



Investments Returns & Cost Overview

MARINA BAY

INVESTMENT RETURNS AND COST OVERVIEW

This document provides a comprehensive overview of expected financial returns from the Lombok beachfront villa investment. To ensure transparency and provide realistic comparisons, three sets of financial data are presented.

Each section will include space for tabulated figures:

1. COMPARABLE RESORT

Amber Beach Resort (Neighbouring Property)

2. LOMBOK MARKET DATA

AirDNA – Airbnb Backend Data

Please note: All returns displayed in this document are **net returns to the client**. The figures already incorporate standard operating expenses, management costs, and the sinking fund allocation.

SECTION 01

COMPARABLE RESORT: AMBER BEACH RESPRT

NEIGHBOURING PROPERTY

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COMPARABLE RESORT: AMBER BEACH RESORT

NEIGHBOURING PROPERTY

This data is based on the actual financials of Amber Beach Resort, located next to the proposed development. It is the most accurate market comparable and reflects current operational metrics.



AMBER RESORT RATES

OUTRIGHT MODEL

RATES KEY

A	Low Season
B	Weekend + Public Holidays+shoulder
C	High Season
D	Peak Season

LOMBOK 1 BEDROOM

Category	Rate/Night	Night/Year	Maximum Income	Occupancy	Nights Sold	Gross
A	220	141	\$31,020.00	50%	70.5	\$15,510.00
B	290	103	\$29,870.00	55%	56.65	\$16,428.50
C	355	106	\$37,630.00	60%	63.6	\$22,578.00
D	510	15	\$7,650.00	65%	9.75	\$4,972.50
Maximum Yearly Income		365	\$106,170.00	54.93%	200.5	\$59,489.00
Average Yearly Rate			\$290.88	Per month average		\$4,957.42
Expenses				Nett to owner	\$36,883.18	
Annual Charges	33%	\$19,631.37		Purchase price	\$119,000.00	
Sinking fund	5%	\$2,974.45				
Annual expenses		\$22,605.82		ROI %	30.99%	
				Payback in years	3.23 years	

LOMBOK 2 BEDROOM

Category	Rate/Night	Night/Year	Maximum Income	Occupancy	Nights Sold	Gross
A	450	141	\$63,450.00	45%	63.45	\$28,552.50
B	610	103	\$62,830.00	60%	61.8	\$37,698.00
C	800	106	\$84,800.00	70%	74.2	\$59,360.00
D	960	15	\$14,400.00	75%	11.25	\$10,800.00
Maximum Yearly Income		365	\$225,480.00	57.73%	210.7	\$136,410.50
Average Yearly Rate			\$617.75	Per month average		\$11,367.54
Expenses				Nett to owner	\$84,574.51	
Annual Charges	33%	\$45,015.47		Purchase price	\$249,000.00	
Sinking fund	5%	\$6,820.53				
Annual expenses		\$51,835.99		ROI %	33.97%	
				Payback in years	2.94 years	

AMBER RESORT RATES

OUTRIGHT MODEL

RATES KEY

A	Low Season
B	Weekend + Public Holidays+shoulder
C	High Season
D	Peak Season

LOMBOK 3 BEDROOM

Category	Rate/Night	Night/Year	Maximum Income	Occupancy	Nights Sold	Gross
A	620	141	\$87,420.00	45%	63.45	\$39,339.00
B	800	103	\$82,400.00	60%	61.8	\$49,440.00
C	1100	106	\$116,600.00	70%	74.2	\$81,620.00
D	1300	15	\$19,500.00	75%	11.25	\$14,625.00

Maximum Yearly Income		365	\$305,920.00	57.73%	210.7	\$185,024.00
Average Yearly Rate			\$838.14	Per month average		\$15,418.67

Expenses				Nett to owner	\$114,714.88
Annual Charges	33%	\$61,057.92		Purchase price	\$249,000.00
Sinking fund	5%	\$9,251.20			
Annual expenses		\$70,309.12		ROI %	46.07%
				Payback in years	2.17 years

