

## LAMPIRAN

### Lampiran 1 Dokumentasi Kondisi Existing Lapangan







## Lampiran 2 Perhitungan Anggaran Biaya Proyek

No.	Investasi	Biaya (Rp)
<b>A.</b>	<b>PEKERJAAN BANGUNAN UTAMA DAN FASILITAS PENUNJANG</b>	
A.1	Biaya Struktur dan Finishing Bangunan Utama	Rp 134.308.608.000
A.2	Biaya Mekanikal dan Elektrikal Bangunan Utama	Rp 59.481.472.000
A.3	Biaya Bangunan Fasilitas Perangang	Rp 9.502.500.000
A.4	Biaya Pekerjaan Landscape	Rp 3.697.350.000
	<b>JUMLAH TOTAL BIAYA PEKERJAAN KOSNTRUKSI</b>	<b>Rp 206.989.930.000</b>
<b>B.</b>	<b>BIAYA KONSULTASI</b>	Rp 10.349.496.500
<b>C.</b>	<b>BIAYA PENGADAAN BARANG DAN PERLENGKAPAN</b>	Rp 143.137.230.825
<b>D.</b>	<b>BIAYA PERJINAN DAN LAIN-LAIN</b>	Rp 5.500.000.000
<b>E.</b>	<b>BIAYA OPFRASIONAL DAN LAIN-LAIN</b>	Rp 39.000.000.000
	<b>JUMLAH TOTAL BIAYA INVESTASI</b>	<b>Rp 404.976.657.325</b>
	PPN 11%	Rp 44.547.432.306
	<b>DIBULATKAN</b>	<b>Rp 449.524.100.000</b>

## Lampiran 3 Rincian Biaya Penyusutan

Tahun Ke	Tahun	Penyusutan	Akumulasi Penyusutan	Nilai Sisa
		H	I	J
0	2023			Rp 206.989.930.000
1	2024	Rp 9.314.546.850	Rp 9.314.546.850	Rp 197.675.383.150
2	2025	Rp 9.314.546.850	Rp 18.629.093.700	Rp 188.360.836.300
3	2026	Rp 9.314.546.850	Rp 27.943.640.550	Rp 179.046.289.450
4	2027	Rp 9.314.546.850	Rp 37.258.187.400	Rp 169.731.742.600
5	2028	Rp 9.314.546.850	Rp 46.572.734.250	Rp 160.417.195.750
6	2029	Rp 9.314.546.850	Rp 55.887.281.100	Rp 151.102.648.900
7	2030	Rp 9.314.546.850	Rp 65.201.827.950	Rp 141.788.102.050
8	2031	Rp 9.314.546.850	Rp 74.516.374.800	Rp 132.473.555.200
9	2032	Rp 9.314.546.850	Rp 83.830.921.650	Rp 123.159.008.350
10	2033	Rp 9.314.546.850	Rp 93.145.468.500	Rp 113.844.461.500
11	2034	Rp 9.314.546.850	Rp 102.460.015.350	Rp 104.529.914.650
12	2035	Rp 9.314.546.850	Rp 111.774.562.200	Rp 95.215.367.800
13	2036	Rp 9.314.546.850	Rp 121.089.109.050	Rp 85.900.820.950
14	2037	Rp 9.314.546.850	Rp 130.403.655.900	Rp 76.586.274.100
15	2038	Rp 9.314.546.850	Rp 139.718.202.750	Rp 67.271.727.250
17	2039	Rp 9.314.546.850	Rp 158.347.296.450	Rp 48.642.633.550
18	2040	Rp 9.314.546.850	Rp 167.661.843.300	Rp 39.328.086.700
19	2041	Rp 9.314.546.850	Rp 176.976.390.150	Rp 30.013.539.850
20	2042	Rp 9.314.546.850	Rp 186.290.937.000	Rp 20.698.993.000

