	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	347	87,919,171	9.4%
S 03	8 +	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	371	94,037,206	9.4%
N 09	8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	335	84,993,505	9.4%
S 02	8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8	304	77,073,067	9.4%
N 02	8	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	311	78,973,972	9.4%
S 05	8	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	316	80,241,242	9.4%
S 06	8	10.3	10.3	10.3	10.3	10.3	10.3	10.3	10.3	10.3	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.3	10.3	10.3	10.3	317	80,486,520	9.4%
S 07	8	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.2	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	10.4	321	81,314,334	9.4%
S 08	8	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	325	82,458,965	9.4%
N 10	10	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	13.9	430	109,062,038	9.4%
N 11	10	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	436	110,598,123	9.4%
N 12	10	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	445	112,748,642	9.4%
S 09	10	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	420	106,604,302	9.4%
S 10	10	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	426	108,140,387	9.4%
S 11	10	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	437	110,905,340	9.4%
N 15	12	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	571	144,747,214	9.4%
N 16	12	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	17.4	540	137,086,565	9.4%
S 12	12	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5	573	145,342,447	9.4%
S 15	12	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	19.5	606	153,639,994	9.4%

Villa point value **IDR 253,640***

Total Point **9,685***

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

2 BEDROOM

in IDR

Illustration based on an investment of
IDR 9,802,188,000

Point per day
9.8

Point per month
298

Total Point All unit
9827

Average Building Size
290 sqm

Average Land Size
158 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 Villas)	**7,764,000**	**8,152,200**	**8,559,810**	**8,987,801**	**9,437,191**	**9,909,050**	**10,404,503**	**10,924,728**	**11,470,964**	**12,044,512**
OTA Cost	1,164,600	1,222,830	1,283,972	1,348,170	1,415,579	1,486,358	1,560,675	1,638,709	1,720,645	1,806,677
Net Operation Revenue	**6,599,400**	**6,929,370**	**7,275,839**	**7,639,630**	**8,021,612**	**8,422,693**	**8,843,827**	**9,286,019**	**9,750,319**	**10,237,835**
Villa Marketing Fees (10%)	659,940	692,937	727,584	763,963	802,161	842,269	884,383	928,602	975,032	1,023,784
Villa Management Fees (10%)	659,940	692,937	727,584	763,963	802,161	842,269	884,383	928,602	975,032	1,023,784
Net Rate	**5,279,520**	**5,543,496**	**5,820,671**	**6,111,704**	**6,417,290**	**6,738,154**	**7,075,062**	**7,428,815**	**7,800,256**	**8,190,268**
Average Occupancy	**50%**	**70%**	**75%**	**75%**	**75%**	**75%**	**75%**	**75%**	**75%**	**75%**
Net Revenue	**963,512,400**	**1,416,363,228**	**1,593,408,632**	**1,673,079,063**	**1,756,733,016**	**1,844,569,667**	**1,936,798,150**	**2,033,638,058**	**2,135,319,961**	**2,242,085,959**
Operating Costs	**356,105,736**	**430,565,552**	**466,965,643**	**490,313,926**	**514,829,622**	**540,571,103**	**567,599,658**	**595,979,641**	**625,778,623**	**657,067,554**
• Hospitality Services										
• Estate Maintenance Fee (IPL)										
• CAPEX Provision										
• Electricity										
• Water										
• General Operating Expenses										
• Other Expenses										
Operating Profit	**607,406,664**	**985,797,676**	**1,126,442,988**	**1,182,765,137**	**1,241,903,394**	**1,303,998,564**	**1,369,198,492**	**1,437,658,417**	**1,509,541,338**	**1,585,018,405**
Operating Profit Margin	63.04%	69.60%	70.69%	70.69%	70.69%	70.69%	70.69%	70.69%	70.69%	70.69%
Operating Profit (All Villa)	**15,185,166,600**	**24,644,941,902**	**28,161,074,702**	**29,569,128,437**	**31,047,584,859**	**32,599,964,102**	**34,229,962,307**	**35,941,460,423**	**37,738,533,444**	**39,625,460,116**
Point Value	**1,545,237**	**2,507,861**	**2,865,661**	**3,008,944**	**3,159,392**	**3,317,361**	**3,483,229**	**3,657,391**	**3,840,260**	**4,032,273**
Profit (by Point Villa)	**460,712,334**	**747,718,415**	**854,396,582**	**897,116,411**	**941,972,232**	**989,070,843**	**1,038,524,386**	**1,090,450,605**	**1,144,973,135**	**1,202,221,792**
Annual Rental Yield in Rp	460,712,334	747,718,415	854,396,582	897,116,411	941,972,232	989,070,843	1,038,524,386	1,090,450,605	1,144,973,135	1,202,221,792
Annual Rental Yield ROI in %	**4.70%**	**7.63%**	**8.72%**	**9.15%**	**9.61%**	**10.09%**	**10.59%**	**11.12%**	**11.68%**	**12.26%**

