

BAB VI

KESIMPULAN DAN SARAN

6.1. Kesimpulan

Pada evaluasi proyek Gedung *Yogyakarta Exhibition and Convention Centre* (YECC), Yogyakarta ini, penulis dapat menarik kesimpulan.

1. Gedung YECC, Yogyakarta layak secara analisis finansial dan analisis kelayakan investasi.
2. Berdasarkan analisis kelayakan investasi, Gedung YECC layak untuk dilakukan investasi jangka panjang. Bentuk investasi tersebut dapat berupa kredit investasi perbankan dan atau dana investasi investor swasta.
3. Berdasarkan analisis finansial, Gedung YECC, Yogyakarta mampu membiayai sendiri dalam pembiayaan pemeliharaan dan operasional (O&M), sehingga sesuai dengan tujuan semula bahwa Gedung YECC, Yogyakarta ini harus mampu *self-liquidating*.

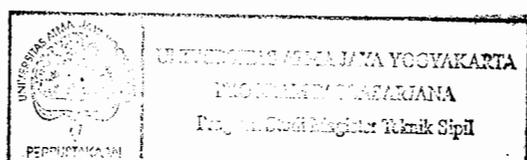
6.2. Saran

Penulis memberikan saran yang mungkin nantinya diperlukan untuk evaluasi proyek selanjutnya, yaitu.

1. Coba meninjau analisis pasar dari segi data kualitatif, tidak hanya data kuantitatif saja. Dari data kualitatif dapat diketahui segmen pasar apa yang akan kita bidik dalam pemasaran produk kita selanjutnya.
2. Dalam melakukan analisis pasar, dapat dicoba menggunakan analisis trend simple exponential untuk peramalan pasar yang akan datang.

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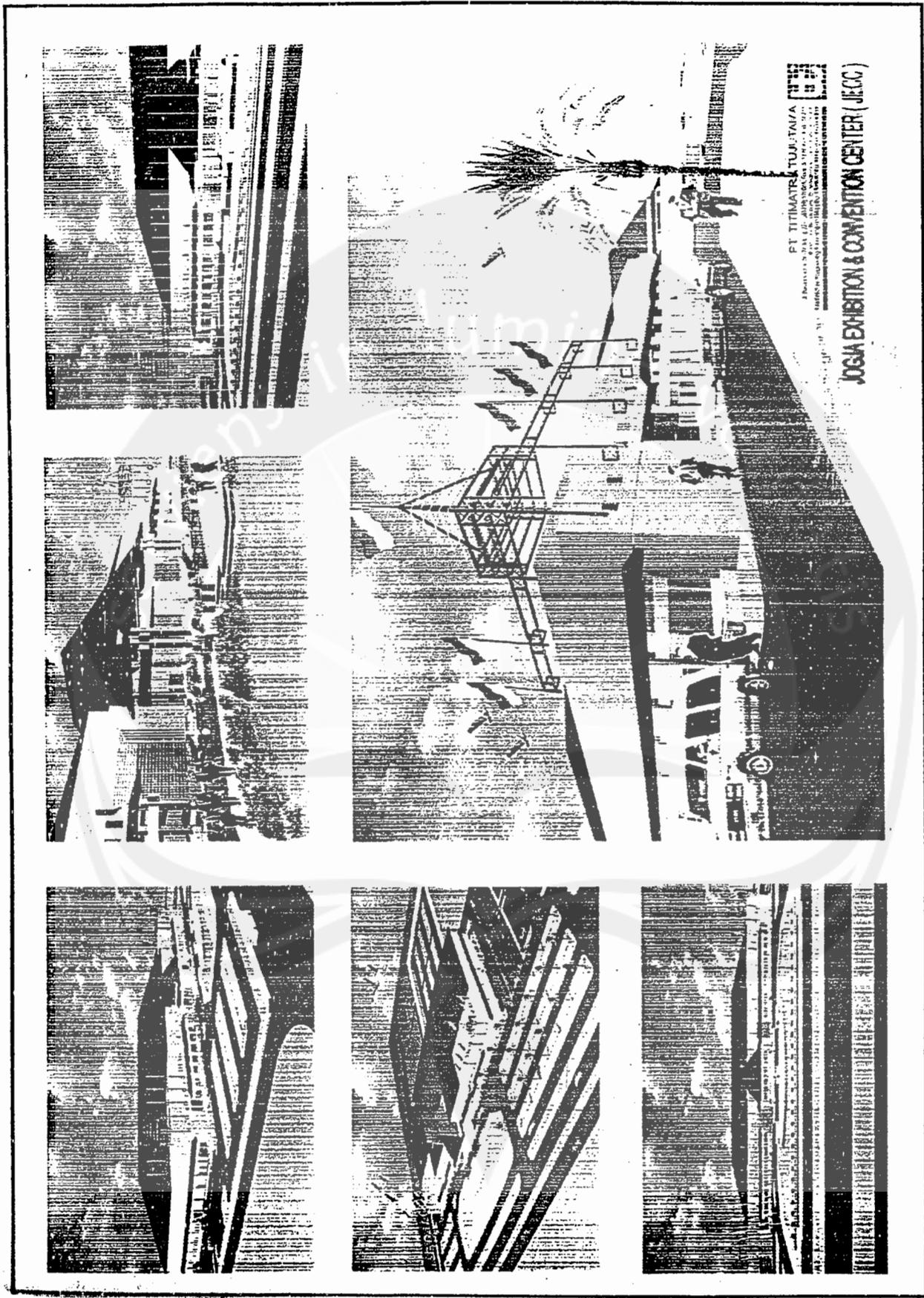
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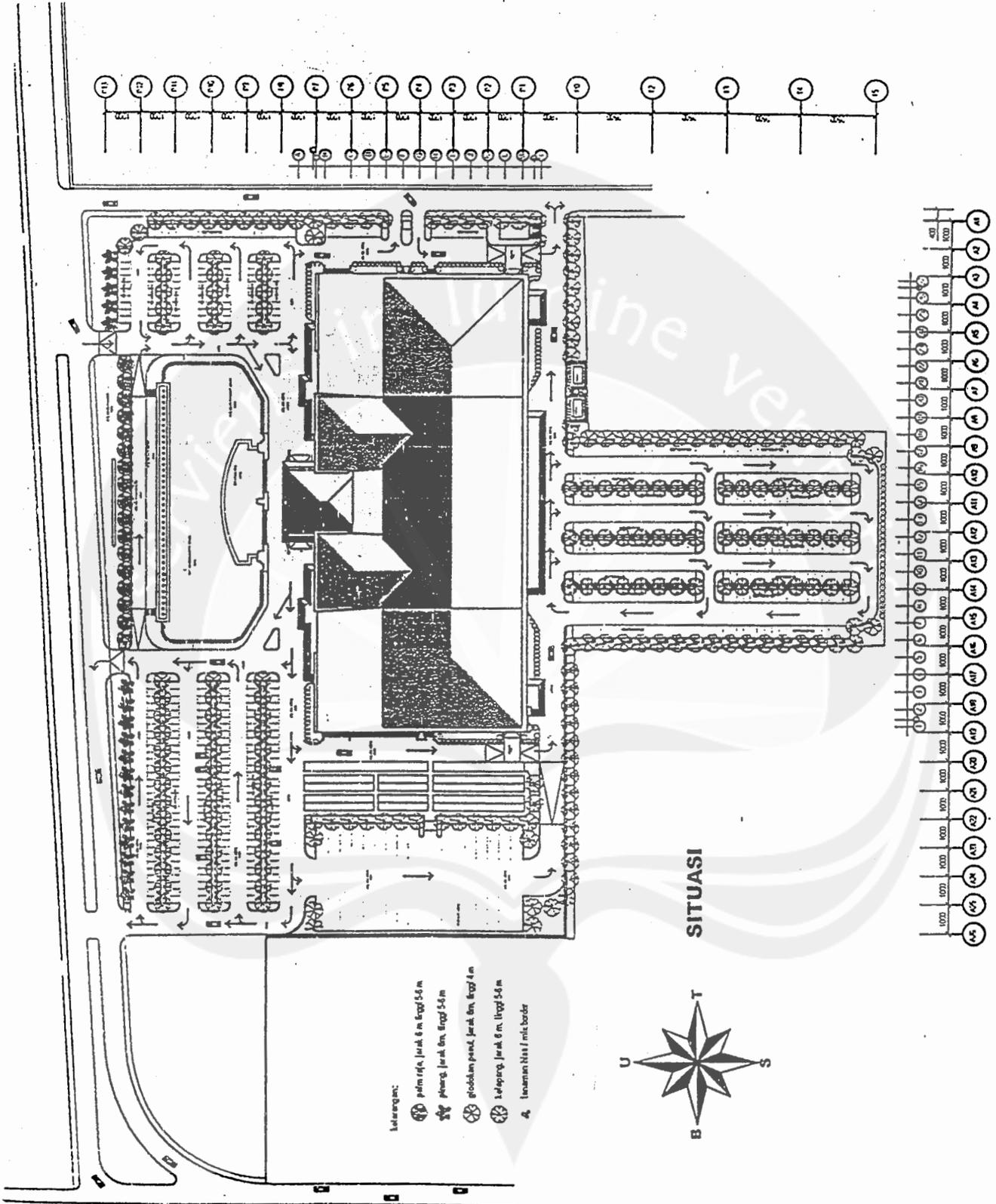
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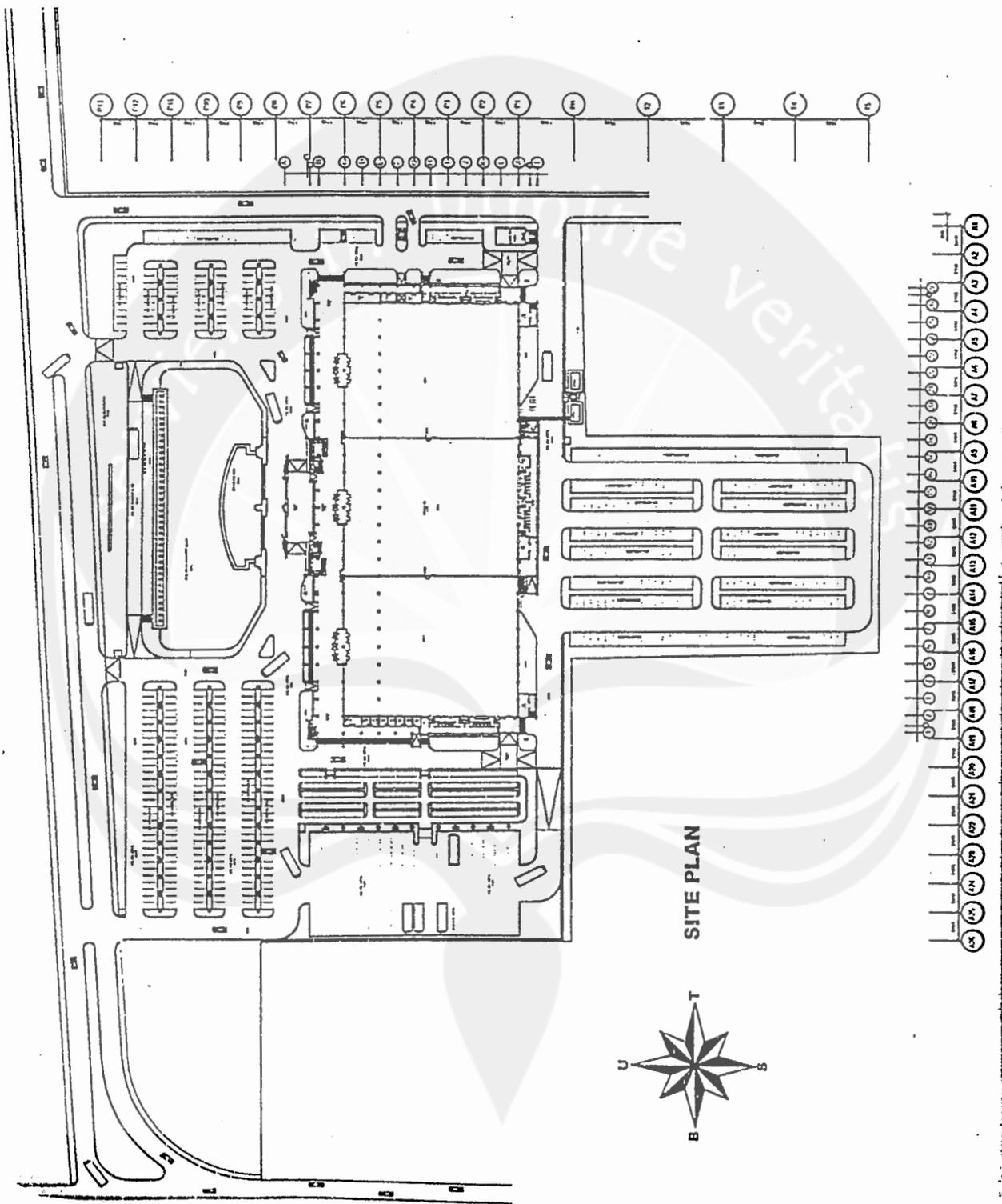
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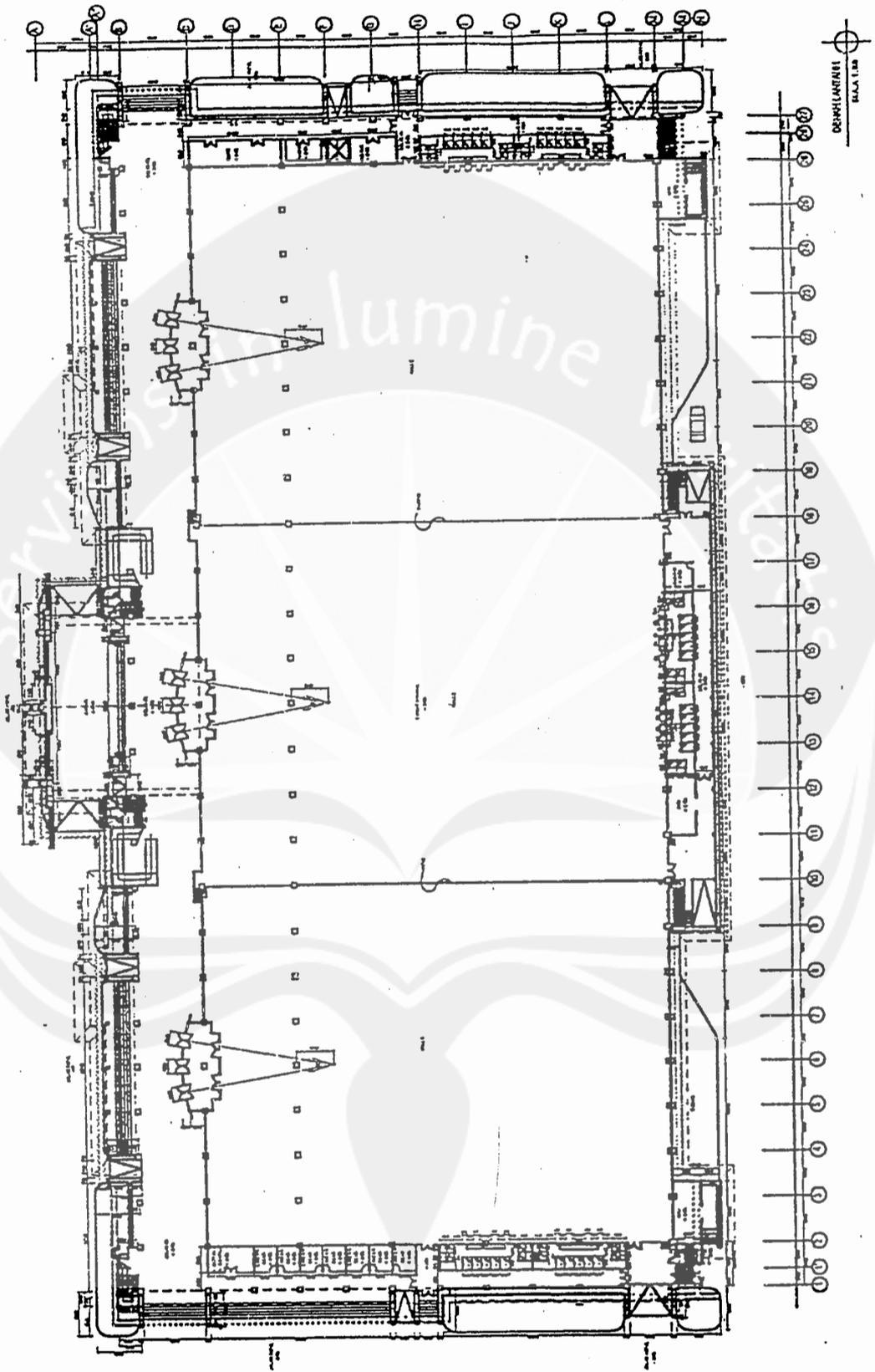


