THE PERSONAL RESORTS™ COMPANY · ANANTA CANGGU

Rental ROI

Projected rental returns for the ANANTA Apartment Project, Canggu. Rental income is pooled across the whole resort and distributed by allocation coefficient — your yield does not depend on your own unit being booked. *Projections, not guaranteed.*

PROJECTED ROI

Projected ROI per year — by occupancy scenario

LOW	MID	HIGH
10.0%	12.0%	14.0%

ILLUSTRATIVE EXAMPLE

Type 02 unit from $199,000 · 70% occupancy · MID

Gross rental income (ADR × 256 nights)	$47,760
− Management fee (20%)	($9,552)
− Operating expenses & taxes	(~$14,328)
= Net annual profit	**$23,880 (≈ 12.0% ROI)**

Payback 8.3 years · 3-year net $71,640

KEY ASSUMPTIONS

Base occupancy 70% · ADR $140–215 (current Canggu benchmarks) · 256 rented nights/year · Management fee 20% · plus utilities, maintenance, OTA commissions, taxes, reserves · Pooled resort operation · Rental income begins Q3 2028 · Notary 1% + 10% transfer tax included in price

CAPITAL APPRECIATION

Indicative 7–15% p.a. (market consensus); a Phase 1 unit from $191,000 could reach an indicative $277,000–$344,000 by 2030, before rental income.

> *"ROI is projected to rental commencement (Q3 2028), assuming 3–6% p.a. ADR growth from current Canggu benchmarks — below the 2022–2024 recovery peak of ~8.5%. The upper range reflects premium positioning."*

SOURCES AirROI Canggu 2026 · Horwath HTL / Colliers Bali 2024 · Bali Home Immo Q1 2025 · Bukit Vista 2024–2025 · Airbnb Q4 2024 · BPS Statistics Indonesia (6.95M arrivals 2025, +10% YoY)