All prices in IDR

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10-YEAR INVESTMENT PROJECTIONS

2 BEDROOM

Illustration based on an investment of
IDR 9,802,188,000
or
USD 544,566

Average Building Size
290 sqm

Average Land Size
158 sqm

Exchange rate
USD 1 = IDR 18,000

	MONTHLY AVERAGE		YEARLY AVERAGE	
	IDR	USD	IDR	USD
Average Daily Rate (from All Villas)	**9,765,476**	**543**	**9,765,476**	**543**
OTA Cost	1,464,821	81	**1,464,821**	81
Net Operation Revenue	**8,300,654**	**461**	**8,300,654**	**461**
Villa Marketing Fees (10%)				
Villa Management Fees (10%)				
Net Rate	**6,640,524**	**369**	**6,640,524**	**369**
Average Occupancy	**72%**	**72%**	**72%**	**72%**
Net Revenue	**146,629,234**	**8,146**	**1,759,550,813**	**97,753**
Operating Costs	**43,714,809**	**2,429**	**524,577,706**	**29,143**
• Hospitality Services				
• Estate Maintenance Fee (IPL)				
• CAPEX Provision				
• Electricity				
• Water				
• General Operating Expenses				
• Other Expenses				
Operating Profit	**102,914,426**	**5,717**	**1,234,973,108**	**68,610**
Operating Profit Margin	5.82%	5.82%	69.82%	69.82%
Operating Profit (All Villa)	**2,572,860,641**	**142,937**	**30,874,327,689**	**1,715,240**
Point Value	**261,813**	**15**	**3,141,761**	**175**
Profit (by Point Villa)	**78,059,639**	**4,337**	**936,715,673**	**52,040**
Annual Rental Yield ROI in %	**0.80%**	**0.80%**	**9.56%**	**9.56%**