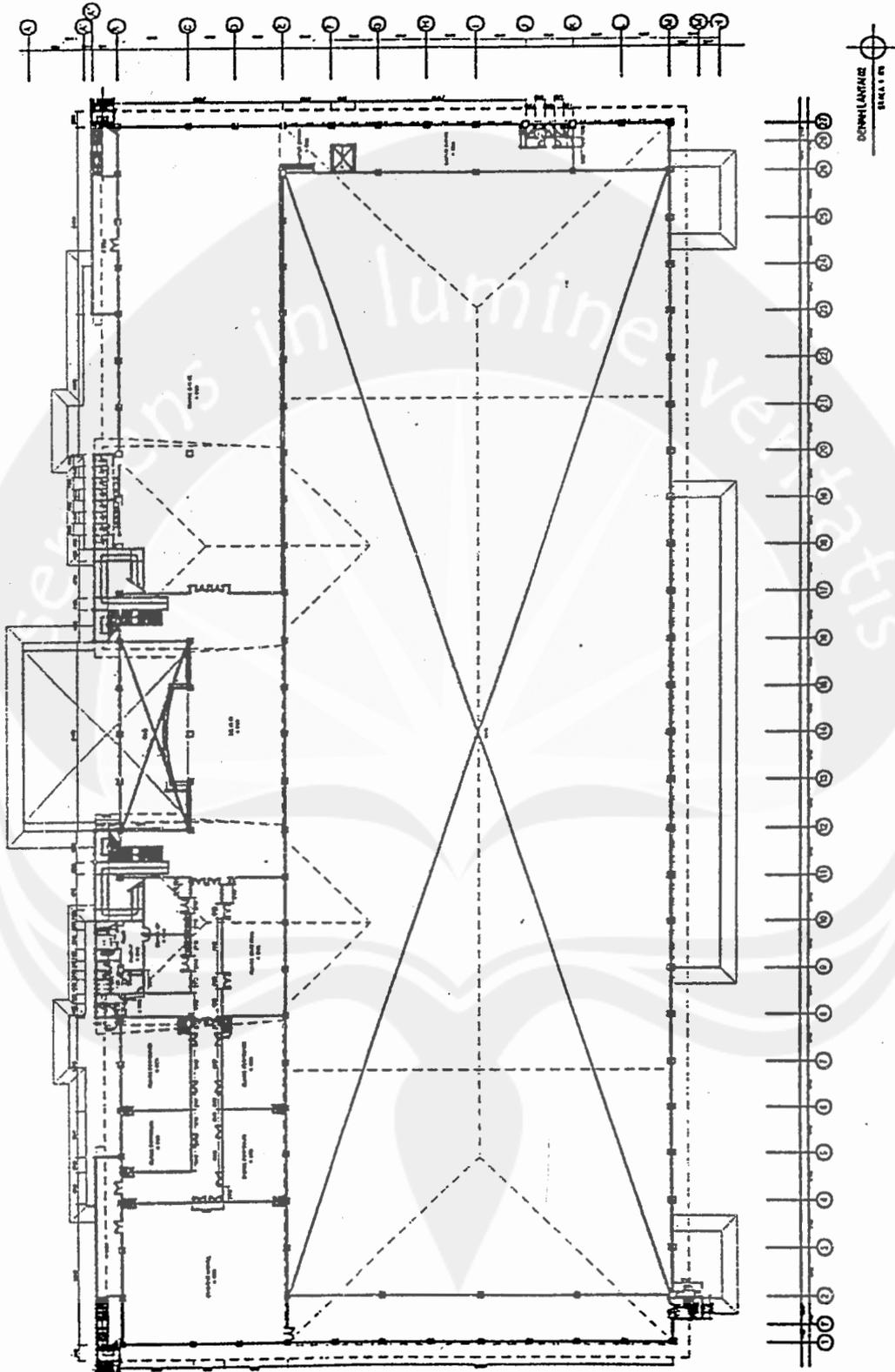
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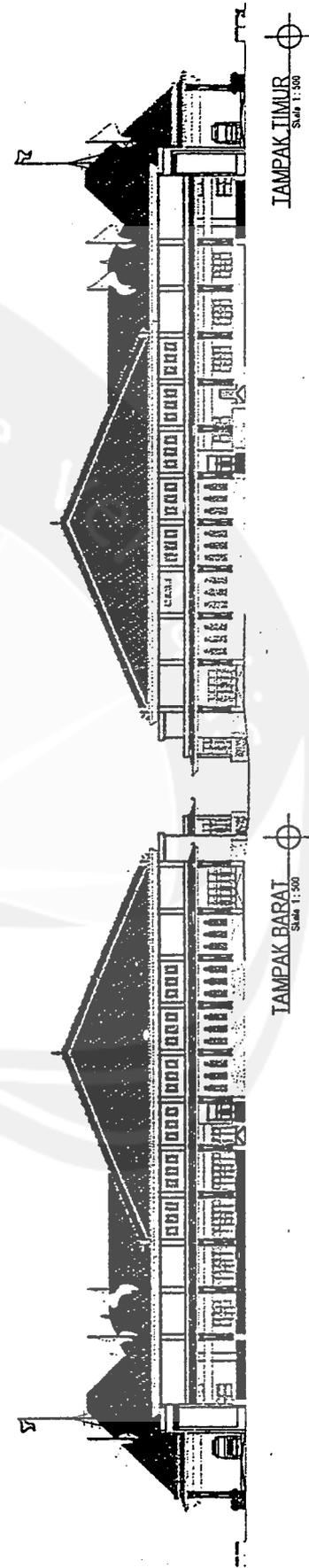
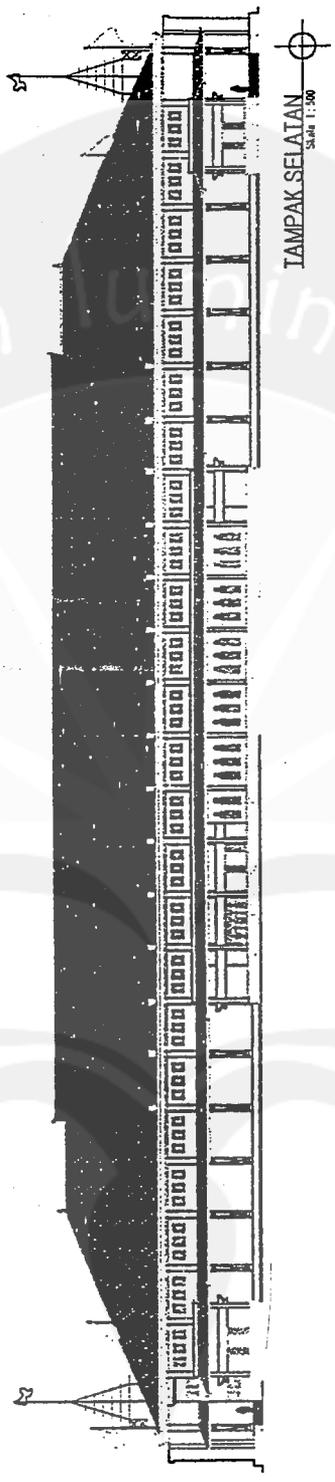
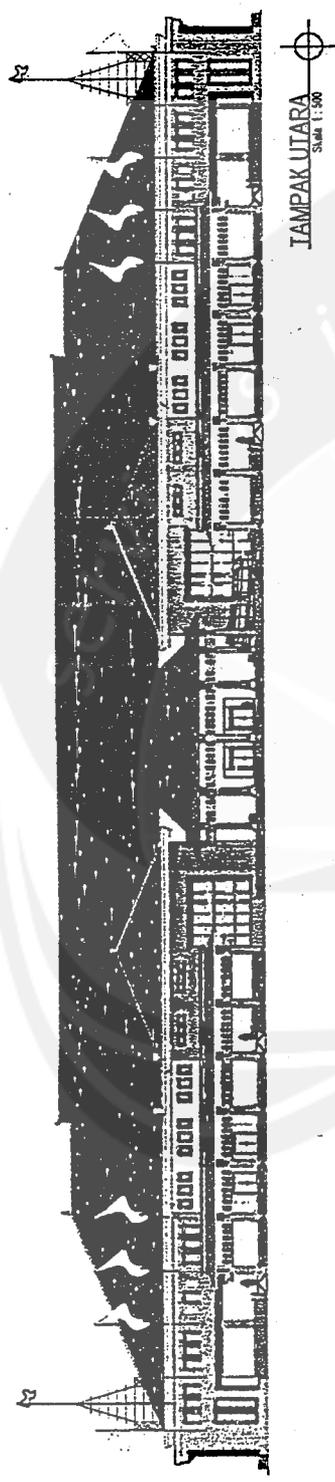