LOMBOK 5 BEDROOM

Category	Rate/Night	Night/Year	Maximum Income	Occupancy	Nights Sold	Gross
A	800	141	\$112,800.00	40%	56.4	\$45,120.00
B	1100	103	\$113,300.00	50%	51.5	\$56,650.00
C	1400	106	\$148,400.00	60%	63.6	\$89,040.00
D	1700	15	\$25,500.00	70%	10.5	\$17,850.00

Maximum Yearly Income		365	\$400,000.00	49.86%	182	\$208,660.00
Average Yearly Rate			\$1,095.89	Per month average		\$17,388.33

Expenses				Nett to owner	\$129,369.20
Annual Charges	33%	\$68,857.80		Purchase price	\$449,000.00
Sinking fund	5%	\$10,433.00			
Annual expenses		\$79,290.80		ROI %	28.81%
				Payback in years	3.47 years

SECTION 02

LOMBOK GENERAL MARKET

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LOMBOK GENERAL MARKET

Derived from AirDNA (Airbnb's backend data analytics), this data represents performance across inland and beachfront properties in Lombok. Although Airbnb represents roughly 20% of the total online booking market, it is a strong indicator of general trends.



LOMBOK GENERAL MARKET

OUTRIGHT MODEL

RATES KEY

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C	High Season
D	Peak Season

LOMBOK 1 BEDROOM

Category	Rate/Night	Night/Year	Maximum Income	Occupancy	Nights Sold	Gross
A	60	141	\$8,460.00	50%	70.5	\$4,230.00
B	100	103	\$10,300.00	55%	56.65	\$5,665.00
C	125	106	\$13,250.00	60%	63.6	\$7,950.00
D	175	15	\$2,625.00	65%	9.75	\$1,706.25
Maximum Yearly Income		365	\$34,635.00	54.93%	200.5	\$19,551.25
Average Yearly Rate			\$94.89	Per month average		\$1,629.27
Expenses				Nett to owner		\$12,121.78
Annual Charges	33%	\$6,451.91		Purchase price		\$119,000.00
Sinking fund	5%	\$977.56				
Annual expenses		\$7,429.48		ROI %		10.19%
				Return in years		9.82 Years

LOMBOK 2 BEDROOM

Category	Rate/Night	Night/Year	Maximum Income	Occupancy	Nights Sold	Gross
A	110	141	\$15,510.00	55%	77.55	\$8,530.50
B	135	103	\$13,905.00	60%	61.8	\$8,343.00
C	175	106	\$18,550.00	70%	74.2	\$12,985.00
D	225	15	\$3,375.00	75%	11.25	\$2,531.25
Maximum Yearly Income		365	\$51,340.00	61.59%	224.8	\$32,389.75
Average Yearly Rate			\$140.66	Per month average		\$2,699.15
Expenses				Nett to owner		\$20,081.65
Annual Charges	33%	\$10,688.62		Purchase price		\$249,000.00
Sinking fund	5%	\$1,619.49				
Annual expenses		\$12,308.11		ROI %		8.06%
				Return in years		12.40 Years

LOMBOK GENERAL MARKET

OUTRIGHT MODEL

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SECTION 03

OPERATING COST BREAKDOWN

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OPERATING COST BREAKDOWN

All projected returns are **net to the investor** and include the following estimated operating expenses:

- 25% Management Fee (includes cleaning and staff salaries)
- 5% Electricity
- 1% Body Corporate Fees
- 1% Laundry & Linen Services
- 0.5% Insurance
- 0.5% Miscellaneous (e.g. linen replacement)

Total Standard Operating Costs: 33%




Mandatory Sinking Fund: 5%

Set aside from rental returns for future maintenance, furniture upgrades, and replacements. This fund is held during the repayment period and can be liquidated by the investor upon completion of repayment obligations.

These comparative financial benchmarks and detailed cost structures clearly highlight the strength of Lombok beachfront investments. Even general market data across inland villas suggests healthy yields, reinforcing the opportunity at hand. Once tables are inserted, this document will form part of your investment pack.

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The financial data presented in this document is for informational purposes only and should not be considered as financial advice. All figures are forecasts based on actual data provided by independent third-party sources, including a villa management firm, a neighbouring resort, and aggregated market data from AirDNA. Investors are encouraged to seek their own independent financial, tax, and legal advice prior to making any investment decisions.

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