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3 BEDROOM

in IDR

Illustration based on an investment of
IDR 13,870,560,000

Point per day
13.9

Point per month
422

Total Point All unit
9827

Average Building Size
392 sqm

Average Land Size
210 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 Villas)	**7,764,000**	**8,152,200**	**8,559,810**	**8,987,801**	**9,437,191**	**9,909,050**	**10,404,503**	**10,924,728**	**11,470,964**	**12,044,512**
OTA Cost	1,164,600	1,222,830	1,283,972	1,348,170	1,415,579	1,486,358	1,560,675	1,638,709	1,720,645	1,806,677
Net Operation Revenue	**6,599,400**	**6,929,370**	**7,275,839**	**7,639,630**	**8,021,612**	**8,422,693**	**8,843,827**	**9,286,019**	**9,750,319**	**10,237,835**
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Operating Costs	**356,105,736**	**430,565,552**	**466,965,643**	**490,313,926**	**514,829,622**	**540,571,103**	**567,599,658**	**595,979,641**	**625,778,623**	**657,067,554**
• Hospitality Services										
• Estate Maintenance Fee (IPL)										
• CAPEX Provision										
• Electricity										
• Water										
• General Operating Expenses										
• Other Expenses										
Operating Profit	**607,406,664**	**985,797,676**	**1,126,442,988**	**1,182,765,137**	**1,241,903,394**	**1,303,998,564**	**1,369,198,492**	**1,437,658,417**	**1,509,541,338**	**1,585,018,405**
Operating Profit Margin	63.04%	69.60%	70.69%	70.69%	70.69%	70.69%	70.69%	70.69%	70.69%	70.69%
Operating Profit (All Villa)	**15,185,166,600**	**24,644,941,902**	**28,161,074,702**	**29,569,128,437**	**31,047,584,859**	**32,599,964,102**	**34,229,962,307**	**35,941,460,423**	**37,738,533,444**	**39,625,460,116**
Point Value	**1,545,237**	**2,507,861**	**2,865,661**	**3,008,944**	**3,159,392**	**3,317,361**	**3,483,229**	**3,657,391**	**3,840,260**	**4,032,273**
Profit (by Point Villa)	**651,929,760**	**1,058,056,949**	**1,209,011,606**	**1,269,462,186**	**1,332,935,296**	**1,399,582,060**	**1,469,561,163**	**1,543,039,222**	**1,620,191,183**	**1,701,200,742**
Annual Rental Yield in Rp	651,929,760	1,058,056,949	1,209,011,606	1,269,462,186	1,332,935,296	1,399,582,060	1,469,561,163	1,543,039,222	1,620,191,183	1,701,200,742
Annual Rental Yield ROI in %	**4.70%**	**7.63%**	**8.72%**	**9.15%**	**9.61%**	**10.09%**	**10.59%**	**11.12%**	**11.68%**	**12.26%**

All prices in IDR

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10-YEAR INVESTMENT PROJECTIONS

2 BEDROOM

Illustration based on an investment of
IDR 13,870,560,000
or
USD 770,587

Average Building Size
392 sqm

Average Land Size
210 sqm

Exchange rate
USD 1 = IDR 18,000

	MONTHLY AVERAGE		YEARLY AVERAGE	
	IDR	USD	IDR	USD
Average Daily Rate (from All Villas)	**9,765,476**	**543**	**9,765,476**	**543**
OTA Cost	1,464,821	81	1,464,821	81
Net Operation Revenue	**8,300,654**	**461**	**8,300,654**	**461**
Villa Marketing Fees (10%)				
Villa Management Fees (10%)				
Net Rate	**6,640,524**	**369**	**6,640,524**	**369**
Average Occupancy	**72%**	**72%**	**72%**	**72%**
Net Revenue	**146,629,234**	**8,146**	**1,759,550,813**	**97,753**
Operating Costs	**43,714,809**	**2,429**	**524,577,706**	**29,143**
• Hospitality Services				
• Estate Maintenance Fee (IPL)				
• CAPEX Provision				
• Electricity				
• Water				
• General Operating Expenses				
• Other Expenses				
Operating Profit	**102,914,426**	**5,717**	**1,234,973,108**	**68,610**
Operating Profit Margin	5.82%	5.82%	69.82%	69.82%
Operating Profit (All Villa)	**2,572,860,641**	**142,937**	**30,874,327,689**	**1,715,240**
Point Value	**261,813**	**15**	**3,141,761**	**175**
Profit (by Point Villa)	**110,458,085**	**6,137**	**1,325,497,017**	**73,639**
Annual Rental Yield ROI in %	**0.80%**	**0.80%**	**9.56%**	**9.56%**

