



**Sample Return of Investment**

Total No. of Rooms	142	142	142
Ave. Daily Rate	₱ 6,000.00	₱ 6,000.00	₱ 6,000.00
Occupancy	70%	80%	90%
Gross Sales Per Night	₱ 596,400.00	₱ 681,600.00	₱ 766,800.00
No. of Nights in a Year (less 10 Usable Nights)	355 nights	355 nights	355 nights
Annual Gross Sales	₱ 211,722,000.00	₱ 241,968,000.00	₱ 272,214,000.00
Add: Annual Miscellaneous Revenue	₱ 8,468,880.00	₱ 9,678,720.00	₱ 10,888,560.00
<b>Annual Gross Revenue</b>	<b>₱ 220,190,880.00</b>	<b>₱ 251,646,720.00</b>	<b>₱ 283,102,560.00</b>
Less: Annual Operating Expenses	₱ 134,810,382.67	₱ 151,533,880.00	₱ 168,257,377.33
<b>Rental Pool Income Per Year</b>	<b>₱ 85,380,497.33</b>	<b>₱ 100,112,840.00</b>	<b>₱ 114,845,182.67</b>
Total Serviced Residence Area	6,139.65 sqm	6,139.65 sqm	6,139.65 sqm
Rental Pool Income/sqm/month	1,158.87 sqm	1,358.83 sqm	1,558.79 sqm
Unit Area	30.29 sqm	30.29 sqm	30.29 sqm
Annual Profit Share	₱ 421,225.19	₱ 493,907.29	₱ 566,589.40
Add: 10 Usable Nights	₱ 56,000.00	₱ 56,000.00	₱ 56,000.00
Add: Parking Annual Rent	₱ -	₱ -	₱ -
<b>Yearly Income Per Unit</b>	<b>₱ 477,225.19</b>	<b>₱ 549,907.29</b>	<b>₱ 622,589.40</b>
Investment	₱ 7,727,358.50	₱ 7,727,358.50	₱ 7,727,358.50
<b>Return on Investment</b>	<b>6%</b>	<b>7%</b>	<b>8%</b>

[Back to Input](#)

**Notes:**

- 1) Average Daily Rate is an estimated figure only. This is the conservative projected rate during the first 5 years of operations. This value may increase or decrease depending on actual demand.
- 2) Average Daily Rate is the average rate of Studio, 1BR and 2BR units. The computation for the additional 10 usable nights is based on a daily rate of P5,600/night for Studio, P6,500 for 1BR, and P8,900 for 2BR.
- 3) Annual operating expenses (including property taxes, insurance, property maintenance, marketing, management fees and other costs related to serviced residences operations) is estimated at 61% of gross revenue. This value may increase or decrease depending on the actual operation.
- 4) Monthly Parking Rent is based on P6,000/slot/month.
- 5) Investment is based on total contract price without any discounts.

**Input:**

Units	Floor	Type	Use	Side	Unit Area	Balcony Area	Total Floor Area	Parking Slot Area Assignment	Total Contract Price
1502	15	Studio	Serviced Residence	North (Jimenez)	30.29 sqm	-	30.29 sqm		7,727,358.50
									-
									-
									-
									-
									-
									-
									-
									-
									-
<b>Total</b>					<b>30.29 sqm</b>	<b>-</b>	<b>30.29 sqm</b>		<b>7,727,358.50</b>

Additional Parking Slots*	Floor	Parking Contract Price
<b>Total</b>		

\*This is for additional parking slots only. Pre-assigned parking slots are already included in the price of the units.

Disclaimer: No warranties, however, of any kind, whether express or implied, are given with respect to any projections disclosed in this document (including without limitation, the projected return on investment) or the accuracy, completeness or correctness thereof. For presentation purposes only and may not form part of contract.