## Lampiran 4 Biaya Oprasional

TAHUN	Biaya Pegawai	Belanja Barang dan Jasa	Biaya Perawatan	Angsuran dan Bunga Pinjaman	Biaya Oprasional
Ke	O	P	Q	R	S=O+P+Q+R
1	Rp 2.747.512.502	Rp 9.211.395.000	Rp 135.367.900	Rp 14.384.771.200	Rp 26.479.046.602
2	Rp 2.884.888.127	Rp 9.671.964.750	Rp 142.136.295	Rp 14.384.771.200	Rp 27.083.760.372
3	Rp 3.029.132.533	Rp 10.155.562.988	Rp 149.243.110	Rp 14.384.771.200	Rp 27.718.709.831
4	Rp 3.180.589.160	Rp 10.663.341.137	Rp 156.705.265	Rp 14.384.771.200	Rp 28.385.406.762
5	Rp 3.339.618.618	Rp 11.196.508.194	Rp 164.540.528	Rp 14.384.771.200	Rp 29.085.438.540
6	Rp 3.506.599.549	Rp 11.756.333.603	Rp 172.767.555	Rp 14.384.771.200	Rp 29.820.471.907
7	Rp 3.681.929.526	Rp 12.344.150.284	Rp 181.405.933	Rp 14.384.771.200	Rp 30.592.256.943
8	Rp 3.866.026.005	Rp 12.961.357.798	Rp 190.476.229	Rp 14.384.771.200	Rp 31.402.631.230
9	Rp 4.059.327.303	Rp 13.609.425.688	Rp 200.000.041	Rp 14.384.771.200	Rp 32.253.524.231
10	Rp 4.262.293.668	Rp 14.289.896.972	Rp 210.000.043	Rp 14.384.771.200	Rp 33.146.961.883
11	Rp 4.475.408.352	Rp 15.004.391.821	Rp 220.500.045		Rp 19.700.300.217
12	Rp 4.699.178.769	Rp 15.751.611.412	Rp 231.525.047		Rp 30.685.355.228
13	Rp 4.934.137.708	Rp 16.542.341.982	Rp 243.101.300		Rp 21.719.580.989
14	Rp 5.180.844.593	Rp 17.369.459.081	Rp 255.256.365		Rp 22.805.560.039
15	Rp 5.439.886.823	Rp 18.237.932.035	Rp 268.019.183		Rp 23.945.838.041
17	Rp 5.711.881.164	Rp 19.149.828.637	Rp 281.420.142		Rp 25.143.129.943
18	Rp 5.997.475.222	Rp 20.107.320.069	Rp 295.491.149		Rp 26.400.286.440
19	Rp 6.297.348.983	Rp 21.112.686.073	Rp 310.265.706		Rp 27.720.300.762
20	Rp 6.612.216.432	Rp 22.168.320.376	Rp 325.778.992		Rp 29.106.315.800

