

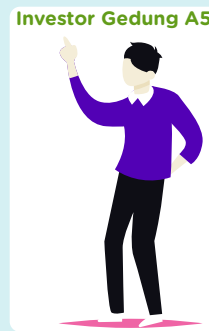
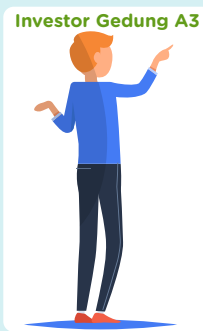
POOLING POINT SYSTEM

Pooling Point System adalah sebuah **sistem akunting dan alat komunikasi terhadap investornya**, guna memastikan bahwa **makin tinggi harga unit yang dibeli Anda sebagai investor, makin tinggi pula pasif income yang diraih berdasarkan sistem point setiap unitnya**. Disini investor tidak perlu khawatir terhadap **pembagian secara adil terhadap pendapatan** dari mahasiswa/siswi yang menyewa.

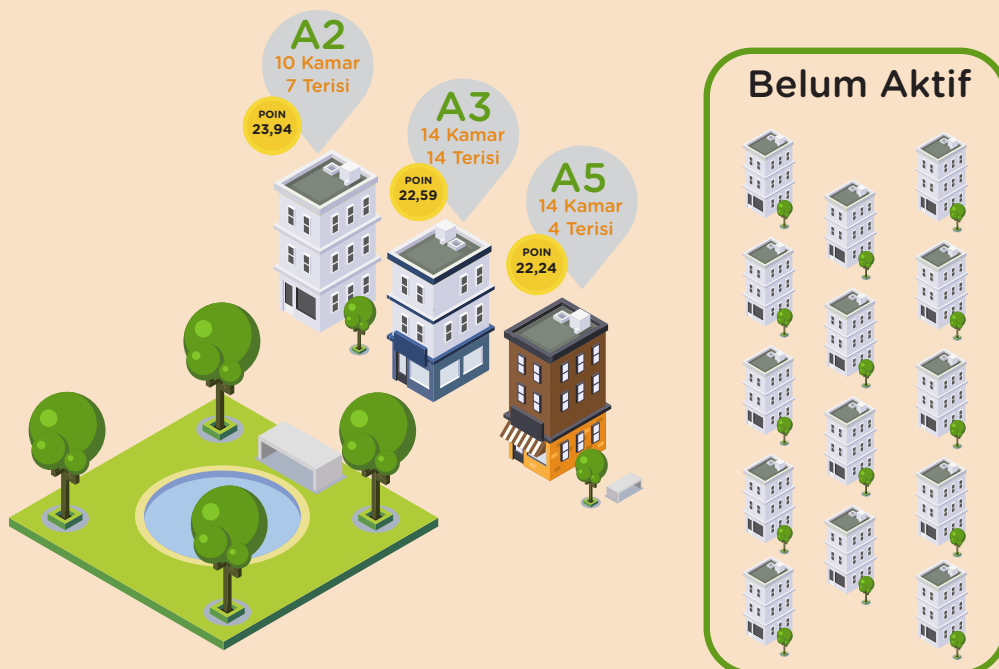
Apakah Masih Bingung? Ayo Kita pelajari

Pada saat **pertama kali bisnis dimulai hingga satu bulan beroperasi, belum tentu seluruh kamar kost terisi penuh setiap gedung kost nya**. Maka **berapakah jumlah pasif income** yang bisa saya dapatkan ?

Anda adalah **seorang investor**, pilih karakter anda :



Berikut ini **data gedung** sesuai yang anda pilih :



Cara Melakukan Kalkulasi Pasif Income Jika Dikelola Manajemen

1 Hitung Jumlah Poin

Dapat dilihat 3 gedung sudah mulai beroperasi.
Dengan poin yang berbeda sesuai luas tanah

Dimana saya bisa melihat tabel poin bangunan saya?
Kami Sertakan Tabel Poin di Bagian Akhir

A2 : 23,94
A3 : 22,59
A5 : 22,24 +

Poin Total **68,77**

A2 : 7 Kamar
A3 : 14 Kamar
A5 : 3 Kamar

Total Kamar Terisi **24 Kamar**

2 Hitung Jumlah Okupansi

Hitung jumlah kamar yang terisi pada
bangunan yang sudah beroperasi.

3 Hitung Jumlah Pendapatan Keseluruhan Per Tahun

Hitung jumlah pendapatan dengan asumsi
sewa tiap kamar seharga Rp. 1.500.000,-

A2 : 7 Kamar x Rp. 1.500.000 x 12 Bulan = Rp. 126.000.000
A3 : 14 Kamar x Rp. 1.500.000 x 12 Bulan = Rp. 252.000.000
A5 : 3 Kamar x Rp. 1.500.000 x 12 Bulan = Rp. 54.000.000

Total Jumlah
Pendapatan Per Tahun **Rp. 432.000.000**

4 Pembagian Secara Adil Terhadap Pendapatan

Cara Menghitung Pasif Income

Total Jumlah Pendapatan Per Tahun x $\frac{\text{Nilai Poin Bangunan}}{\text{Nilai Poin Total}}$

Jumlah pasif income yang akan diterima setiap
bangunan akan berbeda sesuai dengan **sistem
point** yang ada.

