

## Villa Pendet

Ilustrasi Pembayaran Villa Pendet N2 - 9	
Cara Bayar	: KPR DP 30%
Harga Pricelist*	: 15,780,000,000
<b>DP 30%</b>	<b>: 4,734,000,000</b>
Booking Fee	: 50,000,000
Down Payment	: 4,684,000,000
<b>Sisa Akad Kredit</b>	<b>: 11,046,000,000</b>

Ilustrasi Cicilan KPR (Asumsi Bunga Fixed 6% per tahun)	
5 Tahun	: 213,550,126
10 Tahun	: 122,633,246
15 Tahun	: 93,212,425
<b>20 Tahun</b>	<b>: 79,136,975</b>
25 Tahun	: 71,169,533

Asumsi Total Pembayaran s/d Serah Terima unit :	
<b>DP 30%</b>	<b>: 4,734,000,000</b>
Cicilan KPR - 20 tahun (18x)	: 1,424,465,545
<b>Total Pembayaran</b>	<b>: 6,158,465,545</b>
Total Presentase Pembayaran	: 39.03%

No	Subjects	Type Pendet N2 - 9 LT/LB. 472.5/400		
1	IPL - Asumsi Rp. 3.000 (Exc. PPN) / Rp. 3.330 (Inc PPN) per m2 Lahan dan Bangunan	2,905,425		
2	<b>Rental Service Management</b>	Asumsi Tersewa dalam 1 Bulan		
	Average Occupancy Per Month	60%	75%	90%
	Average Day Occupied Per Months	19	23	28
	<b>Average Daily Rate Rp. 11.400.000,- / Night (Setelah dikurangi pajak berlaku)</b>	<b>216,600,000.00</b>	<b>262,200,000.00</b>	<b>319,200,000.00</b>
	Elite Haven Management Fee (25% of Gross Revenue)	54,150,000.00	65,550,000.00	79,800,000.00
	<b>Total Revenue</b>	<b>162,450,000.00</b>	<b>196,650,000.00</b>	<b>239,400,000.00</b>
	Other Income (4% dari Total Revenue)	6,498,000.00	7,866,000.00	9,576,000.00
	<b>Home Owner - Gross Revenue</b>	<b>168,948,000.00</b>	<b>204,516,000.00</b>	<b>248,976,000.00</b>
3	<b>Home Owner - Operation Cost</b>			
	Operating Cost (Utilities, Salaries, Supply, etc)	74,082,410	79,619,479	86,540,815
	IPL (Iuran Pengelolaan Lingkungan)	2,905,425	2,905,425	2,905,425
	Repair Maintenance (3.5% dari Gross Revenue)	5,913,180	7,158,060	8,714,160
	<b>Total - Operation Cost</b>	<b>82,901,015</b>	<b>89,682,964</b>	<b>98,160,400</b>
4	<b>Home Owner - Profit</b>			
	Total Profit Per Bulan	86,046,985	114,833,036	150,815,600
	Total Profit per Tahun	1,032,563,816	1,377,996,429	1,809,787,197
	<b>Persentase Pendapatan Per Tahun terhadap Harga Beli</b>	<b>6.5%</b>	<b>8.7%</b>	<b>11.5%</b>

# Villa Janger

Ilustrasi Pembayaran Villa Janger N2 - 6	
Cara Bayar	: KPR DP 30%
Harga Pricelist*	: 18,345,000,000
<b>DP 30%</b>	<b>: 5,503,500,000</b>
Booking Fee	: 50,000,000
Down Payment	: 5,453,500,000
<b>Sisa Akad Kredit</b>	<b>: 12,841,500,000</b>

Ilustrasi Cicilan KPR (Asumsi Bunga Fixed 6% per tahun)	
5 Tahun	: 248,262,171
10 Tahun	: 142,566,978
15 Tahun	: 108,363,875
<b>20 Tahun</b>	<b>: 92,000,494</b>
25 Tahun	: 82,737,964

Asumsi Total Pembayaran s/d Serah Terima unit :	
<b>DP 30%</b>	<b>: 5,503,500,000</b>
Cicilan KPR - 20 tahun (18x)	: 1,656,008,899
<b>Total Pembayaran</b>	<b>: 7,159,508,899</b>
Total Presentase Pembayaran	: 39.03%

