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**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	58.42 sqm	58.42 sqm	58.42 sqm
Annual Profit Share	₱ 812,412.54	₱ 952,593.73	₱ 1,092,774.93
Add: 10 Usable Nights	₱ 65,000.00	₱ 65,000.00	₱ 65,000.00
Add: Parking Annual Rent	₱ 72,000.00	₱ 72,000.00	₱ 72,000.00
<b>Yearly Income Per Unit</b>	<b>₱ 949,412.54</b>	<b>₱ 1,089,593.73</b>	<b>₱ 1,229,774.93</b>
Investment	₱ 16,323,419.07	₱ 16,323,419.07	₱ 16,323,419.07
<b>Return on Investment</b>	<b>6%</b>	<b>7%</b>	<b>8%</b>

**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 Assignment	Total Contract Price
1408	14	1BR	Serviced Residence	South (Benavidez)	58.42 sqm	-	58.42 sqm	4F-5	16,323,419.07
									-
									-
									-
									-
									-
									-
									-
									-
									-
<b>Total</b>					<b>58.42 sqm</b>	<b>-</b>	<b>58.42 sqm</b>		<b>16,323,419.07</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.

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