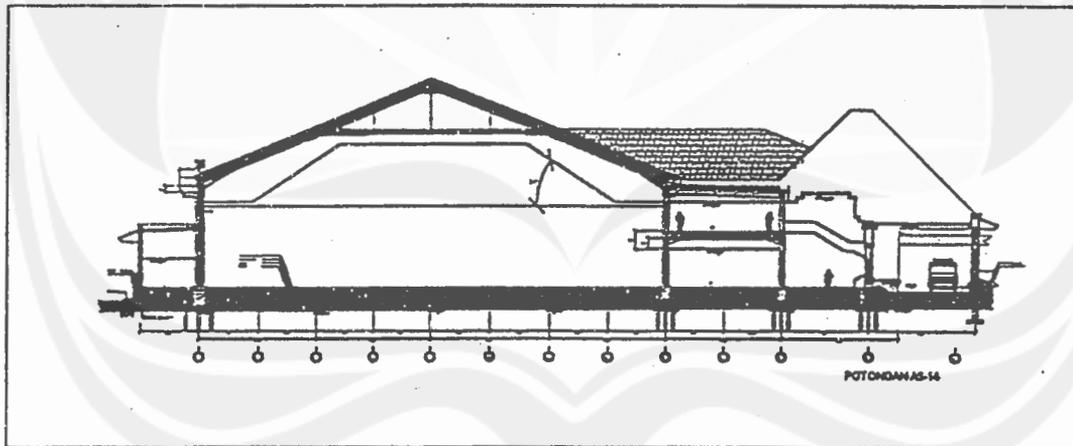
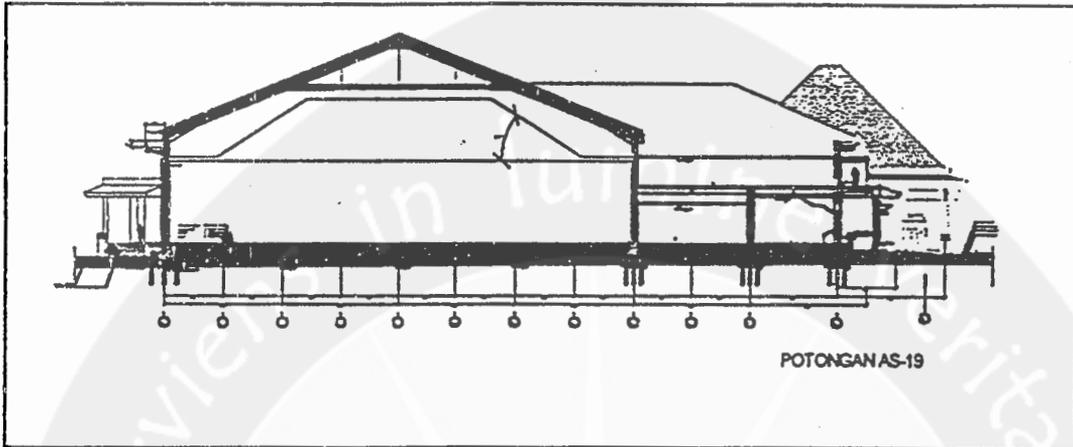












RENCANA ANGGARAN BIAYA

P.T. TITIMATRA TUJUTAMA		Proyek : PEMDA D.I.Y	Lembar Ke :
Jl. Pakuningratan 76, Phone 0274 - 561239; 518063/Facs. 0274 - 561239		Pekerjaan : Pembangunan Gedung YECC	1
Y O G Y A K A R T A - 5 5 2 3 3		Lokasi : Jl. Janli, Gedong Kuning - Yogyakarta	

REKAPITULASI TAHAP I

A. BANGUNAN GEDUNG YECC	Rp.	19 991 687 574 00
B. PEKERJAAN SITE DEVELOPMENT	Rp.	1 676 531 432 00
C. PEKERJAAN MEKANIKAL DAN ELEKTRIKAL	Rp.	7 567 753 244 00
D. PEKERJAAN ASESORIS PENDUKUNG	Rp.	1 826 061 953 00
H. PEKERJAAN MEUBELER	Rp.	1 377 325 000 00
SUB JUMLAH	Rp.	32 441 509 204 00
PPN 10 %	Rp.	3 244 160 920 40
JUMLAH	Rp.	35 685 690 125 00
DIBULATKAN	Rp.	35 685 690 000 00

Terbilang : Tiga puluh lima milyar enam ratus delapan puluh lima juta sembilan ratus sembilan puluh ribu rupiah.

REKAPITULASI TAHAP II

E. DINDING PARTISI LL 1	Rp.	1 666 636 668 00
F. GENSET + RUMAH	Rp.	1 539 500 000 00
G. TEMPAT PARKIR BELAKANG	Rp.	562 415 000 00
I. RANGKA BAJA PENGGANTUNG PARTISI LL 1	Rp.	758 507 796 00
SUB JUMLAH	Rp.	4 726 251 464 00
PPN 10 %	Rp.	472 625 146 40
JUMLAH	Rp.	5 201 067 610 00
DIBULATKAN	Rp.	5 201 067 000 00

Terbilang : Lima milyar dua ratus satu juta delapan puluh tujuh ribu rupiah.

REKAPITULASI TAHAP I & TAHAP II

I. TAHAP I	Rp.	35 685 690 000 00
II. TAHAP II	Rp.	5 201 067 000 00
JUMLAH	Rp.	40 887 677 000 00
DIBULATKAN	Rp.	40 887 677 000 00

Terbilang : Empat puluh milyar delapan ratus delapan puluh tujuh juta tujuh puluh tujuh ribu rupiah.

Yogyakarta, Juli 2001

Konsultan perencana

PT. TITIMATRA TUJUTAMA



G. Rukmoroto, IAI

Direktur

RENCANA ANGGARAN BIAYA

T. TITIMATRA TUJUTAMA Pakuningratan 76, Phone 0274 - 561239; 518068/Facs. 0274 - 561239 O G Y A K A R T A - 5 5 2 3 3	Proyek : PEMDA D.I.Y Pekerjaan : Pembangunan Gedung YECC Lokasi : Jl. Janti, Gedong Kuning - Yogyakarta	Lembar Ke : 1
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REKAPITULASI

BANGUNAN GEDUNG YECC (APBN)			
I. PEKERJAAN PENDAHULUAN & BONGKARAN		Rp.	114,836,923.50
II. PEKERJAAN TANAH, PASIR & PASANGAN		Rp.	1,089,405,931.71
III. PEKERJAAN STRUKTUR BAJA & BETON BERTULANG		Rp.	12,196,482,368.36
IV. PEKERJAAN DINDING	Lantai satu :	Rp.	1,591,686,053.60
	Lantai dua :	Rp.	1,514,938,663.13
			3,106,624,716.73
V. PEKERJAAN PINTU, JENDELA & PARTISI	Lantai satu :	Rp.	259,098,343.10
	Lantai dua :	Rp.	117,572,057.04
			376,670,400.14
VI. PEKERJAAN PENUTUP ATAP DAN TALANG	Lantai dua :	Rp.	1,608,426,818.49
VII. PEKERJAAN LANTAI DAN PLAFOND	Lantai satu :	Rp.	767,953,302.89
	Lantai dua :	Rp.	366,064,126.92
			1,134,017,429.81
VIII. PEKERJAAN FINISHING	Lantai satu :	Rp.	84,475,162.70
	Lantai dua :	Rp.	69,222,824.04
			153,697,986.74
IX. PEKERJAAN PLUMBING & SANITER	Lantai satu :	Rp.	180,605,776.52
	Lantai dua :	Rp.	30,919,222.84
			211,524,999.36
SUB JUMLAH			Rp. 19,991,687,574.84

RENCANA ANGGARAN BIAYA

P. T. TITIMATRA TUJUTAMA	Proyek : PEMDA D.I.Y	Letter Ke :
Jl. Pakuningratan 76, Phone 0274 - 561239; 518068/Facs. 0274 - 561239	Pekerjaan : Pembangunan Gedung YECC	:
Y O G Y A K A R T A - 5 5 2 3 3	Lokasi : Jl. Janti, Gedong Kuning - Yogyakarta	

REKAPITULASI

B.	PEKERJAAN SITE DEVELOPMENT		
B.1.	SITE DEVELOPMENT AREA A	Rp.	419.542.000,00
B.2.	SITE DEVELOPMENT AREA B	Rp.	412.035.000,00
B.3.	SITE DEVELOPMENT AREA C	Rp.	252.454.000,00
B.4.	SITE DEVELOPMENT AREA D	Rp.	340.616.227,00
B.5.	SITE DEVELOPMENT AREA E-F	Rp.	255.672.864,00
SUB JUMLAH		Rp.	1.679.561.432,00

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RENCANA ANGGARAN BIAYA

P. T. T. I. I. A. T. R. A. T. U. J. U. T. A. M. A.	Proyek : PEMDAD.I.Y	Lembar Ke :
Jl. Pakuningratan 76, Phone 0274 - 561239; 518069/Facs. 0274 - 561239	Pekerjaan : Pembangunan Gedung YECC	1
Y O G Y A K A R T A - 5 5 2 3 3	Lokasi : Jl. Janti, Gedong Kuning - Yogyakarta	

REKAPITULASI

C. PEKERJAAN MEKANIKAL DAN ELEKTRIKAL		
I.a. PEKERJAAN INSTALASI LISTRIK DALAM GEDUNG	Rp.	1 415 995 184.00
I.b. PEKERJAAN INSTALASI LISTRIK LUAR GEDUNG	Rp.	273 635 860.00
II. PEKERJAAN FIRE ALARM SYSTEM	Rp.	103 800 000.00
III. PEKERJAAN INSTALASI TELEPHONE	Rp.	581 045 250.00
IV. PEKERJAAN SOUND SISTEM	Rp.	1 086 509 000.00
V. PEKERJAAN PENANGKAI PETIR	Rp.	88 537 500.00
VI. PEKERJAAN GENSET	Rp.	0.00
VII. KABEL TRAY	Rp.	72 450 000.00
VIII. PEKERJAAN LIFT	Rp.	147 750 000.00
IX. PEKERJAAN AC	Rp.	3 797 970 450.00
SUB JUMLAH		7 567 753 244.00

