

<b>List Price</b>	385,000
<b>Estimated Range</b>	310,000 - 350,000 USD
<b>Opening Bid</b>	NO RESERVE

**ROI BREAKDOWN FOR VILLA ARAMA AUCTION**

YEAR	2017	2018	2019	2020 COVID-19	2021 COVID-19	2022 Jan-Jun	2022 Jul-Dec	Est TOTAL 2022	to Date 2023	Est TOTAL 2023
<b>Occupancy Rate</b>	77%	0	77%	---	---	81%	81%	81%	81%	-
<b>Average ADR Price</b>	N/A	N/A	395	N/A	N/A	228	448	338	428	428
<b>Total Revenue</b>	<b>\$63,479</b>	<b>\$58,045</b>	<b>\$120,046</b>	\$ 41,442	\$ 53,823	\$ 57,254	\$ 64,686	<b>\$ 121,939</b>	\$ 35,719	<b>\$ 110,203</b>
<b>Total Expenses</b>	38,571	38,571	45,000	17,857	18,810	17,444	26,444	43,888	0	37,619
<b>Profit</b>	<b>\$24,908</b>	<b>\$19,474</b>	<b>\$75,046</b>	\$23,585	\$35,013	\$39,810	\$38,242	<b>\$78,051</b>	\$35,719	<b>\$72,584</b>
<b>ROI</b>	<b>6.5%</b>	<b>5.1%</b>	<b>19.5%</b>	6.1%	9.1%	10.3%	9.9%	<b>20.3%</b>	<b>9.3%</b>	<b>18.9%</b>
<b>USD 385,000</b>										
Guide										
Live Bids										
<b>USD 350,000</b>	<b>7.1%</b>	<b>5.6%</b>	<b>21.4%</b>	6.7%	10.0%	11.4%	10.9%	<b>22.3%</b>	<b>10.2%</b>	<b>20.7%</b>
<b>USD 300,000</b>	<b>8.3%</b>	<b>6.5%</b>	<b>25.0%</b>	7.9%	11.7%	13.3%	12.7%	<b>26.0%</b>	<b>11.9%</b>	<b>24.2%</b>
<b>USD 250,000</b>	<b>10.0%</b>	<b>7.8%</b>	<b>30.0%</b>	9.4%	14.0%	15.9%	15.3%	<b>31.2%</b>	<b>14.3%</b>	<b>29.0%</b>

ROI calculated using average current rental rates.

ROI calculation exclusive of asset value appreciation

**Yearly costs include:**

Maid, pool and garden maintenance, electricity, TV, Internet, trash, local Banjar, laundry, breakfast, airport pick,

, drop off, massage