

Sample Beach Resort

Bali, Indonesia · 120 keys · asking US\$30.00m (US\$250k per key)

● **No-go at this price**

Fix the red items or walk away.

US\$2.15m		US\$28.61m	US\$26.38m	9.5%
NOI per year		Value estimate	Walk-away price	Base IRR
Check			Result	Status
Market position			RevPAR index 116	Pass
Supply and demand			+3.0 pts	Pass
Price vs value		Asking US\$30.00m vs estimate US\$28.61m		Watch
Walk-away price			US\$26.38m	Fail
Loan safety			1.43x DSCR	Pass
Return vs target			9.5% vs 14.0%	Watch
Due diligence			10 of 15 items checked	Watch
Scenario		IRR	Equity multiple	
Downside		-1.8%	0.89x	
Base		9.5%	1.76x	
Upside		14.1%	2.27x	

Assumptions: ADR US\$180, occupancy 72%, GOP margin 38%, cap rate 7.5%, exit cap 8%, LTV 55%, interest 6.5%, hold 7 years, growth 3% a year.

Prepared with MasterKey Matrix for the user's own analysis. Not a valuation report and not financial advice.