

SARAYA RESORT LOMBOK

Investing Returns & Cost Overview

LEASEHOLD

MARCH 2026

Saraya
RESORT
LOMBOK

AEGEAN

1 Bedroom Villa Outright Model



	ASSUMPTIONS
Occupancy	70%
Est. Price/Night AUD	\$374++
Est. Price/Night IDR	4,000,000
ROI %	25.92%
Management	40%
Est. OTA (10%) per night	\$37.38
Total Availability	365

CURRENCY RATE	
Date	24/10/2025
1 IDR to AUD	\$0.000093
1 AUD to IDR	Rp10,700

Assumptions: Estimated 10% annualised growth.

	ESTIMATED RENTAL INCOME				
	Income	Cost	Profit	Comission	Net. Profit
Annual	\$95,514	\$9,551	\$85,963	\$34,385	\$51,578
Total	\$95,514	\$9,551	\$85,963	\$34,385	\$51,578
Estimated Monthly	\$7,960	\$796	\$7,164	\$2,865	\$4,298

	ESTIMATED VALUE										
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Value Increase Per Year	15%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Villa Value	\$199,000	\$229,000	\$251,900	\$277,090	\$304,799	\$335,279	\$368,807	\$405,687	\$446,256	\$490,882	\$539,970
Annual Value Increase	\$0	\$30,000	\$22,900	\$25,190	\$27,709	\$30,480	\$33,528	\$36,881	\$40,569	\$44,626	\$49,088
Total Value Increase	\$0	\$30,000	\$52,900	\$78,090	\$105,799	\$136,279	\$169,807	\$206,687	\$247,256	\$291,882	\$340,970
Monthly Value Increase	\$0	\$2,500	\$1,908	\$2,099	\$2,309	\$2,540	\$2,794	\$3,073	\$3,381	\$3,719	\$4,091

	RETURN ON INVESTMENT							
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 6
APY Only Rental	25.92%	25.92%	25.92%	25.92%	25.92%	25.92%	25.92%	25.92%
APY Rental + Value	25.92%	40.99%	52.50%	65.16%	79.08%	94.40%	111.25%	
ROI Rental	25.92%	51.84%	77.76%	103.67%	129.59%	155.51%	181.43%	
ROI Rental + Value	25.92%	66.91%	104.34%	142.91%	182.76%	223.99%	266.76%	

	ROI	
	Months	Years
ROI Rental	46	3.9
ROI Rental + Value	29	2.4
APY% Rental	2.16%	25.92%
APY Rental + Value	3.42%	40.99%

	High Season	Mid Season	Low Season
Nights	60	180	120
Est Room Rate Per Night	\$580	\$420	\$280

ESTIMATED
MONTHLY RENTAL
~\$3500-4500[#]

ESTIMATED ROI
RENTAL ONLY
22-27%[#]

ESTIMATED ROI RENTAL
+ CAPITAL GROWTH ONLY
40.99%[#]

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CELESTIA

1 Bedroom Deluxe Villa Outright Model



ASSUMPTIONS	
Occupancy	70%
Est. Price/Night AUD	\$486++
Est. Price/Night IDR	5,200,000
ROI %	24.03%
Management	40%
Est. OTA (10%) per night	\$48.60
Total Availability	365

CURRENCY RATE	
Date	24/10/2025
1 IDR to AUD	\$0.000093
1 AUD to IDR	Rp10,700

Assumptions: Estimated 10% annualised growth.

	ESTIMATED RENTAL INCOME				
	Income	Cost	Profit	Comission	Net. Profit
Annual	\$124,168	\$12,417	\$111,751	\$44,701	\$67,051
Total	\$124,168	\$12,417	\$111,751	\$44,701	\$67,051
Estimated Monthly	\$10,347	\$1,035	\$9,313	\$3,725	\$5,588

	ESTIMATED VALUE											
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Value Increase Per Year	14%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	
Villa Value	\$279,000	\$319,000	\$350,900	\$385,990	\$424,589	\$467,048	\$513,753	\$565,128	\$621,641	\$683,805	\$752,185	
Annual Value Increase	\$0	\$40,000	\$31,900	\$35,090	\$38,599	\$42,459	\$46,705	\$51,375	\$56,513	\$62,164	\$68,380	
Total Value Increase	\$0	\$40,000	\$71,900	\$106,990	\$145,589	\$188,048	\$234,753	\$286,128	\$342,641	\$404,805	\$473,185	
Monthly Value Increase	\$0	\$3,333	\$2,658	\$2,924	\$3,217	\$3,538	\$3,892	\$4,281	\$4,709	\$5,180	\$5,698	

