Luxevista Villa ROI

Luxevista ROI	Year 1	Year 2	Year 3	Year 4	Year 5
Investment	$249,900.00	$0.00	$0.00	$0.00	$0.00
Rental price per night	$225.00	$240.00	$250.00	$265.00	$275.00
Booking rate (Days)	292	292	292	292	292
Yearly Income	$65,700.00	$70,080.00	$73,000.00	$77,380.00	$80,300.00
Management fees	$13,140.00	$14,016.00	$14,600.00	$15,476.00	$16,060.00
Building insurance	$300.00	$300.00	$300.00	$300.00	$300.00
Salary	$0.00	$0.00	$0.00	$0.00	$0.00
Staff insurance	$0.00	$0.00	$0.00	$0.00	$0.00
Laundry	$960.00	$960.00	$960.00	$960.00	$960.00
Wifi	$480.00	$480.00	$480.00	$480.00	$480.00
Pest Control (Fogging)	$160.00	$160.00	$160.00	$160.00	$160.00
Water	$184.00	$187.68	$191.43	$195.26	$199.17
Electricity	$2,400.00	$2,424.00	$2,448.24	$2,472.72	$2,497.45
Gaz 5kg	$120.00	$120.00	$120.00	$120.00	$120.00
PDAM water	$96.00	$103.68	$111.97	$120.93	$130.61
Stock	$720.00	$734.40	$749.09	$764.07	$779.35
Garbage	$120.00	$120.00	$120.00	$120.00	$120.00
Septik tank purge (average)	$100.00	$100.00	$100.00	$100.00	$100.00
Maintenance	$360.00	$360.00	$360.00	$360.00	$360.00
Land Taxes	$300.00	$300.00	$300.00	$300.00	$300.00
Banjar	$120.00	$120.00	$120.00	$120.00	$120.00
Total operating expenses	$19,560.00	$20,485.76	$21,120.74	$22,048.99	$22,686.58
Percentage expenses on Income	30%	29%	29%	28%	28%
Gross profit	$46,140.00	$49,594.24	$51,879.26	$55,331.01	$57,613.42
Accomodation Taxes 10%	$6,570.00	$7,008.00	$7,300.00	$7,738.00	$8,030.00
Percentage expenses + taxes	39.77%	39.23%	38.93%	38.49%	38.25%
Net Profit Before Amortization	$39,570.00	$42,586.24	$44,579.26	$47,593.01	$49,583.42
ROI	16%	17%	18%	19%	20%

Breakeven in years	6.32

Extract Data 2 Bedrooms villa (Average expenses and consumption)