## Lampiran 5 Rincian Pendapatan

Tahun	Harat Inap	Harat Jalan	Pemungjut Meleh	Operasi	Unit Busuk	Haba Operasional
Ka	T	U	V	W	X	Y=U+V+W+X
1	Rp. 21.062.020.000	Rp. 27.462.200.000	Rp. 1.762.500.000	Rp. 4.212.000.000	Rp. 939.125.000	Rp. 55.495.125.000
2	Rp. 22.113.020.000	Rp. 28.835.025.000	Rp. 1.850.025.000	Rp. 4.422.500.000	Rp. 1.049.081.250	Rp. 58.270.931.250
3	Rp. 23.218.650.000	Rp. 30.277.605.250	Rp. 1.943.156.250	Rp. 4.643.750.000	Rp. 1.101.535.313	Rp. 61.184.477.813
4	Rp. 24.375.582.500	Rp. 31.791.276.563	Rp. 2.040.311.063	Rp. 4.875.516.500	Rp. 1.156.612.078	Rp. 61.243.701.703
5	Rp. 25.598.561.625	Rp. 33.380.840.393	Rp. 2.142.329.766	Rp. 5.119.712.325	Rp. 1.211.442.682	Rp. 67.455.886.788
6	Rp. 26.878.489.706	Rp. 35.019.882.410	Rp. 2.249.146.251	Rp. 5.375.697.911	Rp. 1.275.164.516	Rp. 70.828.681.128
7	Rp. 28.222.411.190	Rp. 36.802.076.531	Rp. 2.361.918.567	Rp. 5.641.482.838	Rp. 1.348.823.587	Rp. 74.370.115.184
8	Rp. 29.631.511.401	Rp. 38.642.485.357	Rp. 2.480.011.485	Rp. 5.926.706.980	Rp. 1.425.869.730	Rp. 78.084.620.943
9	Rp. 31.114.711.646	Rp. 40.544.620.174	Rp. 2.604.018.222	Rp. 6.223.042.129	Rp. 1.510.162.670	Rp. 81.993.051.460
10	Rp. 32.670.972.229	Rp. 42.603.051.111	Rp. 2.734.218.981	Rp. 6.534.304.446	Rp. 1.600.970.804	Rp. 86.092.704.560
11	Rp. 34.304.820.840	Rp. 44.731.518.688	Rp. 2.870.026.782	Rp. 6.850.004.164	Rp. 1.627.489.144	Rp. 91.297.210.810
12	Rp. 36.019.746.882	Rp. 46.920.194.622	Rp. 3.014.473.119	Rp. 7.225.949.126	Rp. 1.726.842.811	Rp. 94.917.226.810
13	Rp. 37.820.714.228	Rp. 49.218.704.232	Rp. 3.165.196.773	Rp. 7.624.146.143	Rp. 1.794.284.032	Rp. 99.661.087.121
14	Rp. 39.711.770.927	Rp. 51.734.639.371	Rp. 3.323.436.613	Rp. 7.942.324.187	Rp. 1.881.939.199	Rp. 104.648.220.300
15	Rp. 41.691.359.484	Rp. 54.273.871.320	Rp. 3.489.829.444	Rp. 8.289.471.897	Rp. 1.976.159.129	Rp. 109.878.581.334
16	Rp. 43.782.227.428	Rp. 57.002.265.127	Rp. 3.664.110.913	Rp. 8.756.443.492	Rp. 2.077.109.117	Rp. 115.272.426.111
17	Rp. 45.971.896.841	Rp. 59.947.109.343	Rp. 3.847.216.462	Rp. 9.124.267.766	Rp. 2.180.984.573	Rp. 121.141.081.026
18	Rp. 48.269.915.373	Rp. 62.944.559.052	Rp. 4.029.082.285	Rp. 9.653.381.155	Rp. 2.290.012.602	Rp. 127.198.187.057
19	Rp. 50.689.451.062	Rp. 66.091.790.705	Rp. 4.241.066.389	Rp. 10.176.680.212	Rp. 2.404.512.442	Rp. 133.558.041.820

### Lampiran 6 Proyeksi Laba Rugi

TAHUN	Pendapatan		Penyusutan		Oprasional		Laba	
Ke	T	U	V	W				
1	Rp	57.517.885.000	Rp	9.314.546.850	Rp	26.479.046.603	Rp	21.724.291.547
2	Rp	60.393.779.250	Rp	9.314.546.850	Rp	27.083.760.374	Rp	23.995.472.026
3	Rp	63.413.468.213	Rp	9.314.546.850	Rp	27.718.709.834	Rp	26.380.211.529
4	Rp	66.584.141.623	Rp	9.314.546.850	Rp	28.385.406.766	Rp	28.884.188.007
5	Rp	69.913.348.704	Rp	9.314.546.850	Rp	29.085.438.545	Rp	31.513.363.309
6	Rp	73.409.016.139	Rp	9.314.546.850	Rp	29.820.471.913	Rp	34.273.997.376
7	Rp	77.079.466.946	Rp	9.314.546.850	Rp	30.592.256.950	Rp	37.172.663.147
8	Rp	80.933.440.294	Rp	9.314.546.850	Rp	31.402.631.238	Rp	40.216.262.206
9	Rp	84.980.112.308	Rp	9.314.546.850	Rp	32.253.524.240	Rp	43.412.041.218
10	Rp	89.229.117.924	Rp	9.314.546.850	Rp	33.146.961.893	Rp	46.767.609.181
11	Rp	93.690.573.820	Rp	9.314.546.850	Rp	19.700.300.228	Rp	64.675.726.742
12	Rp	98.375.102.511	Rp	9.314.546.850	Rp	20.685.315.240	Rp	68.375.240.421
13	Rp	103.293.857.637	Rp	9.314.546.850	Rp	21.719.581.002	Rp	72.259.729.784
14	Rp	108.458.550.518	Rp	9.314.546.850	Rp	22.805.560.053	Rp	76.338.443.616
15	Rp	113.881.478.044	Rp	9.314.546.850	Rp	23.945.838.056	Rp	80.621.093.139
17	Rp	119.575.551.947	Rp	9.314.546.850	Rp	25.143.129.960	Rp	85.117.875.137
18	Rp	125.554.329.544	Rp	9.314.546.850	Rp	26.400.286.458	Rp	89.839.496.236
19	Rp	131.832.046.021	Rp	9.314.546.850	Rp	27.720.300.781	Rp	94.797.198.390
20	Rp	138.423.648.322	Rp	9.314.546.850	Rp	29.106.315.820	Rp	100.002.785.652