P. T. TITIMATRA T U J U T A M A		Proyek : PEMDA D.I.Y		Lembar Ke :		
Jl. Pakuningratan 76, Phone 0274 - 561239; 518068/Facs. 0274 - 561239		Pekerjaan : Pembangunan Gedung ATF		1		
Y O G Y A K A R T A - 5 5 2 3 3		Lokasi : Jl. Janli - Yogyakarta				
No.	URAIAN PEKERJAAN	Volume	Sat.	Harga Satuan (Rp.)	Sub Jumlah (Rp.)	Total (Rp.)
D.	PEKERJAAN ASESORIES PENDUKUNG					
1	Pasang penutup kolom GRC cetak	840.00	m ²	365 000.00	306 600 000.00	
2	Pasang listplank GRC cetak	541.20	m ²	365 000.00	197 538 000.00	
3	Pasang Talang datar GRC cetak	315.00	m ²	365 000.00	114 975 000.00	
4	Pasang partisi K/MWC teakwood 2x4mm rangka aluminium	239.76	m ²	377 814.25	90 584 744.58	
5	Pasang pintu K/MWC	54.00	unit	1 046 440.91	56 507 809.14	
6	Pasang partisi type PT4	2.00	unit	33 820 050.00	67 640 100.00	
7	Pasang partisi type PT5	2.00	unit	30 033 300.00	60 066 600.00	
8	Pasang partisi type PT6	1.00	unit	83 146 800.00	83 146 800.00	
9	Pasang partisi type PT7	1.00	unit	95 878 200.00	95 878 200.00	
10	Pasang partisi type PT8	1.00	unit	23 969 550.00	23 969 550.00	
11	Pasang partisi type PT9	1.00	unit	215 725 950.00	215 725 950.00	
12	Piafond gypsum panel + rangka metal	9 371.44	m ²	55 000.00	515 429 200.00	1 822 661 953.72

Estimasi Biaya Pembangunan
Gedung YECC, Yogyakarta

P. T. TITI MATRA TUJUTAMA		Proyek : PEMDA D.I.Y			Lembar Ke :	
Jl. Pakuningratan 76, Phone 0274 - 551239; 516058/Facs. 0274 - 561239		Pekerjaan : Pembangunan Gedung YECC			2	
Y O G Y A K A R T A - 5 5 2 3 3		Lokasi : Jl. Janli, Gedong Kuning - Yogyakarta				
No.	URAIAN PEKERJAAN	Volume	Sat.	Harga Satuan (Rp.)	Sub Jumlah (Rp.)	Total (Rp.)
E.	PEKERJAAN MEUBELER					
I.	CONVENTION HALL (300 SEAT)					
1	Meja konvensi	150.00	unit	1 500 000.00	225 000 000.00	
2	Kursi konvensi type Aristokrat IIIa	300.00	unit	720 000.00	216 000 000.00	
3	Panggung + Podium + Perengkapannya	1.00	unit	77 500 000.00	77 500 000.00	518 500 000.00
II.	CONVENTION HALL (70 SEAT)					
1	Meja konvensi	70.00	unit	1 500 000.00	105 000 000.00	
2	Kursi konvensi type Aristokrat IIIa	140.00	unit	720 000.00	100 800 000.00	205 800 000.00
III.	CONVENTION HALL (40 SEAT)					
1	Meja konvensi	40.00	unit	1 500 000.00	60 000 000.00	
2	Kursi konvensi type Aristokrat IIIa	80.00	unit	720 000.00	57 600 000.00	117 600 000.00
IV.	COUNTER HALL					
1	Meja counter penitipan barang lantai 2	1.00	unit	35 000 000.00	35 000 000.00	35 000 000.00
V.	VIP ROOM					
1	Sofa set	2.00	unit	15 000 000.00	30 000 000.00	
2	Bak asbak	4.00	unit	250 000.00	1 000 000.00	
3	Pot bunga	4.00	unit	250 000.00	1 000 000.00	
4	Kitchen set pantry	2.00	unit	5 000 000.00	10 000 000.00	42 000 000.00
VI.	DINNING HALL					
1	Meja bulat	100.00	unit	600 000.00	60 000 000.00	
2	Kursi makan type Oregon	600.00	unit	300 000.00	240 000 000.00	
3	Bak asbak dan sampah	8.00	unit	250 000.00	2 000 000.00	
4	Bak pot bunga	8.00	unit	250 000.00	2 000 000.00	
5	Meja saji	10.00	unit	400 000.00	4 000 000.00	
6	Counter pantry	1.00	unit	15 000 000.00	15 000 000.00	
7	Kitchen set	2.00	unit	35 000 000.00	70 000 000.00	393 000 000.00
VII.	EXHIBITION HALL					
1	Sign board	20.00	unit	350 000.00	7 000 000.00	
2	Information board	10.00	unit	500 000.00	5 000 000.00	
3	Bak pot bunga	50.00	unit	250 000.00	12 500 000.00	
4	Bak sampah	10.00	unit	250 000.00	2 500 000.00	27 000 000.00
VIII.	PERS ROOM & COMPUTER ROOM					
1	Kursi staff type Athena	25.00	unit	525 000.00	13 125 000.00	
2	Meja Flexo Tilo (open plan system)	10.00	unit	2 530 000.00	25 300 000.00	38 425 000.00
SUB JUMLAH					Rp.	1 377 325 000.00

Analisis Trend
 Permintaan Exhibition di Yogyakarta Thn. 1998 - 2002

n	Tahun	X	Mavindo	Bunga Pro	Jeisindo	Medcom	Jumlah, Y (unit)	X ²	XY	Y ²
1	2	3	4	5	6	7	8=4+5+6+7	9=3 ²	10=3*8	11=8 ²
1	1998	-2	42	0	5	45	92	4	-184	8.464
2	1999	-1	35	17	11	50	113	1	-113	12.769
3	2000	0	37	16	15	54	122	0	0	14.884
4	2001	1	43	19	17	63	142	1	142	20.164
5	2002	2	50	22	20	73	165	4	330	27.225
Total							Y*= 126,80	10	175	83.506

Analisis Trend
 Permintaan Convention-Meetings di Yogyakarta Thn. 1998 - 2002
 (10% dari Permintaan Exhibition)

n	Tahun	X	Mavindo	Bunga Pro	Jeisindo	Medcom	Jumlah, Y (unit)	X ²	XY	Y ²
1	2	3	4	5	6	7	8=4+5+6+7	9=3 ²	10=3*8	11=8 ²
1	1998	-2	4	0	1	5	10	4	-20	100
2	1999	-1	4	2	1	5	12	1	-12	144
3	2000	0	4	2	2	5	13	0	0	169
4	2001	1	4	2	2	6	14	1	14	196
5	2002	2	5	2	2	7	16	4	32	256
Total							Y*= 13,00	10	14	865

Analisis Proyeksi
 Permintaan Pameran dan Event di Yogyakarta Thn. 2003 - 2032
 Berdasarkan Pers. Garis Trend: $Y=126,80+17,5X$ (exhibition)
 Berdasarkan Pers. Garis Trend: $Y=13+1,4X$ (convention-meetings)

n	Tahun (X)	Jumlah		Skenario					
		Exhibition (unit)	Convention-Meetings (unit)	Exhibition		Convention-Meetings			
				Pesimis $5=3*15\%$	Moderat $6=3*20\%$	Optimis $7=3*25\%$	Pesimis $8=4*15\%$	Moderat $9=4*20\%$	Optimis $10=4*25\%$
3	2003	179	4	27	36	45	3	3	4
4	2004	197	19	30	39	49	3	4	5
5	2005	214	20	32	43	54	3	4	5
6	2006	232	21	35	46	58	3	4	5
7	2007	249	23	37	50	62	3	5	6
8	2008	267	24	40	53	67	4	5	6
9	2009	284	26	43	57	71	4	5	7
10	2010	302	27	45	60	76	4	5	7
11	2011	319	28	48	64	80	4	6	7
12	2012	337	30	51	67	84	5	6	8
13	2013	354	31	53	71	89	5	6	8
14	2014	372	33	56	74	93	5	7	8
15	2015	389	34	58	78	97	5	7	9
16	2016	407	35	61	81	102	5	7	9
17	2017	424	37	64	85	106	6	7	9
18	2018	442	38	66	88	111	6	8	10
19	2019	459	40	69	92	115	6	8	10
20	2020	477	41	72	95	119	6	8	10
21	2021	494	42	74	99	124	6	8	11
22	2022	512	44	77	102	128	7	9	11
23	2023	529	45	79	106	132	7	9	11
24	2024	547	47	82	109	137	7	9	12
25	2025	564	48	85	113	141	7	10	12
26	2026	582	49	87	116	146	7	10	12
27	2027	599	51	90	120	150	8	10	13
28	2028	617	52	93	123	154	8	10	13
29	2029	634	54	95	127	159	8	11	14
30	2030	652	55	98	130	163	8	11	14
31	2031	669	56	100	134	167	8	11	14
32	2032	687	58	103	137	172	9	12	15

Persamaan umum garis trend linier: $Y = a + bX$, dimana:

X = periode waktu

Y = data runtun waktu

Maka nilai a dan b dapat dihitung dengan persamaan berikut:

$$\Sigma Y - n.a - b.\Sigma X = 0$$

$$\Sigma XY - a.\Sigma X - b.\Sigma X^2 = 0$$

dan untuk menghitung tingkat korelasi data digunakan persamaan berikut ini:

$$r^2 = \frac{a\Sigma Y + b\Sigma XY - nY^*^2}{\Sigma Y^2 - nY^*^2}$$

Berikut analisis perhitungan persamaan trend dan tingkat korelasi data untuk:

a. Pasar permintaan *exhibition* di Yogyakarta

Diketahui:

$$\Sigma X = 0 \qquad \Sigma Y^2 = 83506$$

$$\Sigma X^2 = 10 \qquad \Sigma XY = 175$$

$$\Sigma Y = 634 \qquad n = 5$$

$$Y^* = 126,80$$

maka:

$$\Sigma Y - n.a - b.\Sigma X = 0 \qquad \Sigma XY - a.\Sigma X - b.\Sigma X^2 = 0$$

$$634 - 5a - b.0 = 0 \qquad 175 - 126,80.0 - 10b = 0$$

$$5a = 634 \qquad 10b = 175$$

$$a = 126,80 \qquad b = 17,50$$

Persamaan garis trend : $Y=126,80+17,50X$

$$r^2 = \frac{a\Sigma Y + b\Sigma XY - nY^*^2}{\Sigma Y^2 - nY^*^2}$$

$$= \frac{126,80.634 + 17,50.175 - 5.126,80^2}{83506 - 5.126,80^2}$$

$$= 0,9832$$

b. Pasar permintaan *convention-meetings* di Yogyakarta

Diketahui:

$$\Sigma X = 0 \qquad \Sigma Y^2 = 865$$

$$\Sigma X^2 = 10 \qquad \Sigma XY = 14$$

$$\Sigma Y = 65 \qquad n = 5$$

$$Y^* = 13$$

maka:

$$\Sigma Y - n.a - b.\Sigma X = 0 \qquad \Sigma XY - a.\Sigma X - b.\Sigma X^2 = 0$$

