

UBORA LIVING RETURN ON INVESTMENT TABLE

UNFURNISHED RENTAL

SQM	UNIT PRICE	STAMP DUTY	LEGAL FEES	OTHER FEES	FURNITURE COST	TOTAL INVESTMENT	RENT	ANNUAL RENT	ROI	BREAK-EVEN			
66 SQM	8,000,000	320,000	80,000	200,000	0.0	8,600,000	100,000	1200000	14%	7.2			
89 SQM	11,400,000	456,000	114,000	200,000	0.0	12,170,000	120,000	1440000	12%	8.5			
90 SQM	11,700,000	468,000	117,000	200,000	0.0	12,485,000	120,000	1440000	12%	8.7			
114 SQM	15,100,000	604,000	154,000	200,000	0.0	16,058,000	160,000	1920000	12%	8.4			
117 SQM	13,100,000	524,000	131,000	200,000	0.0	13,955,000	160,000	1920000	14%	7.3			
146SQM	18,300,000	732,000	183000	200,000	0.0	19,415,000	170,000	2040000	11%	9.5			

FURNISHED RENTAL

SQM	UNIT PRICE	STAMP DUTY	LEGAL FEES	OTHER FEES	FURNITURE COST	TOTAL INVESTMENT	RENT	ANNUAL RENT	ROI	BREAK-EVEN			
66 SQM	8,000,000	320,000	80,000	200,000	250000.0	8,850,000	160,000	1920000	22%	4.6			
89 SQM	11,400,000	456,000	114,000	200,000	260000.0	12,430,000	180,000	2160000	17%	5.8			
90 SQM	11,700,000	468,000	117,000	200,000	260000.0	12,745,000	180,000	2160000	17%	5.9			
114 SQM	15,100,000	604,000	154,000	200,000	280000.0	16,338,000	220,000	2640000	16%	6.2			
117 SQM	13,100,000	524,000	131,000	200,000	280000.0	14,235,000	220,000	2640000	19%	5.4			
146SQM	18,300,000	732,000	183000	200,000	300000.0	19,715,000	280,000	3360000	17%	5.9			

AIRBNB

SQM	UNIT PRICE	STAMP DUTY	LEGAL FEES	OTHER FEES	FURNITURE COST	TOTAL INVESTMENT	MONTHLY	ANNUAL RATES	ROI	BREAK EVEN			
66 SQM	8,000,000	320,000	80,000	200,000	250000.0	8,850,000	180000	2160000	24%	4.10			
89 SQM	11,400,000	456,000	114,000	200,000	260000.0	12,430,000	240000	2880000	23%	4.32			
90 SQM	11,700,000	468,000	117,000	200,000	260000.0	12,745,000	240000	2880000	23%	4.43			
114 SQM	15,100,000	604,000	154,000	200,000	280000.0	16,338,000	300000	3600000	22%	4.54			
117 SQM	13,100,000	524,000	131,000	200,000	280000.0	14,235,000	300000	3600000	25%	3.95			
146SQM	18,300,000	732,000	183000	200,000	300000.0	19,715,000	360000	4320000	22%	4.56			