

**MONT CHOISY THE SIGNATURE**

USD 1:44 Rs

Prepared by Mont Choisy Rental Management Ltd  
Pam Golding Luxury Rentals OCT 2023

ROI estimation on RESIDENTIAL RENTALS

For delivery  
end 2026

	1	2	3	4	5	6	7	8	9	10	11
<b>LONG TERM RENTAL RETURNS (12+ mth)</b>	<b>1 Bed Plus</b>	<b>1 Bed Grand</b>	<b>2 Bed Executive</b>	<b>2 Beds Plus</b>	<b>2 Beds Grand</b>	<b>3 Bed Executive</b>	<b>3 Beds Plus</b>	<b>3 Beds Grand</b>	<b>2 Bed Penthouse</b>	<b>3 Bed Penthouse Plus</b>	<b>3 Bed Penthouse Grand</b>
No of bedrooms	1	1	2	2	2	3	3	3	2	3	3
Size of unit SQM	60	75	82	101	114	119	136	178	144	160	262
Approximate purchase price USD	\$179,995	\$200,500	\$273,326	\$337,130	\$364,130	\$386,105	\$432,688	\$546,697	\$534,169	\$583,030	\$728,930
Optional Furniture Pack	\$32,000	\$32,000	\$35,000	\$37,500	\$37,500	\$38,000	\$43,000	\$44,000	\$38,000	\$47,500	\$48,000
Indicative Monthly Rental USD	\$1,100	\$1,200	\$1,600	\$1,900	\$2,100	\$2,200	\$2,500	\$3,000	\$2,900	\$3,200	\$3,800
Expected Annual Net return	6.23%	6.19%	6.23%	6.09%	6.27%	6.22%	6.31%	6.09%	6.08%	6.09%	5.87%

	1 Bed Plus	1 Bed Grand	2 Bed Executive	2 Beds Plus	2 Beds Grand	3 Bed Executive	3 Beds Plus	3 Beds Grand	2 Bed Penthouse	3 Bed Penthouse Plus	3 Bed Penthouse Grand
No of bedrooms	1	1	2	2	2	3	3	3	2	3	3
Size of unit	60	75	82	101	114	119	136	178	144	160	262
Approximate purchase price USD	\$179,995	\$200,500	\$273,326	\$337,130	\$364,130	\$386,105	\$432,688	\$546,697	\$534,169	\$583,030	\$728,930
Daily rate - low season	80	110	135	155	160	180	220	230	230	275	320
Daily rate - Mid season	95	120	150	180	185	190	240	250	250	275	350
- High season	115	130	175	200	260	275	280	300	300	330	420
- Peak season	120	140	220	275	300	300	350	360	360	420	480
(Avg daily Rate - USD)	102.5	125	170	202.5	226.25	236.25	272.5	285	285	325	392.5
Estimated Occupancy rate	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%
Cost factor	45%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Expected Annual Net return	7.43%	7.40%	7.38%	7.13%	7.37%	7.26%	7.47%	6.18%	6.33%	6.61%	6.39%

Short term rentals are 1 to 90 days
Long term rentals are 12+ months