	RETURN ON INVESTMENT							
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	
APY Only Rental	24.03%	24.03%	24.03%	24.03%	24.03%	24.03%	24.03%	
APY Rental + Value	24.03%	38.37%	49.80%	62.38%	76.21%	91.43%	108.17%	
ROI Rental	24.03%	48.07%	72.10%	96.13%	120.16%	144.20%	168.23%	
ROI Rental + Value	24.03%	62.40%	97.87%	134.48%	172.35%	211.60%	252.37%	

	ROI	
	Months	Years
ROI Rental	50	4.2
ROI Rental + Value	31	2.6
APY% Rental	2.00%	24.03%
APY Rental + Value	3.20%	38.37%

	High Season	Mid Season	Low Season
Nights	60	180	120
Est Room Rate Per Night	\$720	\$520	\$360

ESTIMATED MONTHLY RENTAL ~\$6000-10,000 [#]	ESTIMATED ROI RENTAL ONLY 22-26% [#]	ESTIMATED ROI RENTAL + CAPITAL GROWTH ONLY 38-43% [#]
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VISTARA

2 Bedroom Villa Outright Model



	ASSUMPTIONS
Occupancy	70%
Est. Price/Night AUD	\$561++
Est. Price/Night IDR	6,000,000
ROI %	24.25%
Management	40%
Est. OTA (10%) per night	\$56.07
Total Availability	365

CURRENCY RATE	
Date	24/10/2025
1 IDR to AUD	\$0.000093
1 AUD to IDR	Rp10,700

Assumptions: Estimated 10% annualised growth.

	ESTIMATED RENTAL INCOME				
	Income	Cost	Profit	Comission	Net. Profit
Annual	\$143,271	\$14,327	\$128,944	\$51,578	\$77,366
Total	\$143,271	\$14,327	\$128,944	\$51,578	\$77,366
Estimated Monthly	\$11,939	\$1,194	\$10,745	\$4,298	\$6,447

	ESTIMATED VALUE										
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Value Increase Per Year	13%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Villa Value	\$319,000	\$359,000	\$394,900	\$434,390	\$477,829	\$525,612	\$578,173	\$635,990	\$699,589	\$769,548	\$846,503
Annual Value Increase	\$0	\$40,000	\$35,900	\$39,490	\$43,439	\$47,783	\$52,561	\$57,817	\$63,599	\$69,959	\$76,955
Total Value Increase	\$0	\$40,000	\$75,900	\$115,390	\$158,829	\$206,612	\$259,173	\$316,990	\$380,589	\$450,548	\$527,503
Monthly Value Increase	\$0	\$3,333	\$2,992	\$3,291	\$3,620	\$3,982	\$4,380	\$4,818	\$5,300	\$5,830	\$6,413

	RETURN ON INVESTMENT						
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
APY Only Rental	24.25%	24.25%	24.25%	24.25%	24.25%	24.25%	24.25%
APY Rental + Value	24.25%	36.79%	48.05%	60.43%	74.04%	89.02%	105.50%
ROI Rental	24.25%	48.51%	72.76%	97.01%	121.26%	145.52%	169.77%
ROI Rental + Value	24.25%	61.04%	96.55%	133.18%	171.05%	210.29%	251.01%

	ROI	
	Months	Years
ROI Rental	49	4.1
ROI Rental + Value	33	2.7
APY% Rental	2.02%	24.25%
APY Rental + Value	3.07%	36.79%

	High Season	Mid Season	Low Season
Nights	60	180	120
Est Room Rate Per Night	\$950	\$700	\$480

ESTIMATED
MONTHLY RENTAL
~\$8000-12,000[#]

ESTIMATED ROI
RENTAL ONLY
22-26%[#]

ESTIMATED ROI RENTAL
+ CAPITAL GROWTH ONLY
35-39%[#]

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SERAYA

3 Bedroom Villa Outright Model



	ASSUMPTIONS
Occupancy	70%
Est. Price/Night AUD	\$794++
Est. Price/Night IDR	8,500,000
ROI %	26.16%
Management	40%
Est. OTA (10%) per night	\$79.44
Total Availability	365

CURRENCY RATE	
Date	24/10/2025
1 IDR to AUD	\$0.000093
1 AUD to IDR	Rp10,700

Assumptions: Estimated 10% annualised growth.