$$65 - 5a - b.0 = 0 \qquad 14 - 13.0 - 10b = 0$$

$$5a = 65 \qquad 10b = 14$$

$$a = 13 \qquad b = 1,4$$

Persamaan garis trend : $Y=13+1,4X$

$$r^2 = \frac{a\Sigma Y + b\Sigma XY - nY^*^2}{\Sigma Y^2 - nY^*^2}$$

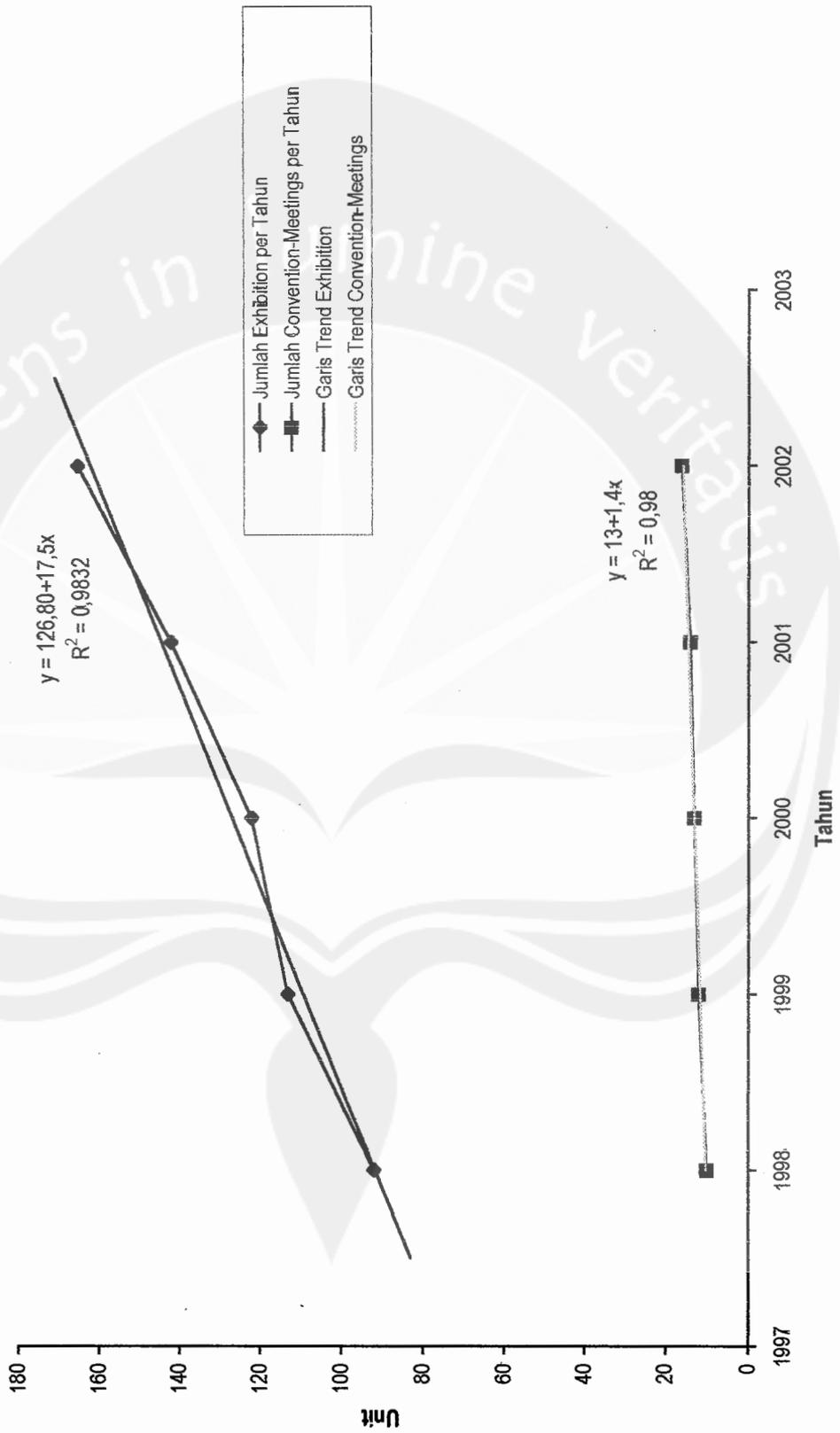
$$= \frac{13.65 + 1,4.14 - 5.13^2}{865 - 5.13^2}$$

$$= 0,9800$$

Analisis Proyeksi
Permintaan Event Pemukiman dan Wisuda di Yogyakarta Thn. 2003 - 2032

n	Tahun (X)	Jumlah Event		Jumlah Event Wisuda (unit)	Skenario					
		Pemukiman (unit)	Wisuda (unit)		Pemukiman		Wisuda		Optimis	Optimis
					Pesimis	Moderat	Pesimis	Moderat		
1	2	3	4	5=3*15%	6=3*20%	7=3*25%	8=4*15%	9=4*20%	10=4*25%	27
1	2003	216	108	32	43	54	16	22	27	27
2	2004	216	108	32	43	54	16	22	27	27
3	2005	216	108	32	43	54	16	22	27	27
4	2006	216	108	32	43	54	16	22	27	27
5	2007	216	108	32	43	54	16	22	27	27
6	2008	216	108	32	43	54	16	22	27	27
7	2009	216	108	32	43	54	16	22	27	27
8	2010	216	108	32	43	54	16	22	27	27
9	2011	216	108	32	43	54	16	22	27	27
10	2012	216	108	32	43	54	16	22	27	27
11	2013	216	108	32	43	54	16	22	27	27
12	2014	216	108	32	43	54	16	22	27	27
13	2015	216	108	32	43	54	16	22	27	27
14	2016	216	108	32	43	54	16	22	27	27
15	2017	216	108	32	43	54	16	22	27	27
16	2018	216	108	32	43	54	16	22	27	27
17	2019	216	108	32	43	54	16	22	27	27
18	2020	216	108	32	43	54	16	22	27	27
19	2021	216	108	32	43	54	16	22	27	27
20	2022	216	108	32	43	54	16	22	27	27
21	2023	216	108	32	43	54	16	22	27	27
22	2024	216	108	32	43	54	16	22	27	27
23	2025	216	108	32	43	54	16	22	27	27
24	2026	216	108	32	43	54	16	22	27	27
25	2027	216	108	32	43	54	16	22	27	27
26	2028	216	108	32	43	54	16	22	27	27
27	2029	216	108	32	43	54	16	22	27	27
28	2030	216	108	32	43	54	16	22	27	27
29	2031	216	108	32	43	54	16	22	27	27
30	2032	216	108	32	43	54	16	22	27	27

Grafik Analisis Trend Permintaan Pameran dan Event di Yogyakarta Thn. 1998-2002

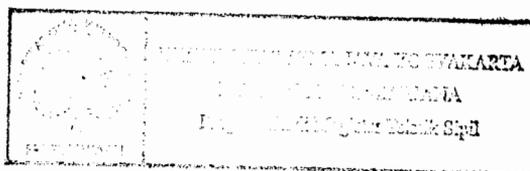


Analisis Trend
 Permintaan Exhibition di JCC, Jakarta Thn. 1998 - 2002

n	Tahun	X	Jumlah, Y (unit)	X ²	XY	Y ²
1	2	3	4	5=3 ²	6=3*4	7=4 ²
1	1998	-2	21	4	-42	441
2	1999	-1	27	1	-27	729
3	2000	0	48	0	0	2.304
4	2001	1	37	1	37	1.369
5	2002	2	51	4	102	2.601
Total		0	184	10	70	7.444

Analisis Trend
 Permintaan Convention-Meetings di JCC, Jakarta Thn. 1998 - 2002

n	Tahun	X	Jumlah, Y (unit)	X ²	XY	Y ²
1	2	3	4	5=3 ²	6=3*4	7=4 ²
1	1998	-2	167	4	-334	27.889
2	1999	-1	264	1	-264	69.696
3	2000	0	299	0	0	89.401
4	2001	1	349	1	349	121.801
5	2002	2	345	4	690	119.025
Total		0	1424	10	441	427.812



Analisis Proyeksi
 Permintaan Pameran dan Event di JCC, Jakarta Thn. 2003 - 2032
 Berdasarkan Pers. Garis Trend: $Y=36,80+7X$ (exhibition)
 Berdasarkan Pers. Garis Trend: $Y=284,80+44,1X$ (convention-meetings)

n	Tahun (X)	Jumlah		Skenario									
		Exhibition (unit)	Convention-Meetings (unit)	Exhibition			Convention-Meetings						
				Pesimis 5=3*15%	Moderat 6=3*20%	Optimis 7=3*25%	Pesimis 8=4*15%	Moderat 9=4*20%	Optimis 10=4*25%				
1	2	3	4										
3	2003	58	417	9	12	15	63	83	104				
4	2004	65	461	10	13	16	69	92	115				
5	2005	72	505	11	14	18	76	101	126				
6	2006	79	549	12	16	20	82	110	137				
7	2007	86	594	13	17	22	89	119	149				
8	2008	93	638	14	19	23	96	128	160				
9	2009	100	682	15	20	25	102	136	171				
10	2010	107	726	16	21	27	109	145	182				
11	2011	114	770	17	23	29	116	154	193				
12	2012	121	814	18	24	30	122	163	204				
13	2013	128	858	19	26	32	129	172	215				
14	2014	135	902	20	27	34	135	180	226				
15	2015	142	946	21	28	36	142	189	237				
16	2016	149	990	22	30	37	149	198	248				
17	2017	156	1035	23	31	39	155	207	259				
18	2018	163	1079	24	33	41	162	216	270				
19	2019	170	1123	26	34	43	168	225	281				
20	2020	177	1167	27	35	44	175	233	292				
21	2021	184	1211	28	37	46	182	242	303				
22	2022	191	1255	29	38	48	188	251	314				
23	2023	198	1299	30	40	50	195	260	325				
24	2024	205	1343	31	41	51	201	269	336				
25	2025	212	1387	32	42	53	208	277	347				
26	2026	219	1431	33	44	55	215	286	358				
27	2027	226	1476	34	45	57	221	295	369				
28	2028	233	1520	35	47	58	228	304	380				
29	2029	240	1564	36	48	60	235	313	391				
30	2030	247	1608	37	49	62	241	322	402				
31	2031	254	1652	38	51	64	248	330	413				
32	2032	261	1696	39	52	65	254	339	424				

Persamaan umum garis trend linier: $Y = a + bX$, dimana:

X = periode waktu

Y = data runtun waktu

Maka nilai a dan b dapat dihitung dengan persamaan berikut:

$$\Sigma Y - n.a - b.\Sigma X = 0$$

$$\Sigma XY - a.\Sigma X - b.\Sigma X^2 = 0$$

dan untuk menghitung tingkat korelasi data digunakan persamaan berikut ini:

$$r^2 = \frac{a\Sigma Y + b\Sigma XY - nY^*^2}{\Sigma Y^2 - nY^*^2}$$

Berikut analisis perhitungan persamaan trend untuk:

a. Pasar permintaan *exhibition* di JCC, Jakarta

Diketahui:

$$\begin{array}{ll} \Sigma X & = 0 & \Sigma Y^2 & = 7444 \\ \Sigma X^2 & = 10 & \Sigma XY & = 70 \\ \Sigma Y & = 184 & n & = 5 \\ Y^* & = 36,80 & & \end{array}$$

maka:

$$\begin{array}{llll} \Sigma Y - n.a - b.\Sigma X & = 0 & \Sigma XY - a.\Sigma X - b.\Sigma X^2 & = 0 \\ 184 - 5a - b.0 & = 0 & 70 - 36,80.0 - 10b & = 0 \\ 5a & = 184 & 10b & = 70 \\ a & = 36,80 & b & = 7 \end{array}$$

Persamaan garis trend : $Y=36,80+7X$

$$\begin{aligned} r^2 &= \frac{a\Sigma Y + b\Sigma XY - nY^*^2}{\Sigma Y^2 - nY^*^2} \\ &= \frac{36,80.184 + 7.70 - 5.36,80^2}{7444 - 5.36,80^2} \\ &= 0,7283 \end{aligned}$$

b. Pasar permintaan *convention-meetings* di JCC, Jakarta

Diketahui:

$$\begin{array}{ll} \Sigma X & = 0 & \Sigma Y^2 & = 427812 \\ \Sigma X^2 & = 10 & \Sigma XY & = 441 \\ \Sigma Y & = 1424 & n & = 5 \\ Y^* & = 284,80 & & \end{array}$$