Pasif Income

A2 : Rp. 432.000.000 x $\frac{23,94}{68,77}$ = Rp. 150.386.506

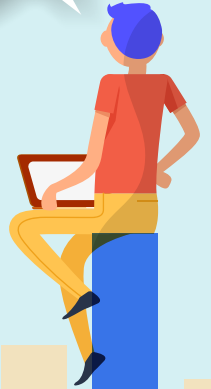
A3 : Rp. 432.000.000 x $\frac{22,59}{68,77}$ = Rp. 141.906.064

A5 : Rp. 432.000.000 x $\frac{22,24}{68,77}$ = Rp. 139.707.431

Investor Gedung A5

Bersyukur sekali saya berinvestasi di Kozko Living. Walaupun gedung saya tidak full penghuni tetapi pasif income saya lebih dari yang saya perhitungkan

Itulah Keunggulan **Point Poling System** yang Kita terapkan **pembagian secara adil terhadap pendapatan** Bagi kost-kostan yang dikelola oleh manajemen. semuanya telah diperhitungkan menggunakan **sistem poin**



Different Reaction From Investor

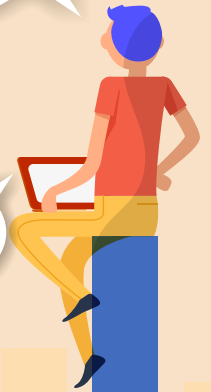
Investor Gedung A3

Kosan saya penghuninya penuh mengapa pasif income nya tidak seperti yang saya hitung ?

Kita menerapkan **pembagian secara adil terhadap pendapatan** Bagi kost-kostan yang dikelola oleh manajemen

Apakah bisa saya mengelola kostan sendiri ?

Bisa, asalkan memberikan surat tertulis kepada manajemen*



*Surat diberikan 4 bulan sebelum dikelola sendiri (Maksimal bulan Agustus) dan akan dilepas oleh manajemen pada tahun berikutnya



Pooling Point System

“(A) Building, 11 Rooms”

Pooling Point System

“(A) Building, 11 Rooms”

Weight

Building Size	:	10%
No Of Rooms	:	10%
Room Size/average	:	10%
View - Assumption	:	10%
Purchase Price	:	62%
Building Size	:	10%
No Of Rooms	:	10%
Room Size	:	10%
View	:	8%

**Total Points
Allocated For Each Unit** **100%**

Point For Spec (A)

Building Size	:	2.0
No Of Rooms	:	2.0
Room Size/average	:	2.0
View - Assumption	:	2.0

20.00

Purchase Price	:	12.1
Building Size	:	2.0
No Of Rooms	:	2.0
Room Size	:	2.0
View	:	1.5

**Total Points
Allocated For Each Unit** **19.7**

A6

Building Size	:	217
No Of Rooms	:	11
Room Size/average	:	20
View - Assumption	:	With View
Purchase Price	:	12.57
Building Size	:	2.00
No Of Rooms	:	2.00
Room Size	:	2.00
View	:	2.00

**Total Points
Allocated For Each Unit** **20.57**

A7

Building Size	:	217
No Of Rooms	:	11
Room Size/average	:	20
View - Assumption	:	With View
Purchase Price	:	12.32
Building Size	:	2.00
No Of Rooms	:	2.00
Room Size	:	2.00
View	:	2.00

**Total Points
Allocated For Each Unit** **20.32**

Pooling Point System

“(A) Building, 11 Rooms”

A8

Building Size	:	217
No Of Rooms	:	11
Room Size/average	:	20
View - Assumption	:	With View
Purchase Price	:	12.19
Building Size	:	2.00
No Of Rooms	:	2.00
Room Size	:	2.00
View	:	2.00

**Total Points
Allocated For Each Unit** 20.19

A11

Building Size	:	217
No Of Rooms	:	11
Room Size/average	:	20
View - Assumption	:	With View
Purchase Price	:	12.00
Building Size	:	2.00
No Of Rooms	:	2.00
Room Size	:	2.00
View	:	2.00

**Total Points
Allocated For Each Unit** 20.00

A12

Building Size	:	217
No Of Rooms	:	11
Room Size/average	:	20
View - Assumption	:	No View
Purchase Price	:	12.00
Building Size	:	2.00
No Of Rooms	:	2.00
Room Size	:	2.00
View	:	1.00

**Total Points
Allocated For Each Unit** 19.00

A15

Building Size	:	217
No Of Rooms	:	11
Room Size/average	:	20
View - Assumption	:	No View
Purchase Price	:	12.00
Building Size	:	2.00
No Of Rooms	:	2.00
Room Size	:	2.00
View	:	1.00

**Total Points
Allocated For Each Unit** 19.00

Pooling Point System

“(A) Building, 11 Rooms”