No	Subjects	Type Janger N2 - 6 LT/LB. 525 / 470		
1	IPL - Asumsi Rp. 3.000 (Exc. PPN) / Rp. 3.330 (Inc PPN) per m2 Lahan dan Bangunan	3,313,350		
2	<b>Rental Service Management</b>	Asumsi Tersewa dalam 1 Bulan		
	Average Occupancy Per Month	60%	75%	90%
	Average Day Occupied Per Months	19	23	28
	<b>Average Daily Rate Rp. 12.400.000,- / Night (Setelah dikurangi pajak berlaku)</b>	<b>235,600,000.00</b>	<b>285,200,000.00</b>	<b>347,200,000.00</b>
	Elite Haven Management Fee (25% of Gross Revenue)	58,900,000.00	71,300,000.00	86,800,000.00
	<b>Total Revenue</b>	<b>176,700,000.00</b>	<b>213,900,000.00</b>	<b>260,400,000.00</b>
	Other Income (4% dari Total Revenue)	7,068,000.00	8,556,000.00	10,416,000.00
	<b>Home Owner - Gross Revenue</b>	<b>183,768,000.00</b>	<b>222,456,000.00</b>	<b>270,816,000.00</b>
3	<b>Home Owner - Operation Cost</b>			
	Operating Cost (Utilities, Salaries, Supply, etc)	74,082,410	79,619,479	86,540,815
	IPL (Iuran Pengelolaan Lingkungan)	3,313,350	3,313,350	3,313,350
	Repair Maintenance (3.5% dari Gross Revenue)	6,431,880	7,785,960	9,478,560
	<b>Total - Operation Cost</b>	<b>83,827,640</b>	<b>90,718,789</b>	<b>99,332,725</b>
4	<b>Home Owner - Profit</b>			
	Total Profit Per Bulan	99,940,360	131,737,211	171,483,275
	Total Profit per Tahun	1,199,284,316	1,580,846,529	2,057,799,297
	<b>Persentase Pendapatan Per Tahun terhadap Harga Beli</b>	<b>6.5%</b>	<b>8.6%</b>	<b>11.2%</b>

# Villa Legong

Ilustrasi Pembayaran Villa Legong N2 - 21	
Cara Bayar	: KPR DP 30%
Harga Pricelist*	: 21,208,000,000
<b>DP 30%</b>	<b>: 6,362,400,000</b>
Booking Fee	: 50,000,000
Down Payment	: 6,312,400,000
<b>Sisa Akad Kredit</b>	<b>: 14,845,600,000</b>

Ilustrasi Cicilan KPR (Asumsi Bunga Fixed 6% per tahun)	
5 Tahun	: 248,262,171
10 Tahun	: 142,566,978
15 Tahun	: 108,363,875
<b>20 Tahun</b>	<b>: 92,000,494</b>
25 Tahun	: 82,737,964

Asumsi Total Pembayaran s/d Serah Terima unit :	
<b>DP 30%</b>	<b>: 6,362,400,000</b>
Cicilan KPR - 20 tahun (18x)	: 1,656,008,899
<b>Total Pembayaran</b>	<b>: 8,018,408,899</b>
Total Presentase Pembayaran	: 37.81%

No	Subjects	Type Pendet N2 - 21 LT/LB. 625/520		
1	IPL - Asumsi Rp. 3.000 (Exc. PPN) / Rp. 3.330 (Inc PPN) per m2 Lahan dan Bangunan	3,812,850		
2	<b>Rental Service Management</b>	Asumsi Tersewa dalam 1 Bulan		
	Average Occupancy Per Month	60%	75%	90%
	Average Day Occupied Per Months	19	23	28
	<b>Average Daily Rate Rp. 13.440.000,- / Night (Setelah dikurangi pajak berlaku)</b>	<b>255,360,000.00</b>	<b>309,120,000.00</b>	<b>376,320,000.00</b>
	Elite Haven Management Fee (25% of Gross Revenue)	63,840,000.00	77,280,000.00	94,080,000.00
	<b>Total Revenue</b>	<b>191,520,000.00</b>	<b>231,840,000.00</b>	<b>282,240,000.00</b>
	Other Income (4% dari Total Revenue)	7,660,800.00	9,273,600.00	11,289,600.00
	<b>Home Owner - Gross Revenue</b>	<b>199,180,800.00</b>	<b>241,113,600.00</b>	<b>293,529,600.00</b>
3	<b>Home Owner - Operation Cost</b>			
	Operating Cost (Utilities, Salaries, Supply, etc)	81,497,548	88,035,698	96,208,386
	IPL (Iuran Pengelolaan Lingkungan)	3,812,850	3,812,850	3,812,850
	Repair Maintenance (3.5% dari Gross Revenue)	6,971,328	8,438,976	10,273,536
	<b>Total - Operation Cost</b>	<b>92,281,726</b>	<b>100,287,524</b>	<b>110,294,772</b>
4	<b>Home Owner - Profit</b>			
	Total Profit Per Bulan	106,899,074	140,826,076	183,234,828
	Total Profit per Tahun	1,282,788,890	1,689,912,909	2,198,817,933
	<b>Persentase Pendapatan Per Tahun terhadap Harga Beli</b>	<b>6.0%</b>	<b>8.0%</b>	<b>10.4%</b>