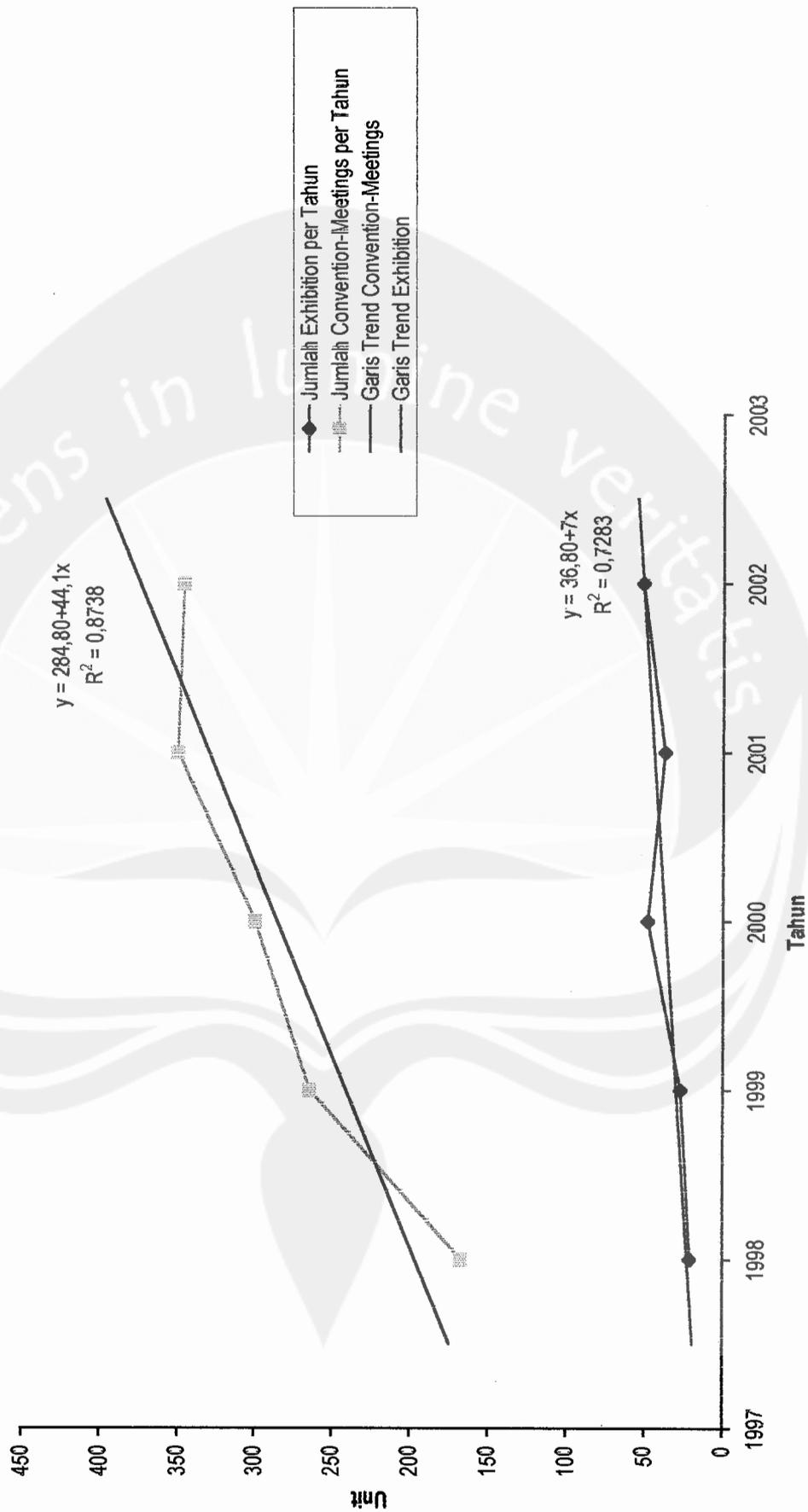
maka:

$$\begin{array}{llll} \Sigma Y - n.a - b.\Sigma X & = 0 & \Sigma XY - a.\Sigma X - b.\Sigma X^2 & = 0 \\ 1424 - 5a - b.0 & = 0 & 441 - 284,80.0 - 10b & = 0 \\ 5a & = 1424 & 10b & = 441 \\ a & = 284,80 & b & = 44,1 \end{array}$$

Persamaan garis trend : $Y=284,80+44,1X$

$$\begin{aligned} r^2 &= \frac{a\Sigma Y + b\Sigma XY - nY^*^2}{\Sigma Y^2 - nY^*^2} \\ &= \frac{284,80.1424 + 44,1.441 - 5.284,80^2}{427812 - 5.284,80^2} \\ &= 0,8738 \end{aligned}$$

Grafik Analisis Trend Permintaan Pameran dan Event di JCC, Jakarta Thn. 1998-2002



Total Permintaan Pasar Pameran dan Event di Yogyakarta dan JCC, Jakarta

n	Tahun	Permintaan Exhibition (event)										Total Exhibition (event)		
		Yogyakarta					JCC, Jakarta					Pesimis 9-3+8	Moderat 10-4+7	Optimis 11-5+8
		Pesimis 3	Moderat 4	Optimis 5	Pesimis 6	Moderat 7	Optimis 8	Pesimis 9-3+8	Moderat 10-4+7	Optimis 11-5+8				
1	2003	27	36	45	9	12	15	36	48	60				
2	2004	30	39	49	10	13	16	40	52	65				
3	2005	32	43	54	11	14	18	43	57	72				
4	2006	35	46	58	12	16	20	47	62	78				
5	2007	37	50	62	13	17	22	50	67	84				
6	2008	40	53	67	14	19	23	54	72	90				
7	2009	43	57	71	15	20	25	58	77	96				
8	2010	45	60	76	16	21	27	61	81	103				
9	2011	48	64	80	17	23	29	65	87	109				
10	2012	51	67	84	18	24	30	69	91	114				
11	2013	53	71	89	19	26	32	72	97	121				
12	2014	56	74	93	20	27	34	76	101	127				
13	2015	58	78	97	21	28	36	79	106	133				
14	2016	61	81	102	22	30	37	83	111	139				
15	2017	64	85	106	23	31	39	87	116	145				
16	2018	66	88	111	24	33	41	90	121	152				
17	2019	69	92	115	26	34	43	95	126	158				
18	2020	72	95	119	27	35	44	99	130	163				
19	2021	74	99	124	28	37	46	102	136	170				
20	2022	77	102	128	29	38	48	106	140	176				
21	2023	79	106	132	30	40	50	109	146	182				
22	2024	82	109	137	31	41	51	113	150	188				
23	2025	85	113	141	32	42	53	117	155	194				
24	2026	87	116	146	33	44	55	120	160	201				
25	2027	90	120	150	34	45	57	124	165	207				
26	2028	93	123	154	35	47	58	128	170	212				
27	2029	95	127	159	36	48	60	131	175	219				
28	2030	98	130	163	37	49	62	135	179	225				
29	2031	100	134	167	38	51	64	138	185	231				
30	2032	103	137	172	39	52	65	142	189	237				

Total Permintaan Pasar Pameran dan Event di Yogyakarta dan JCC, Jakarta

n	Tahun	Permintaan Convention (event)						Total Convention (event)		
		Yogyakarta			JCC, Jakarta			Pesimis	Moderat	Optimis
		Pesimis	Moderat	Optimis	Pesimis	Moderat	Optimis			
1	2	3	4	5	6	7	8	9=3+6	10=4+7	11=5+8
1	2003	3	3	4	63	83	104	66	86	108
2	2004	3	4	5	69	92	115	72	96	120
3	2005	3	4	5	76	101	126	79	105	131
4	2006	3	4	5	82	110	137	85	114	142
5	2007	3	5	6	89	119	149	92	124	155
6	2008	4	5	6	96	128	160	100	133	166
7	2009	4	5	7	102	136	171	106	141	178
8	2010	4	5	7	109	145	182	113	150	189
9	2011	4	6	7	116	154	193	120	160	200
10	2012	5	6	8	122	163	204	127	169	212
11	2013	5	6	8	129	172	215	134	178	223
12	2014	5	7	8	135	180	226	140	187	234
13	2015	5	7	9	142	189	237	147	196	246
14	2016	5	7	9	149	198	248	154	205	257
15	2017	6	7	9	155	207	259	161	214	268
16	2018	6	8	10	162	216	270	168	224	280
17	2019	6	8	10	168	225	281	174	233	291
18	2020	6	8	10	175	233	292	181	241	302
19	2021	6	8	11	182	242	303	188	250	314
20	2022	7	9	11	188	251	314	195	260	325
21	2023	7	9	11	195	260	325	202	269	336
22	2024	7	9	12	201	269	336	208	278	348
23	2025	7	10	12	208	277	347	215	287	359
24	2026	7	10	12	215	286	358	222	296	370
25	2027	8	10	13	221	295	369	229	305	382
26	2028	8	10	13	228	304	380	236	314	393
27	2029	8	11	14	235	313	381	243	324	405
28	2030	8	11	14	241	322	402	249	333	416
29	2031	8	11	14	248	330	413	256	341	427
30	2032	9	12	15	254	339	424	263	351	439

Total Pameran dan Event Terselenggara di Gedung YECC, Yogyakarta

n	Tahun	Total Exhibition Terselenggara			Total Convention Terselenggara			Total Acara Pernikahan-Wisuda Terselenggara		
		Pesimis	Moderat	Optimis	Pesimis	Moderat	Optimis	Pesimis	Moderat	Optimis
1	2	34	34	34	62	82	104	48	64	80
2	2003	34	34	34	68	91	117	48	64	80
3	2004	34	34	34	75	102	126	48	64	80
4	2005	34	34	34	81	111	138	48	64	80
5	2006	34	34	34	88	119	150	48	64	80
6	2007	34	34	34	96	130	163	48	64	80
7	2008	34	34	34	102	137	175	48	64	80
8	2009	34	34	34	109	146	186	48	64	80
9	2010	34	34	34	116	156	196	48	64	80
10	2011	34	34	34	123	164	206	48	64	80
11	2012	34	34	34	130	172	215	48	64	80
12	2013	34	34	34	137	186	221	48	64	80
13	2014	34	34	34	143	193	228	48	64	80
14	2015	34	34	34	150	201	232	48	64	80
15	2016	34	34	34	157	208	234	48	64	80
16	2017	34	34	34	163	215	238	48	64	80
17	2018	34	34	34	170	221	242	48	64	80
18	2019	34	34	34	177	226	244	48	64	80
19	2020	34	34	34	183	230	248	48	64	80
20	2021	34	34	34	193	232	252	48	64	80
21	2022	34	34	34	200	236	254	48	64	80
22	2023	34	34	34	204	238	258	48	64	80
23	2024	34	34	34	209	240	262	48	64	80
24	2025	34	34	34	214	242	264	48	64	80
25	2026	34	34	34	219	246	266	48	64	80
26	2027	34	34	34	224	248	272	48	64	80
27	2028	34	34	34	228	250	276	48	64	80
28	2029	34	34	34	230	254	280	48	64	80
29	2030	34	34	34	232	256	282	48	64	80
30	2031	34	34	34	234	258	286	48	64	80
	2032	34	34	34				48	64	80

Daya Serap Exhibition Hall, YECC, Yogyakarta

n	Tahun	Permintaan Exhibition (event)						Total Exhibition (event)			Kapasitas Maksimum Exhibition Hall, YECC (event)	Total Exhibition Terselenggara (event)		
		Yogyakarta			JCC, Jakarta			Pesimis 9-3+6 10-4+7	Moderat 10-4+7	Optimis 11-5+8		Pesimis	Moderat	Optimis
		Pesimis	Moderat	Optimis	Pesimis	Moderat	Optimis							
1	2	3	4	5	6	7	8	9-3+6	10-4+7	11-5+8	12	13	14	15
1	2003	27	36	45	9	12	15	36	48	60	34	34	34	34
2	2004	30	39	49	10	13	16	40	52	65	34	34	34	34
3	2005	32	43	54	11	14	18	43	57	72	34	34	34	34
4	2006	35	46	58	12	16	20	47	62	78	34	34	34	34
5	2007	37	50	62	13	17	22	50	67	84	34	34	34	34
6	2008	40	53	67	14	19	23	54	72	90	34	34	34	34
7	2009	43	57	71	15	20	25	58	77	96	34	34	34	34
8	2010	45	60	76	16	21	27	61	81	103	34	34	34	34
9	2011	48	64	80	17	23	29	65	87	109	34	34	34	34
10	2012	51	67	84	18	24	30	69	91	114	34	34	34	34
11	2013	53	71	89	19	26	32	72	97	121	34	34	34	34
12	2014	56	74	93	20	27	34	76	101	127	34	34	34	34
13	2015	58	78	97	21	28	36	79	106	133	34	34	34	34
14	2016	61	81	102	22	30	37	83	111	139	34	34	34	34
15	2017	64	85	106	23	31	39	87	116	145	34	34	34	34
16	2018	66	88	111	24	33	41	90	121	152	34	34	34	34
17	2019	69	92	115	26	34	43	95	126	158	34	34	34	34
18	2020	72	95	119	27	35	44	99	130	163	34	34	34	34
19	2021	74	99	124	28	37	46	102	136	170	34	34	34	34
20	2022	77	102	128	29	38	48	106	140	176	34	34	34	34
21	2023	79	106	132	30	40	50	109	146	182	34	34	34	34
22	2024	82	109	137	31	41	51	113	150	188	34	34	34	34
23	2025	85	113	141	32	42	53	117	155	194	34	34	34	34
24	2026	87	116	146	33	44	55	120	160	201	34	34	34	34
25	2027	90	120	150	34	45	57	124	165	207	34	34	34	34
26	2028	93	123	154	35	47	58	128	170	212	34	34	34	34
27	2029	95	127	159	36	48	60	131	175	219	34	34	34	34
28	2030	98	130	163	37	49	62	135	179	225	34	34	34	34
29	2031	100	134	167	38	51	64	138	185	231	34	34	34	34
30	2032	103	137	172	39	52	65	142	189	237	34	34	34	34

Catatan: 1 event = 7 hari penyelenggaraan, dan kapasitas event Exhibition Hall = 240 hari atau 34 event.