	ESTIMATED RENTAL INCOME				
	Income	Cost	Profit	Comission	Net. Profit
Annual	\$202,967	\$20,297	\$182,671	\$73,068	\$109,602
Total	\$202,967	\$20,297	\$182,671	\$73,068	\$109,602
Estimated Monthly	\$16,914	\$1,691	\$15,223	\$6,089	\$9,134

	ESTIMATED VALUE										
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Value Increase Per Year	12%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Villa Value	\$419,000	\$469,000	\$515,900	\$567,490	\$624,239	\$686,663	\$755,329	\$830,862	\$913,948	\$1,005,343	\$1,105,877
Annual Value Increase	\$0	\$50,000	\$46,900	\$51,590	\$56,749	\$62,424	\$68,666	\$75,533	\$83,086	\$91,395	\$100,534
Total Value Increase	\$0	\$50,000	\$96,900	\$148,490	\$205,239	\$267,663	\$336,329	\$411,862	\$494,948	\$586,343	\$686,877
Monthly Value Increase	\$0	\$4,167	\$3,908	\$4,299	\$4,729	\$5,202	\$5,722	\$6,294	\$6,924	\$7,616	\$8,378

	RETURN ON INVESTMENT						
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
APY Only Rental	26.16%	26.16%	26.16%	26.16%	26.16%	26.16%	26.16%
APY Rental + Value	26.16%	38.09%	49.28%	61.60%	75.14%	90.04%	106.43%
ROI Rental	26.16%	52.32%	78.47%	104.63%	130.79%	156.95%	183.11%
ROI Rental + Value	26.16%	64.25%	101.60%	140.07%	179.77%	220.83%	263.38%

	ROI	
	Months	Years
ROI Rental	46	3.8
ROI Rental + Value	32	2.6
APY% Rental	2.18%	26.16%
APY Rental + Value	3.17%	38.09%

	High Season	Mid Season	Low Season
Nights	60	180	120
Est Room Rate Per Night	\$1350	\$950	\$650

ESTIMATED
MONTHLY RENTAL
~\$10,000-15,000[#]

ESTIMATED ROI
RENTAL ONLY
24-28%[#]

ESTIMATED ROI RENTAL
+ CAPITAL GROWTH ONLY
33-37%[#]

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ELYSIAN

3 Bedroom Deluxe Villa Outright Model



	ASSUMPTIONS
Occupancy	70%
Est. Price/Night AUD	\$1,121++
Est. Price/Night IDR	12,000,000
ROI %	19.57%
Management	40%
Est. OTA (10%) per night	\$112.15
Total Availability	365

CURRENCY RATE	
Date	24/10/2025
1 IDR to AUD	\$0.000093
1 AUD to IDR	Rp10,700

Assumptions: Estimated 10% annualised growth.

	ESTIMATED RENTAL INCOME				
	Income	Cost	Profit	Comission	Net. Profit
Annual	\$286,542	\$28,654	\$257,888	\$103,155	\$154,733
Total	\$286,542	\$28,654	\$257,888	\$103,155	\$154,733
Estimated Monthly	\$23,879	\$2,388	\$21,491	\$8,596	\$12,894

	ESTIMATED VALUE										
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Value Increase Per Year	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Villa Value	\$790,800	\$869,880	\$956,868	\$1,052,555	\$1,157,810	\$1,273,591	\$1,400,950	\$1,541,045	\$1,695,150	\$1,864,665	\$2,051,132
Annual Value Increase	\$0	\$79,080	\$86,988	\$95,687	\$105,255	\$115,781	\$127,359	\$140,095	\$154,105	\$169,515	\$186,467
Total Value Increase	\$0	\$79,080	\$166,068	\$261,755	\$367,010	\$482,791	\$610,150	\$750,245	\$904,350	\$1,073,865	\$1,260,332
Monthly Value Increase	\$0	\$6,590	\$7,249	\$7,974	\$8,771	\$9,648	\$10,613	\$11,675	\$12,842	\$14,126	\$15,539

