



## The Umalas Signature

Calculation of projected profitability



# ROI of projected return pessimistic option

For 1 and 2 bedroom apartments

Signature Umalas 4.0 Smart Apartment Marketing Package			
Independent Owner Under Management			
Module	Price (USD)	Module	Price (USD)
One Bedroom Ground Floor	\$165 000	Two Bedroom Ground Floor	\$259 000
Price + VAT 11%	\$183 150		\$287 490
PROJECTED REVENUE, COSTS & EXPENSES	One Bedroom	Two Bedroom	Comments
Average Selling Rate ASR	\$130	\$230	
OTA Commissions	\$13	\$23	10,00%
Average Daily Rate ADR	\$117	\$207	
Tax & Services	\$18	\$32	15,50%
Average Room Rate ARR	\$99	\$175	
Available Units	1	1	
No. Of Nights	30	30	
Available Room Nights per month	30	30	
Occupancy Rate	75,00%	75,00%	
Room Nights SOLD	23	23	
Nett Monthly Revenue	\$2 224	\$3 936	
Nett Annual Revenue	\$26 694	\$47 227	
Monthly Charges			Comments
Insurance Premium			
Utilities (Electricity & Water)			
Room Hospitality Package			Includes Room Amenities, Guests Toiletries & Laundry
Loss, Breakage & Interior Management Fee			
Total Monthly Costs	\$667	\$1 181	30,00%
Monthly Owner Income	\$1 557	\$2 755	70,00%
Monthly Service Charge	\$150	\$300	
Annual Owner Nett Profit	\$16 885	\$29 459	
One Bedroom Unit			
Item	Independent Owner Under Management		
	Item	Value(USD)	
Projected Annual ROI** per module GF	9,22%	\$16 885	
Two Bedroom Unit			
Item	Independent Owner Under Management		
	Item	Value(USD)	
Projected Annual ROI** per module GF	10,25%	\$29 459	
*Based on the Average Selling Rate ASR			

# ROI of projected return optimistic option

For 1 and 2 bedroom apartments

Signature Umalas 4.0 Smart Apartment Marketing Package			
Independent Owner Under Management			
Module	Price (USD)	Module	Price (USD)
One Bedroom Ground Floor	\$165 000	Two Bedroom Ground Floor	\$259 000
Price + VAT 11%	\$183 150		\$287 490
PROJECTED REVENUE, COSTS & EXPENSES	One Bedroom	Two Bedroom	Comments
Average Selling Rate ASR	\$143	\$254	
OTA Commissions	\$14	\$25	10,00%
Average Daily Rate ADR	\$129	\$228	
Tax & Services	\$20	\$35	15,50%
Average Room Rate ARR	\$109	\$193	
Available Units	1	1	
No. Of Nights	30	30	
Available Room Nights per month	30	30	
Occupancy Rate	85,00%	85,00%	
Room Nights SOLD	26	26	
Nett Monthly Revenue	\$2 779	\$4 918	
Nett Annual Revenue	\$33 354	\$59 010	
Monthly Charges			Comments
Insurance Premium			
Utilities (Electricity & Water)			
Room Hospitality Package			Includes Room Amenities, Guests Toiletries & Laundry
Loss, Breakage & Interior Management Fee			
Total Monthly Costs	\$834	\$1 475	30,00%
Monthly Owner Income	\$1 946	\$3 442	70,00%
Monthly Service Charge	\$150	\$300	
Annual Owner Nett Profit	\$21 548	\$37 707	
One Bedroom Unit			
Item	Independent Owner Under Management		
	Item	Value(USD)	
Projected Annual ROI** per module GF	11,76%	\$21 548	
Two Bedroom Unit			
Item	Independent Owner Under Management		
	Item	Value(USD)	
Projected Annual ROI** per module GF	13,12%	\$37 707	