## Lampiran 7 Perhitungan NPV

Perhitungan NPV						
TAHUN	CASH IN	CASH OUT	FBP 8%	PWB	PWC	NPV
0			1,00			Rp (49.524.100.000)
1	Rp 55.496.125.000	Rp 22.476.205.000	0,95	Rp 51.385.300.926	Rp 20.811.300.926	Rp 30.574.000.000
2	Rp 58.270.931.250	Rp 22.476.205.000	0,86	Rp 49.957.951.456	Rp 19.269.723.080	Rp 30.688.208.376
3	Rp 61.184.477.813	Rp 22.476.205.000	0,79	Rp 48.570.211.138	Rp 17.842.336.185	Rp 30.727.874.953
4	Rp 64.243.701.703	Rp 28.285.456.762	0,74	Rp 47.221.038.006	Rp 20.864.321.354	Rp 26.356.917.252
5	Rp 67.455.886.788	Rp 29.085.438.540	0,68	Rp 45.909.343.089	Rp 19.795.060.740	Rp 26.114.282.340
6	Rp 70.828.681.128	Rp 29.820.471.907	0,63	Rp 44.634.083.559	Rp 18.791.955.655	Rp 25.842.127.904
7	Rp 74.370.115.184	Rp 30.592.256.943	0,58	Rp 43.394.247.904	Rp 17.850.283.095	Rp 25.543.959.809
8	Rp 78.088.620.943	Rp 31.402.631.230	0,54	Rp 42.188.852.129	Rp 16.965.864.545	Rp 25.222.987.584
9	Rp 81.993.051.990	Rp 32.253.524.231	0,50	Rp 41.016.939.570	Rp 16.134.792.183	Rp 24.882.147.387
10	Rp 86.092.701.590	Rp 33.146.961.883	0,46	Rp 39.877.580.138	Rp 15.353.456.894	Rp 24.526.123.244
11	Rp 90.397.339.819	Rp 19.700.900.217	0,43	Rp 38.769.869.578	Rp 8.449.121.087	Rp 30.320.748.491
12	Rp 94.917.206.810	Rp 20.685.315.229	0,40	Rp 37.692.926.757	Rp 8.214.429.279	Rp 26.478.505.478
13	Rp 99.653.067.151	Rp 21.719.580.989	0,37	Rp 36.645.902.958	Rp 7.986.244.855	Rp 28.659.658.103
14	Rp 104.616.220.509	Rp 22.805.560.039	0,34	Rp 35.627.961.209	Rp 7.764.404.720	Rp 27.863.556.489
15	Rp 109.878.551.534	Rp 23.945.858.041	0,32	Rp 34.638.295.820	Rp 7.548.726.811	Rp 27.089.568.809
17	Rp 115.372.458.111	Rp 25.143.129.943	0,27	Rp 31.181.593.279	Rp 6.795.407.366	Rp 24.586.185.914
18	Rp 121.141.081.016	Rp 26.400.286.440	0,25	Rp 30.515.457.910	Rp 6.606.646.050	Rp 23.708.791.860
19	Rp 127.198.131.067	Rp 27.720.300.762	0,23	Rp 29.473.342.413	Rp 6.423.138.104	Rp 23.050.214.300
20	Rp 133.558.041.820	Rp 29.106.315.800	0,21	Rp 28.054.638.457	Rp 6.244.707.879	Rp 22.409.930.578
						<b>NPV Rp 57.919.688.890</b>