	RETURN ON INVESTMENT						
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
APY Only Rental	19.57%	19.57%	19.57%	19.57%	19.57%	19.57%	19.57%
APY Rental + Value	19.57%	29.57%	40.57%	52.67%	65.98%	80.62%	96.72%
ROI Rental	19.57%	39.13%	58.70%	78.27%	97.83%	117.40%	136.97%
ROI Rental + Value	19.57%	49.13%	79.70%	111.37%	144.24%	178.45%	214.12%

	ROI	
	Months	Years
ROI Rental	61	5.1
ROI Rental + Value	41	3.4
APY% Rental	1.63%	19.57%
APY Rental + Value	2.46%	29.57%

	High Season	Mid Season	Low Season
Nights	60	180	120
Est Room Rate Per Night	\$1600	\$1150	\$800

ESTIMATED
MONTHLY RENTAL
~\$16,000-24,000[#]

ESTIMATED ROI
RENTAL ONLY
16-20%[#]

ESTIMATED ROI RENTAL
+ CAPITAL GROWTH ONLY
20-25%[#]

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ALTURA

4 Bedroom Deluxe Villa Outright Model



	ASSUMPTIONS
Occupancy	70%
Est. Price/Night AUD	\$1,402++
Est. Price/Night IDR	15,000,000
ROI %	21.24%
Management	40%
Est. OTA (10%) per night	\$140.19
Total Availability	365

CURRENCY RATE	
Date	24/10/2025
1 IDR to AUD	\$0.000093
1 AUD to IDR	Rp10,700

Assumptions: Estimated 10% annualised growth.

	ESTIMATED RENTAL INCOME				
	Income	Cost	Profit	Comission	Net. Profit
Annual	\$358,178	\$35,818	\$322,360	\$128,944	\$193,416
Total	\$358,178	\$35,818	\$322,360	\$128,944	\$193,416
Estimated Monthly	\$29,848	\$2,985	\$26,863	\$10,745	\$16,118

	ESTIMATED VALUE											
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Value Increase Per Year	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	
Villa Value	\$910,800	\$1,001,800	\$1,101,980	\$1,212,178	\$1,333,396	\$1,466,735	\$1,613,409	\$1,774,750	\$1,952,225	\$2,147,447	\$2,362,192	
Annual Value Increase	\$0	\$91,000	\$100,180	\$110,198	\$121,218	\$133,340	\$146,674	\$161,341	\$177,475	\$195,222	\$214,745	
Total Value Increase	\$0	\$91,000	\$191,180	\$301,378	\$422,596	\$555,935	\$702,609	\$863,950	\$1,041,425	\$1,236,647	\$1,451,392	
Monthly Value Increase	\$0	\$7,583	\$8,348	\$9,183	\$10,101	\$11,112	\$12,223	\$13,445	\$14,790	\$16,269	\$17,895	

	RETURN ON INVESTMENT							
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	
APY Only Rental	21.24%	21.24%	21.24%	21.24%	21.24%	21.24%	21.24%	
APY Rental + Value	21.24%	31.23%	42.23%	54.33%	67.63%	82.27%	98.38%	
ROI Rental	21.24%	42.47%	63.71%	84.94%	106.18%	127.41%	148.65%	
ROI Rental + Value	21.24%	52.46%	84.70%	118.03%	152.58%	188.45%	225.79%	

	ROI	
	Months	Years
ROI Rental	57	4.7
ROI Rental + Value	38	3.2
APY% Rental	1.77%	21.24%
APY Rental + Value	2.60%	31.23%

	High Season	Mid Season	Low Season
Nights	60	180	120
Est Room Rate Per Night	\$2200	\$1600	\$1100

ESTIMATED
MONTHLY RENTAL
~\$17,000-22,000[#]

ESTIMATED ROI
RENTAL ONLY
15-21%[#]

ESTIMATED ROI RENTAL
+ CAPITAL GROWTH ONLY
32-37%[#]

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