Daya Serap Convention Hall, YECC, Yogyakarta

40% dari Jumlah Convention-Meetings per Area

n	Tahun	Permintaan Convention per Area (event)										Kapasitas Maksimum Convention Hall, YECC (event)			Total Convention Terselenggara (event)		
		Yogyakarta					JCC, Jakarta					Pesimis	Moderat	Optimis	Pesimis	Moderat	Optimis
		Pesimis	Moderat	Optimis	Pesimis	Moderat	Optimis	Pesimis	Moderat	Optimis							
1	2	3	4	5	6	7	8	3=3+6	10=4+7	11=5+8	12	13	14	15			
1	2003	1	1	1	25	33	41	26	34	42	96	26	34	42			
2	2004	1	1	2	27	36	46	28	37	48	96	28	37	48			
3	2005	1	1	2	30	40	50	31	41	52	96	31	41	52			
4	2006	1	1	2	32	44	54	33	45	56	96	33	45	56			
5	2007	1	2	2	35	47	59	36	49	61	96	36	49	61			
6	2008	1	2	2	38	51	64	39	53	66	96	39	53	66			
7	2009	1	2	2	40	54	68	41	56	70	96	41	56	70			
8	2010	1	2	2	43	58	72	44	60	74	96	44	60	74			
9	2011	1	2	2	46	61	77	47	63	79	96	47	63	79			
10	2012	2	2	3	48	65	81	50	67	84	96	50	67	84			
11	2013	2	2	3	51	68	86	53	70	89	96	53	70	89			
12	2014	2	2	3	54	72	90	56	74	93	96	56	74	93			
13	2015	2	2	3	56	75	94	58	77	97	96	58	77	96			
14	2016	2	2	3	59	79	99	61	81	102	96	61	81	96			
15	2017	2	2	3	62	82	103	64	84	106	96	64	84	96			
16	2018	2	3	4	64	86	108	66	89	112	96	66	89	96			
17	2019	2	3	4	67	90	112	69	93	116	96	69	93	96			
18	2020	2	3	4	70	93	116	72	96	120	96	72	96	96			
19	2021	2	3	4	72	96	121	74	99	125	96	74	96	96			
20	2022	2	3	4	75	100	125	77	103	129	96	77	96	96			
21	2023	2	3	4	78	104	130	80	107	134	96	80	96	96			
22	2024	2	3	4	80	107	134	82	110	138	96	82	96	96			
23	2025	2	4	4	83	110	138	85	114	142	96	85	96	96			
24	2026	2	4	4	86	114	143	88	118	147	96	88	96	96			
25	2027	3	4	5	88	118	147	91	122	152	96	91	96	96			
26	2028	3	4	5	91	121	152	94	125	157	96	94	96	96			
27	2029	3	4	5	94	125	156	97	129	161	96	96	96	96			
28	2030	3	4	5	96	128	160	99	132	165	96	96	96	96			
29	2031	3	4	5	99	132	165	102	136	170	96	96	96	96			
30	2032	3	4	6	101	135	169	104	139	175	96	96	96	96			

Catatan: 1 event = 2 hari penyelenggaraan dan kapasitas event Convention Hall = 80% dari kapasitas penuh (240 hari atau 120 event)

Daya Serap Convention Hall, YECC, Yogyakarta

50% dari Jumlah Acara Permukiman-Wisuda

n	Tahun	Permintaan Acara Permukiman-Wisuda (event)						Total Acara (event)			Kapasitas Maksimum Convention Hall, YECC (event)	Total Acara Terselenggara (event)		
		Permukiman			Wisuda			Pesimis	Moderat	Optimis		Pesimis	Moderat	Optimis
1	2	3	4	5	6	7	8	9-3+6	10=4+7	11=5+6	12	13	14	15
1	2003	16	21	27	8	11	13	24	32	40	48	24	32	40
2	2004	16	21	27	8	11	13	24	32	40	48	24	32	40
3	2005	16	21	27	8	11	13	24	32	40	48	24	32	40
4	2006	16	21	27	8	11	13	24	32	40	48	24	32	40
5	2007	16	21	27	8	11	13	24	32	40	48	24	32	40
6	2008	16	21	27	8	11	13	24	32	40	48	24	32	40
7	2009	16	21	27	8	11	13	24	32	40	48	24	32	40
8	2010	16	21	27	8	11	13	24	32	40	48	24	32	40
9	2011	16	21	27	8	11	13	24	32	40	48	24	32	40
10	2012	16	21	27	8	11	13	24	32	40	48	24	32	40
11	2013	16	21	27	8	11	13	24	32	40	48	24	32	40
12	2014	16	21	27	8	11	13	24	32	40	48	24	32	40
13	2015	16	21	27	8	11	13	24	32	40	48	24	32	40
14	2016	16	21	27	8	11	13	24	32	40	48	24	32	40
15	2017	16	21	27	8	11	13	24	32	40	48	24	32	40
16	2018	16	21	27	8	11	13	24	32	40	48	24	32	40
17	2019	16	21	27	8	11	13	24	32	40	48	24	32	40
18	2020	16	21	27	8	11	13	24	32	40	48	24	32	40
19	2021	16	21	27	8	11	13	24	32	40	48	24	32	40
20	2022	16	21	27	8	11	13	24	32	40	48	24	32	40
21	2023	16	21	27	8	11	13	24	32	40	48	24	32	40
22	2024	16	21	27	8	11	13	24	32	40	48	24	32	40
23	2025	16	21	27	8	11	13	24	32	40	48	24	32	40
24	2026	16	21	27	8	11	13	24	32	40	48	24	32	40
25	2027	16	21	27	8	11	13	24	32	40	48	24	32	40
26	2028	16	21	27	8	11	13	24	32	40	48	24	32	40
27	2029	16	21	27	8	11	13	24	32	40	48	24	32	40
28	2030	16	21	27	8	11	13	24	32	40	48	24	32	40
29	2031	16	21	27	8	11	13	24	32	40	48	24	32	40
30	2032	16	21	27	8	11	13	24	32	40	48	24	32	40

Catatan: 1 event = 1 hari penyelenggaraan dan kapasitas event Convention Hall = 20% dari kapasitas penuh (240 hari atau 240 event)

Daya Serap Meeting Room 70, YECC, Yogyakarta

15% dari Jumlah Convention-Meetings per Area

n	Tahun	Permintaan Convention per Area (event)						Total Convention (event)			Kapasitas Maksimum Meeting Room 70, YECC (event)	Total Convention Terselenggara (event)		
		Yogyakarta			JCC, Jakarta			Pesimis 9=3+6	Moderat 10=4+7	Optimis 11=5+8		Pesimis 13	Moderat 14	Optimis 15
		Pesimis 3	Moderat 4	Optimis 5	Pesimis 6	Moderat 7	Optimis 8							
1	2003	0	0	0	9	12	15	9	12	15	360	9	12	15
2	2004	0	0	0	10	13	17	10	13	17	360	10	13	17
3	2005	0	0	0	11	15	18	11	15	18	360	11	15	18
4	2006	0	0	0	12	16	20	12	16	20	360	12	16	20
5	2007	0	0	0	13	17	22	13	17	22	360	13	17	22
6	2008	0	0	0	14	19	24	14	19	24	360	14	19	24
7	2008	0	0	1	15	20	25	15	20	26	360	15	20	26
8	2010	0	0	1	16	21	27	16	21	28	360	16	21	28
9	2011	0	0	1	17	23	28	17	23	29	360	17	23	29
10	2012	0	0	1	18	24	30	18	24	31	360	18	24	31
11	2013	0	0	1	19	25	32	19	25	33	360	19	25	33
12	2014	0	1	1	20	27	33	20	28	34	360	20	28	34
13	2015	0	1	1	21	28	35	21	29	36	360	21	29	36
14	2016	0	1	1	22	29	37	22	30	38	360	22	30	38
15	2017	0	1	1	23	31	38	23	32	39	360	23	32	39
16	2018	0	1	1	24	32	40	24	33	41	360	24	33	41
17	2019	0	1	1	25	33	42	25	34	43	360	25	34	43
18	2020	0	1	1	26	34	43	26	35	44	360	26	35	44
19	2021	0	1	1	27	36	45	27	37	46	360	27	37	46
20	2022	1	1	1	28	37	47	28	38	48	360	28	38	48
21	2023	1	1	1	29	39	48	29	40	49	360	29	40	49
22	2024	1	1	1	30	40	50	30	41	51	360	30	41	51
23	2025	1	1	1	31	41	52	31	42	53	360	31	42	53
24	2026	1	1	1	32	42	53	32	43	54	360	32	43	54
25	2027	1	1	1	33	44	55	33	45	56	360	33	45	56
26	2028	1	1	1	34	45	57	34	46	58	360	34	46	58
27	2029	1	1	2	35	46	58	35	47	60	360	35	47	60
28	2030	1	1	2	36	48	60	36	49	62	360	36	49	62
29	2031	1	1	2	37	49	61	37	50	63	360	37	50	63
30	2032	1	1	2	38	50	63	38	51	65	360	38	51	65

Catatan: 1 event = 2 hari penyelenggaraan dan kapasitas event untuk 3 ruang Meeting Room 70 = 3 kali dari kapasitas penuh (240 hari atau 120 event)

Daya Serap Meeting Room 40, YECC, Yogyakarta

15% dari Jumlah Convention-Meetings per Area

n	Tahun	Permintaan Convention per Area (event)										Total Convention (event)			Kapasitas Maksimum Meeting Room 40, YECC (event)	Total Convention Terselenggara (event)		
		Yogyakarta					JCC, Jakarta					Pesimis	Moderat	Optimis		Pesimis	Moderat	Optimis
		Pesimis	Moderat	Optimis	Pesimis	Moderat	Optimis	Pesimis	Moderat	Optimis								
3	4	5	6	7	8	9-3+6	10-4+7	11-5+8	12	13	14	15						
1	2003	0	0	0	9	12	15	9	12	15	9	12	120	9	12	15		
2	2004	0	0	0	10	13	17	10	13	17	10	13	120	10	13	17		
3	2005	0	0	0	11	15	18	11	15	18	11	15	120	11	15	18		
4	2006	0	0	0	12	16	20	12	16	20	12	16	120	12	16	20		
5	2007	0	0	0	13	17	22	13	17	22	13	17	120	13	17	22		
6	2008	0	0	0	14	19	24	14	19	24	14	19	120	14	19	24		
7	2009	0	0	1	15	20	25	15	20	26	15	20	120	15	20	26		
8	2010	0	0	1	16	21	27	16	21	28	16	21	120	16	21	28		
9	2011	0	0	1	17	23	28	17	23	29	17	23	120	17	23	29		
10	2012	0	0	1	18	24	30	18	24	31	18	24	120	18	24	31		
11	2013	0	0	1	19	25	32	19	25	33	19	25	120	19	25	33		
12	2014	0	1	1	20	27	33	20	28	34	20	28	120	20	28	34		
13	2015	0	1	1	21	28	35	21	29	36	21	29	120	21	29	36		
14	2016	0	1	1	22	29	37	22	30	38	22	30	120	22	30	38		
15	2017	0	1	1	23	31	38	23	32	39	23	32	120	23	32	39		
16	2018	0	1	1	24	32	40	24	33	41	24	33	120	24	33	41		
17	2019	0	1	1	25	33	42	25	34	43	25	34	120	25	34	43		
18	2020	0	1	1	26	34	43	26	35	44	26	35	120	26	35	44		
19	2021	0	1	1	27	36	45	27	37	46	27	37	120	27	37	46		
20	2022	1	1	1	28	37	47	28	38	48	28	38	120	28	38	48		
21	2023	1	1	1	29	39	48	29	39	49	29	39	120	29	39	49		
22	2024	1	1	1	30	40	50	30	40	51	30	40	120	30	40	51		
23	2025	1	1	1	31	41	52	31	41	53	31	41	120	31	41	53		
24	2026	1	1	1	32	42	53	32	42	54	32	42	120	32	42	54		
25	2027	1	1	1	33	44	55	33	44	56	33	44	120	33	44	56		
26	2028	1	1	1	34	45	57	34	45	58	34	45	120	34	45	58		
27	2029	1	1	2	35	46	58	35	46	60	35	46	120	35	46	60		
28	2030	1	1	2	36	48	60	36	48	62	36	48	120	36	48	62		
29	2031	1	1	2	37	49	61	37	49	63	37	49	120	37	49	63		
30	2032	1	1	2	38	50	63	38	50	65	38	50	120	38	50	65		