## Lampiran 8 Perhitungan BCR

Perhitungan BCR									
TAHUN	CASH IN		CASH OUT		FRP 3%	PWB	PWC		
0					1,00				
1	Rp	55.499.325.000	Rp	22.479.205.000	0,97	Rp	51.280.300.928	Rp	20.811.300.928
2	Rp	58.270.931.250	Rp	22.479.205.000	0,86	Rp	49.957.921.428	Rp	19.269.723.080
3	Rp	61.184.477.813	Rp	22.479.205.000	0,79	Rp	48.570.211.138	Rp	17.842.336.185
4	Rp	64.249.731.735	Rp	28.385.405.762	0,74	Rp	47.221.038.006	Rp	20.804.121.354
5	Rp	67.455.886.798	Rp	29.085.438.540	0,68	Rp	45.909.543.089	Rp	19.795.000.749
6	Rp	70.829.081.128	Rp	29.823.471.907	0,63	Rp	44.634.083.559	Rp	18.791.955.055
7	Rp	74.370.115.184	Rp	30.592.356.048	0,58	Rp	43.394.047.004	Rp	17.830.288.095
8	Rp	78.089.630.945	Rp	31.403.681.330	0,54	Rp	42.188.857.133	Rp	16.905.864.545
9	Rp	81.983.051.990	Rp	32.251.534.231	0,50	Rp	41.016.935.510	Rp	16.124.590.183
10	Rp	86.052.794.590	Rp	33.149.961.883	0,46	Rp	39.877.580.128	Rp	15.507.406.894
11	Rp	90.397.339.819	Rp	38.703.303.217	0,43	Rp	38.768.869.578	Rp	8.419.121.087
12	Rp	94.917.236.810	Rp	38.685.313.228	0,40	Rp	37.692.928.727	Rp	8.214.423.279
13	Rp	99.668.067.151	Rp	31.719.580.980	0,37	Rp	36.643.903.958	Rp	7.986.244.855
14	Rp	104.646.220.569	Rp	21.805.500.039	0,34	Rp	35.627.961.289	Rp	7.704.404.720
15	Rp	109.878.531.334	Rp	21.945.848.041	0,32	Rp	34.639.355.630	Rp	7.548.726.811
16	Rp	115.372.458.131	Rp	31.143.126.940	0,27	Rp	31.181.593.379	Rp	6.795.401.946
18	Rp	121.141.082.029	Rp	26.900.286.910	0,25	Rp	33.225.437.920	Rp	6.808.696.050
19	Rp	127.198.135.067	Rp	27.720.300.762	0,23	Rp	29.473.342.413	Rp	6.723.128.164
20	Rp	133.558.041.820	Rp	29.100.345.800	0,21	Rp	28.654.038.457	Rp	6.244.707.879
						T = Rp	757.155.468.096	Rp	240.711.700.816
					BCR =		3,032		

