



RTB
ROYAL TOWNHOUSE BALI

PRICE LIST

PRICE LIST	2,178,000,000
LESS ROI 3 YEARS	811,890,000
	1,366,110,000

PRICE LIST	2,178,000,000
LESS ROI 3 YEARS	811,890,000
	1,366,110,000

PRICE LIST	2,178,000,000
LESS ROI 3 YEARS	811,890,000
	1,366,110,000

5% discount	68,305,500
FINAL PRICE	1,297,804,500

10% discount	136,611,000
FINAL PRICE	1,229,499,000

15% discount	204,916,500
FINAL PRICE	1,161,193,500

DAY 1	Booking fee		10,000,000
DAY 8	Deposit 1	10%	128,780,450
DAY 32	Deposit 2	10%	128,780,450
DAY 62	Payment 1	40%	515,121,800
DAY 92	Payment 2	40%	515,121,800
Total Payment			1,297,804,500

DAY 1	Booking fee		15,000,000
DAY 8	Deposit 1	10%	121,449,900
DAY 32	Deposit 2	30%	364,349,700
DAY 62	Payment 1	30%	364,349,700
DAY 92	Payment 2	30%	364,349,700
Total Payment			1,229,499,000

DAY 1	Booking fee		20,000,000
DAY 8	Deposit 1	20%	228,238,700
DAY 32	Deposit 2	40%	456,477,400
DAY 62	Payment 1	30%	342,358,050
DAY 92	Payment 2	10%	114,119,350
Total Payment			1,161,193,500

INVESTMENT CALCULATOR

INITIAL INVESTMENT OF 1,161,193,500
 AFTER 5 YEARS RETURN OF 1,434,328,425

	1st year	2nd year	3rd year	4th year	5th year
Peak Season (15 days)					
Nights rented per year (100% occupancy)	15	15	15	15	15
Rate per night	3,600,000	3,600,000	3,780,000	3,969,000	4,167,450
Sub total	54,000,000	54,000,000	56,700,000	59,535,000	62,511,750

High Season (60 days)					
Nights rented per year (90% occupancy)	54	54	54	54	54
Rate per night	2,300,000	2,300,000	2,415,000	2,535,750	2,662,538
sub total	124,200,000	124,200,000	130,410,000	136,930,500	143,777,025

Low Season (285 days)					
Nights rented per year (55% occupancy)	156	156	156	156	156
Rate per night	1,500,000	1,800,000	1,890,000	1,984,500	2,083,725
sub total	234,000,000	280,800,000	294,840,000	309,582,000	325,061,100

	1st year	2nd year	3rd year	4th year	5th year	TOTAL
5 years rental (EST.)	412,200,000	459,000,000	481,950,000	506,047,500	531,349,875	2,390,547,375
Approx running costs (40% approx)	164,880,000	183,600,000	192,780,000	202,419,000	212,539,950	956,218,950
Nett Income	247,320,000	275,400,000	289,170,000	303,628,500	318,809,925	1,434,328,425
		522,720,000	811,890,000	1,115,518,500	1,434,328,425	
		2 years total	3 years total	4 years total	5 years total	

TOTAL INCOME NET PROFIT FOR BUYER

NET PROFIT SHARING 20 YEARS (EST.)	7,383,725,498
FREE STAY (20 years x 30 days x 1,800,000)	1,444,295,196
FREE INSURANCE (20 years x 4,000,000)	80,000,000
FREE MAINTENANCE (36 months x 2,500,000)	90,000,000
TOTAL INCOME	8,998,020,694

* Above ROI figures are based on current market research and are an estimate only.
 * Please check out terms and conditions.