

RETREAT CENTRE. BALI. Fin. model

Description	
Location	Batur
Usage	Kintamani
Site, sq.m	Retreat Centre
	4 000

Construction	
Site lease fee, yearly	K IDR 300 000 20 000 \$
<i>Usefull scalel, sq.m</i>	2 800
Design & art fee	K IDR 750 000 50 000 \$
Construction fee total	K IDR 40 000 000 2 666 \$
<i>Construction fee per sq.m</i>	K IDR 10 000 667 \$
<i>Construction risk</i>	200%
Total zero expences	K IDR 41 050 000 2 736 667 \$

Rental	
Rent rate for sq.m, daily	K IDR 12 0.80 \$
Rent rate, yearly	K IDR 12 264 000 817 600 \$

Business	
Staff	5
Wages per person, monthly	K IDR 6 000 400 \$
Wages total, yearly	K IDR 504 000 33 600 \$
Operate	
Guests	100
Average bill	K IDR 450 30 \$
Revenue per day	K IDR 45 000 3 000 \$
Revenue per month	K IDR 1 125 000 75 000 \$
Revenue per year	K IDR 13 500 000 900 000 \$
Outputs	
Margin rate	108%
Margin volume	14 565 960 971 064 \$

ROI	
Return of Investment, years	2.80
Return of Investment w. Cons.Risk, years	5.60

Facilities
Children's swimming pools
Colds swimming pools
Thermal outdoor swimming pools
Indoor swimming pool
Outdoor swimming pool with three jacuzzi
Finnish sauna
Himalayan sauna
Infrared sauna
Panoramic sauna
Aroma steam bath
Panoramic steam bath
Hamam
Roman bath
Russian bath
Laconium
Massage studios
Relax area
Thermal relax area