## Lampiran 9 Perhitungan IRR

Perhitungan IRR							
TAHUN	CASH IN	CASH OUT	NET CASHFLOW	FBP 8%	NPV	FBP 10%	NPV
(1)	(2)	(3)	(1)	(4)=1(1+12%)^(1)	(7)=(5)-(6)	(4)=1(1+12%)^(1)	(7)=(5)-(6)
0				1,00	Rp (449.524.100.000)	1,00	Rp (449.524.100.000)
1	Rp 55.496.125.000	Rp 22.476.205.000	Rp 33.019.920.000	0,93	Rp 30.574.000.000	0,91	Rp 30.018.109.091
2	Rp 58.270.931.250	Rp 22.476.205.000	Rp 35.794.726.250	0,86	Rp 30.688.208.376	0,83	Rp 29.582.418.388
3	Rp 61.184.477.813	Rp 22.476.205.000	Rp 38.708.272.813	0,79	Rp 30.727.874.953	0,75	Rp 29.082.098.281
4	Rp 64.243.701.703	Rp 28.385.406.762	Rp 35.858.294.941	0,74	Rp 26.356.917.252	0,68	Rp 24.491.697.931
5	Rp 67.455.886.788	Rp 29.085.438.540	Rp 38.370.448.248	0,68	Rp 26.114.282.340	0,62	Rp 23.825.029.492
6	Rp 70.828.681.128	Rp 29.820.471.907	Rp 41.008.209.220	0,63	Rp 25.842.127.904	0,56	Rp 23.148.065.023
7	Rp 74.370.115.184	Rp 30.592.256.943	Rp 43.777.858.241	0,58	Rp 25.543.959.809	0,51	Rp 22.464.963.355
8	Rp 78.088.620.943	Rp 31.402.631.230	Rp 46.685.989.713	0,54	Rp 25.222.987.584	0,47	Rp 21.779.358.754
9	Rp 81.993.051.990	Rp 32.253.524.231	Rp 49.739.527.759	0,50	Rp 24.882.147.387	0,42	Rp 21.094.415.262
10	Rp 86.092.704.590	Rp 33.146.961.883	Rp 52.945.742.707	0,46	Rp 24.524.123.244	0,39	Rp 20.412.875.805
11	Rp 90.397.339.819	Rp 19.700.300.217	Rp 70.697.039.602	0,43	Rp 30.320.748.491	0,35	Rp 24.778.881.092
12	Rp 94.917.206.810	Rp 20.685.315.228	Rp 74.231.891.583	0,40	Rp 29.478.505.478	0,32	Rp 23.652.568.315
13	Rp 99.663.067.151	Rp 21.719.580.989	Rp 77.943.486.162	0,37	Rp 28.659.658.103	0,29	Rp 22.577.451.574
14	Rp 104.646.220.509	Rp 22.805.560.039	Rp 81.840.660.470	0,34	Rp 27.863.556.489	0,26	Rp 21.551.203.775
15	Rp 109.878.531.534	Rp 23.945.838.041	Rp 85.932.693.493	0,32	Rp 27.089.568.809	0,24	Rp 20.571.603.603
17	Rp 115.372.458.111	Rp 25.143.129.943	Rp 90.229.328.168	0,27	Rp 24.386.185.914	0,20	Rp 17.851.391.556
18	Rp 121.141.081.016	Rp 26.400.286.440	Rp 94.740.794.576	0,25	Rp 23.708.791.860	0,18	Rp 17.039.964.668
19	Rp 127.198.135.067	Rp 27.720.300.762	Rp 99.477.834.305	0,23	Rp 23.050.214.309	0,16	Rp 16.265.420.819
20	Rp 133.558.041.820	Rp 29.106.315.800	Rp 104.451.726.020	0,21	Rp 22.409.930.578	0,15	Rp 15.526.083.509
					Rp 57.919.688.880		Rp (23.810.499.707)

### Lampiran 9 Perhitungan PP

Perhitungan PP			
TAHUN	NPV	AKUMULASI	KET
0		<b>Rp (449.524.100.000)</b>	
1	Rp 30.574.000.000	Rp (418.950.100.000)	NEGATIF
2	Rp 30.688.208.376	Rp (388.261.891.624)	NEGATIF
3	Rp 30.727.874.953	Rp (357.534.016.671)	NEGATIF
4	Rp 26.356.917.252	Rp (331.177.099.419)	NEGATIF
5	Rp 26.114.282.340	Rp (305.062.817.079)	NEGATIF
6	Rp 25.842.127.904	Rp (279.220.689.175)	NEGATIF
7	Rp 25.543.959.809	Rp (253.676.729.366)	NEGATIF
8	Rp 25.222.987.584	Rp (228.453.741.782)	NEGATIF
9	Rp 24.882.147.387	Rp (203.571.594.395)	NEGATIF
10	Rp 24.524.123.244	Rp (179.047.471.151)	NEGATIF
11	Rp 30.320.748.491	Rp (148.726.722.660)	NEGATIF
12	Rp 29.478.505.478	Rp (119.248.217.182)	NEGATIF
13	Rp 28.659.658.103	Rp (90.588.559.079)	NEGATIF
14	Rp 27.863.556.489	Rp (62.725.002.589)	NEGATIF
15	Rp 27.089.568.809	Rp (35.635.433.780)	NEGATIF
17	Rp 24.386.185.914	Rp (11.249.247.867)	NEGATIF
18	Rp 23.708.791.860	Rp 12.459.543.994	POSITIF
19	Rp 23.050.214.309	Rp 35.509.758.302	POSITIF
20	Rp 22.409.930.578	Rp 57.919.688.880	POSITIF