A16

Building Size	:	217
No Of Rooms	:	11
Room Size/average	:	20
View - Assumption	:	No View
Purchase Price	:	12.00
Building Size	:	2.00
No Of Rooms	:	2.00
Room Size	:	2.00
View	:	1.00

**Total Points
Allocated For Each Unit** **19.00**

A17

Building Size	:	217
No Of Rooms	:	11
Room Size/average	:	20
View - Assumption	:	No View
Purchase Price	:	12.00
Building Size	:	2.00
No Of Rooms	:	2.00
Room Size	:	2.00
View	:	1.00

**Total Points
Allocated For Each Unit** **19.00**

A18

Building Size	:	217
No Of Rooms	:	11
Room Size/average	:	20
View - Assumption	:	No View
Purchase Price	:	12.51
Building Size	:	2.00
No Of Rooms	:	2.00
Room Size	:	2.00
View	:	1.00

**Total Points
Allocated For Each Unit** **19.51**

Pooling Point System

"(A) Building, 14 Rooms"

Weight

Building Size	:	-
No Of Rooms	:	-
Room Size/average	:	-
View - Assumption	:	-
Purchase Price	:	64%
Building Size	:	10%
No Of Rooms	:	12%
Room Size	:	8%
View	:	6%

Total Points
Allocated For Each Unit 100%

Point For Spec (A)

Building Size	:	2.2
No Of Rooms	:	2.5
Room Size/average	:	1.7
View - Assumption	:	2.0

20.46

Purchase Price	:	14.0
Building Size	:	2.2
No Of Rooms	:	2.5
Room Size	:	1.7
View	:	1.4

Total Points
Allocated For Each Unit 21.83

A3

Building Size	:	240
No Of Rooms	:	14
Room Size/average	:	17
View - Assumption	:	With View
Purchase Price	:	14.13
Building Size	:	2.21
No Of Rooms	:	2.55
Room Size	:	1.70
View	:	2.00

Total Points
Allocated For Each Unit 22.59

A4

Building Size	:	240
No Of Rooms	:	14
Room Size/average	:	17
View - Assumption	:	With View
Purchase Price	:	13.97
Building Size	:	2.21
No Of Rooms	:	2.55
Room Size	:	1.70
View	:	2.00

Total Points
Allocated For Each Unit 22.43

Pooling Point System

“(A) Building, 14 Rooms”

A5

Building Size	:	240
No Of Rooms	:	14
Room Size/average	:	17
View - Assumption	:	With View
Purchase Price	:	13.78
Building Size	:	2.21
No Of Rooms	:	2.55
Room Size	:	1.70
View	:	2.00

Total Points
Allocated For Each Unit 22.24

A2

Building Size	:	242
No Of Rooms	:	10
Room Size/average	:	24.2
View - Assumption	:	With View
Purchase Price	:	15.47
Building Size	:	2.23
No Of Rooms	:	1.82
Room Size	:	2.42
View	:	2.00

Total Points
Allocated For Each Unit 23.94

Pooling Point System

“(A) Building, 15 Rooms”

Weight

Building Size	:	-
No Of Rooms	:	-
Room Size/average	:	-
View - Assumption	:	-
Purchase Price	:	65%
Building Size	:	10%
No Of Rooms	:	12%
Room Size	:	7%
View	:	6%

**Total Points
Allocated For Each Unit** **100%**

Point For Spec (A)

Building Size	:	2.2
No Of Rooms	:	2.7
Room Size/average	:	1.6
View - Assumption	:	2.0

20.56

Purchase Price	:	14.5
Building Size	:	2.2
No Of Rooms	:	2.7
Room Size	:	1.6
View	:	1.4

**Total Points
Allocated For Each Unit** **22.41**

A1

Building Size	:	242
No Of Rooms	:	15
Room Size/average	:	16
View - Assumption	:	With View
Purchase Price	:	15.23
Building Size	:	2.33
No Of Rooms	:	2.73
Room Size	:	1.60
View	:	2.00

**Total Points
Allocated For Each Unit** **23.79**

A9

Building Size	:	242
No Of Rooms	:	15
Room Size/average	:	16
View - Assumption	:	With View
Purchase Price	:	14.98
Building Size	:	2.23
No Of Rooms	:	2.73
Room Size	:	1.60
View	:	2.00

**Total Points
Allocated For Each Unit** **23.54**

Pooling Point System

“(A) Building, 15 Rooms”

A10

Building Size	:	242
No Of Rooms	:	15
Room Size/average	:	16
View - Assumption	:	With View
Purchase Price	:	14.28
Building Size	:	2.23
No Of Rooms	:	2.73
Room Size	:	1.60
View	:	2.00

**Total Points
Allocated For Each Unit** 22.84

A14

Building Size	:	242
No Of Rooms	:	15
Room Size/average	:	16
View - Assumption	:	With View
Purchase Price	:	14.79
Building Size	:	2.23
No Of Rooms	:	2.73
Room Size	:	1.60
View	:	2.00

**Total Points
Allocated For Each Unit** 23.35