

ROI Rumah Archipelago Villa			
ROI Calculation (Including Expenses)			
Occupancy	75%	85%	95%
Nightly Rate	\$150	\$150	\$150
Monthly Revenue	\$3,422	\$3,879	\$4,335
Monthly Expenses	\$500	\$500	\$500
Monthly Profits	\$2,922	\$3,379	\$3,835
Annual Profits	\$35,067	\$40,543	\$46,018
Year to Breakeven	6.2 Years	5.3 Years	4.7 Years
ROI With Management			
With Management 20%	\$28,054	\$32,435	\$36,815
Year to Breakeven	7.7 Years	6.6 Years	5.9 Years
%ROI & Expences research (July 2024)			
Market overview Airbnb			
Airbnb	Villas in Padonan	Price, IDR	Price, USD
1	https://www.airbnb.com/rooms/1234567890123456789	2.087.908	128
2	https://www.airbnb.com/rooms/1234567890123456789	2.500.000	154
3	https://www.airbnb.com/rooms/1234567890123456789	2.500.000	154
4	https://www.airbnb.com/rooms/1234567890123456789	2.417.578	148
5	https://www.airbnb.com/rooms/1234567890123456789	2.526.197	155
6	https://www.airbnb.com/rooms/1234567890123456789	2.379.566	146
7	https://www.airbnb.com/rooms/1234567890123456789	2.932.508	180
8	https://www.airbnb.com/rooms/1234567890123456789	2.035.090	125
9	https://www.airbnb.com/rooms/1234567890123456789	2.397.218	147
10	https://www.airbnb.com/rooms/1234567890123456789	2.997.353	184
		Average:	152.1
Expences per Month	Cost, USD		
Daily Cleaning Service	154		
Pool and Chemicals	43		
Gardener	31		
Stuff (soap,tissue and etc)	31		
Electricity	213		
WiFi	28		
Total Expence	500		