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4 BEDROOM

in IDR

Illustration based on an investment of
IDR 18,409,017,000

Point per day
18.4

Point per month
560

Total Point All unit
9827

Average Building Size
546 sqm

Average Land Size
273 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 Villas)	**7,764,000**	**8,152,200**	**8,559,810**	**8,987,801**	**9,437,191**	**9,909,050**	**10,404,503**	**10,924,728**	**11,470,964**	**12,044,512**
OTA Cost	1,164,600	1,222,830	1,283,972	1,348,170	1,415,579	1,486,358	1,560,675	1,638,709	**1,720,645**	1,806,677
Net Operation Revenue	**6,599,400**	**6,929,370**	**7,275,839**	**7,639,630**	**8,021,612**	**8,422,693**	**8,843,827**	**9,286,019**	**9,750,319**	**10,237,835**
Villa Marketing Fees (10%)	659,940	692,937	727,584	763,963	802,161	842,269	884,383	928,602	**975,032**	1,023,784
Villa Management Fees (10%)	659,940	692,937	727,584	763,963	802,161	842,269	884,383	928,602	**975,032**	1,023,784
Net Rate	**5,279,520**	**5,543,496**	**5,820,671**	**6,111,704**	**6,417,290**	**6,738,154**	**7,075,062**	**7,428,815**	**7,800,256**	**8,190,268**
Average Occupancy	**50%**	**70%**	**75%**	**75%**	**75%**	**75%**	**75%**	**75%**	**75%**	**75%**
Net Revenue	**963,512,400**	**1,416,363,228**	**1,593,408,632**	**1,673,079,063**	**1,756,733,016**	**1,844,569,667**	**1,936,798,150**	**2,033,638,058**	**2,135,319,961**	**2,242,085,959**
Operating Costs	**356,105,736**	**430,565,552**	**466,965,643**	**490,313,926**	**514,829,622**	**540,571,103**	**567,599,658**	**595,979,641**	**625,778,623**	**657,067,554**
• Hospitality Services										
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Operating Profit Margin	63.04%	69.60%	70.69%	70.69%	70.69%	70.69%	70.69%	70.69%	70.69%	70.69%
Operating Profit (All Villa)	**15,185,166,600**	**24,644,941,902**	**28,161,074,702**	**29,569,128,437**	**31,047,584,859**	**32,599,964,102**	**34,229,962,307**	**35,941,460,423**	**37,738,533,444**	**39,625,460,116**
Point Value	**1,545,237**	**2,507,861**	**2,865,661**	**3,008,944**	**3,159,392**	**3,317,361**	**3,483,229**	**3,657,391**	**3,840,260**	**4,032,273**
Profit (by Point Villa)	**865,241,636**	**1,404,253,928**	**1,604,601,055**	**1,684,831,108**	**1,769,072,663**	**1,857,526,296**	**1,950,402,611**	**2,047,922,742**	**2,150,318,879**	**2,257,834,823**
Annual Rental Yield in Rp	865,241,636	1,404,253,928	1,604,601,055	1,684,831,108	1,769,072,663	1,857,526,296	1,950,402,611	2,047,922,742	2,150,318,879	2,257,834,823
Annual Rental Yield ROI in %	**4.70%**	**7.63%**	**8.72%**	**9.15%**	**9.61%**	**10.09%**	**10.59%**	**11.12%**	**11.68%**	**12.26%**

All prices in IDR

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10-YEAR INVESTMENT PROJECTIONS

4 BEDROOM

Illustration based on an investment of
IDR 18,409,017,000
or
USD 1,022,723

Average Building Size
546 sqm

Average Land Size
273 sqm

Exchange rate
USD 1 = IDR 18,000

	MONTHLY AVERAGE		YEARLY AVERAGE	
	IDR	USD	IDR	USD
Average Daily Rate (from All Villas)	**9,765,476**	**543**	**9,765,476**	**543**
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• Other Expenses				
Operating Profit	**102,914,426**	**5,717**	**1,234,973,108**	**68,610**
Operating Profit Margin	5.82%	5.82%	69.82%	69.82%
Operating Profit (All Villa)	**2,572,860,641**	**142,937**	**30,874,327,689**	**1,715,240**
Point Value	**261,813**	**15**	**3,141,761**	**175**
Profit (by Point Villa)	**146,600,048**	**8,144**	**1,759,200,574**	**97,733**
Annual Rental Yield ROI in %	**0.80%**	**0.80%**	**9.56%**	**9.56%**

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VILLA

Investment Summary

	2 BEDROOM	3 BEDROOM	4 BEDROOM
Average Land Size	158 sqm	210 sqm	273 sqm
Average Building Size	290 sqm	392 sqm	546 sqm
Investment Value (IDR)	IDR 9,802,188,000	IDR 13,870,560,000	IDR 18,409,017,000
Investment Value (USD)	USD 544,566	USD 770,587	USD 1,022,723
Average Annual Rental Yield (%)	9.56%	9.56%	9.56%
Land Title	FREEHOLD	FREEHOLD	FREEHOLD

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

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