Catatan: 1 event = 2 hari penyelenggaraan dan kapasitas event Meeting Room 40 = 240 hari atau 120 event

Daya Serap Dinning Room , YECC, Yogyakarta

30% dari Jumlah Convention-Meetings per Area

n	Tahun	Permintaan Convention per Area (event)						Total Convention (event)			Kapasitas Maksimum Dinning Room , YECC (event)	Total Convention Terselenggara (event)		
		Yogyakarta			JCC, Jakarta			Pesimis	Moderat	Optimis		Pesimis	Moderat	Optimis
		Pesimis	Moderat	Optimis	Pesimis	Moderat	Optimis							
1	2	3	4	5	6	7	8	9-3+6	10-4+7	11-5+8	12	13	14	15
1	2003	0	0	1	18	24	31	18	24	32	60	18	24	32
2	2004	0	1	1	20	27	34	20	28	35	60	20	28	35
3	2005	0	1	1	22	30	37	22	31	38	60	22	31	38
4	2006	0	1	1	24	33	41	24	34	42	60	24	34	42
5	2007	0	1	1	26	35	44	26	36	45	60	26	36	45
6	2008	1	1	1	28	38	48	29	39	49	60	29	39	49
7	2009	1	1	2	30	40	51	31	41	53	60	31	41	53
8	2010	1	1	2	32	43	54	33	44	56	60	33	44	56
9	2011	1	1	2	34	46	57	35	47	59	60	35	47	59
10	2012	1	1	2	36	48	61	37	49	63	60	37	49	63
11	2013	1	1	2	38	51	64	39	52	66	60	39	52	66
12	2014	1	2	2	40	54	67	41	56	69	60	41	56	69
13	2015	1	2	2	42	56	71	43	58	73	60	43	58	73
14	2016	1	2	2	44	59	74	45	61	76	60	45	61	76
15	2017	1	2	2	46	62	77	47	64	79	60	47	64	79
16	2018	1	2	3	48	64	81	49	66	84	60	49	66	84
17	2019	1	2	3	50	67	84	51	69	87	60	51	69	87
18	2020	1	2	3	52	69	87	53	71	90	60	53	71	90
19	2021	1	2	3	54	72	90	55	74	93	60	55	74	93
20	2022	2	2	3	56	75	94	58	77	97	60	58	77	97
21	2023	2	2	3	58	78	97	60	80	100	60	60	80	100
22	2024	2	2	3	60	80	100	62	82	103	60	60	80	103
23	2025	2	3	3	62	83	104	64	86	107	60	60	80	107
24	2026	2	3	3	64	85	107	66	88	110	60	60	80	110
25	2027	2	3	3	66	88	110	68	91	113	60	60	80	113
26	2028	2	3	3	68	91	114	70	94	117	60	60	80	117
27	2029	2	3	4	70	93	117	72	96	121	60	60	80	121
28	2030	2	3	4	72	96	120	74	99	124	60	60	80	124
29	2031	2	3	4	74	99	123	76	102	127	60	60	80	127
30	2032	2	3	4	76	101	127	78	104	131	60	60	80	131

Catatan: 1 event = 2 hari penyelenggaraan dan kapasitas event Dinning Room = 50% dari kapasitas penuh (240 hari atau 120 event)

Daya Serap Dinning Room, YECC, Yogyakarta

50% dari Jumlah Acara Permukiman-Wisuda

n	Tahun	Permintaan Acara Permukiman-Wisuda (event)						Total Acara (event)			Kapasitas Maksimum Dinning Room, YECC (event)	Total Acara Terselenggara (event)		
		Permukiman			Wisuda			Pesimis	Moderat	Optimis		Pesimis	Moderat	Optimis
1	2	3	4	5	6	7	8	9-3-6	10-4-7	11-5-8	12	13	14	15
1	2003	16	21	27	8	11	13	24	32	40	120	24	32	40
2	2004	16	21	27	8	11	13	24	32	40	120	24	32	40
3	2005	16	21	27	8	11	13	24	32	40	120	24	32	40
4	2006	16	21	27	8	11	13	24	32	40	120	24	32	40
5	2007	16	21	27	8	11	13	24	32	40	120	24	32	40
6	2008	16	21	27	8	11	13	24	32	40	120	24	32	40
7	2009	16	21	27	8	11	13	24	32	40	120	24	32	40
8	2010	16	21	27	8	11	13	24	32	40	120	24	32	40
9	2011	16	21	27	8	11	13	24	32	40	120	24	32	40
10	2012	16	21	27	8	11	13	24	32	40	120	24	32	40
11	2013	16	21	27	8	11	13	24	32	40	120	24	32	40
12	2014	16	21	27	8	11	13	24	32	40	120	24	32	40
13	2015	16	21	27	8	11	13	24	32	40	120	24	32	40
14	2016	16	21	27	8	11	13	24	32	40	120	24	32	40
15	2017	16	21	27	8	11	13	24	32	40	120	24	32	40
16	2018	16	21	27	8	11	13	24	32	40	120	24	32	40
17	2019	16	21	27	8	11	13	24	32	40	120	24	32	40
18	2020	16	21	27	8	11	13	24	32	40	120	24	32	40
19	2021	16	21	27	8	11	13	24	32	40	120	24	32	40
20	2022	16	21	27	8	11	13	24	32	40	120	24	32	40
21	2023	16	21	27	8	11	13	24	32	40	120	24	32	40
22	2024	16	21	27	8	11	13	24	32	40	120	24	32	40
23	2025	16	21	27	8	11	13	24	32	40	120	24	32	40
24	2026	16	21	27	8	11	13	24	32	40	120	24	32	40
25	2027	16	21	27	8	11	13	24	32	40	120	24	32	40
26	2028	16	21	27	8	11	13	24	32	40	120	24	32	40
27	2029	16	21	27	8	11	13	24	32	40	120	24	32	40
28	2030	16	21	27	8	11	13	24	32	40	120	24	32	40
29	2031	16	21	27	8	11	13	24	32	40	120	24	32	40
30	2032	16	21	27	8	11	13	24	32	40	120	24	32	40

Catatan: 1 event = 1 hari penyelenggaraan dan kapasitas event Dinning Room = 50% dari kapasitas penuh (240 hari atau 240 event)

Daya Serap VIP Room, YECC, Yogyakarta

50% dari Total Convention Terselenggara

n	Tahun	Total Convention Terselenggara (event)			Total Convention (event)			Kapasitas Maksimum VIP Room, YECC (event)	Total Convention Terselenggara (event)		
		Pesimis	Moderat	Optimis	Pesimis	Moderat	Optimis		Pesimis	Moderat	Optimis
1	2	3	4	5	6=3*50%	7=4*50%	8=5*50%	9	10	11	12
1	2003	62	82	104	31	41	52	120	31	41	52
2	2004	68	91	117	34	46	59	120	34	46	59
3	2005	75	102	126	38	51	63	120	38	51	63
4	2006	81	111	138	41	56	69	120	41	56	69
5	2007	88	119	150	44	60	75	120	44	60	75
6	2008	96	130	163	48	65	82	120	48	65	82
7	2009	102	137	175	51	69	88	120	51	69	88
8	2010	109	146	186	55	73	93	120	55	73	93
9	2011	116	156	196	58	78	98	120	58	78	98
10	2012	123	164	206	62	82	103	120	62	82	103
11	2013	130	172	215	65	86	108	120	65	86	108
12	2014	137	186	221	69	93	111	120	69	93	111
13	2015	143	193	228	72	97	114	120	72	97	114
14	2016	150	201	232	75	101	116	120	75	101	116
15	2017	157	208	234	79	104	117	120	79	104	117
16	2018	163	215	238	82	108	119	120	82	108	119
17	2019	170	221	242	85	111	121	120	85	111	120
18	2020	177	226	244	89	113	122	120	89	113	120
19	2021	183	230	248	92	115	124	120	92	115	120
20	2022	193	232	252	97	116	126	120	97	116	120
21	2023	200	236	254	100	118	127	120	100	118	120
22	2024	204	238	258	102	119	129	120	102	119	120
23	2025	209	240	262	105	120	131	120	105	120	120
24	2026	214	242	264	107	121	132	120	107	120	120
25	2027	219	246	268	110	123	134	120	110	120	120
26	2028	224	248	272	112	124	136	120	112	120	120
27	2029	228	250	276	114	125	138	120	114	120	120
28	2030	230	254	280	115	127	140	120	115	120	120
29	2031	232	256	282	116	128	141	120	116	120	120
30	2032	234	258	286	117	129	143	120	117	120	120

Catatan: 1 event = 2 hari penyelenggaraan dan kapasitas event VIP Room = 240 hari atau 120 event

Daya Serap Pre-Function Exhibition Hall, YECC, Yogyakarta

60% dari Total Exhibition Terselenggara

n	Tahun	Total Exhibition Terselenggara (event)			Total Exhibition (event)			Kapasitas Maksimum Pre-Function Exhibition Hall, YECC (event)	Total Exhibition Terselenggara (event)		
		Pesimis	Moderat	Optimis	Pesimis	Moderat	Optimis		Pesimis	Moderat	Optimis
1	2	3	4	5	6=3*60%	7=4*60%	8=5*60%	9	10	11	12
1	2003	34	34	34	20	20	20	34	20	20	20
2	2004	34	34	34	20	20	20	34	20	20	20
3	2005	34	34	34	20	20	20	34	20	20	20
4	2006	34	34	34	20	20	20	34	20	20	20
5	2007	34	34	34	20	20	20	34	20	20	20
6	2008	34	34	34	20	20	20	34	20	20	20
7	2009	34	34	34	20	20	20	34	20	20	20
8	2010	34	34	34	20	20	20	34	20	20	20
9	2011	34	34	34	20	20	20	34	20	20	20
10	2012	34	34	34	20	20	20	34	20	20	20
11	2013	34	34	34	20	20	20	34	20	20	20
12	2014	34	34	34	20	20	20	34	20	20	20
13	2015	34	34	34	20	20	20	34	20	20	20
14	2016	34	34	34	20	20	20	34	20	20	20
15	2017	34	34	34	20	20	20	34	20	20	20
16	2018	34	34	34	20	20	20	34	20	20	20
17	2019	34	34	34	20	20	20	34	20	20	20
18	2020	34	34	34	20	20	20	34	20	20	20
19	2021	34	34	34	20	20	20	34	20	20	20
20	2022	34	34	34	20	20	20	34	20	20	20
21	2023	34	34	34	20	20	20	34	20	20	20
22	2024	34	34	34	20	20	20	34	20	20	20
23	2025	34	34	34	20	20	20	34	20	20	20
24	2026	34	34	34	20	20	20	34	20	20	20
25	2027	34	34	34	20	20	20	34	20	20	20
26	2028	34	34	34	20	20	20	34	20	20	20
27	2029	34	34	34	20	20	20	34	20	20	20
28	2030	34	34	34	20	20	20	34	20	20	20
29	2031	34	34	34	20	20	20	34	20	20	20
30	2032	34	34	34	20	20	20	34	20	20	20

Catatan: 1 event = 7 hari penyelenggaraan dan kapasitas event Pre-Function Exhibition Hall = 240 hari atau 34 event

Tabel Harga Sewa Ruang Gedung YECC, Yogyakarta

No.	Uraian	Kapasitas	Luas (m ²)	Harga Sewa (Rp)
1	Exhibition Hall	518 booths	8.000	50.000.000,00 per hari
2	Convention Hall	300 seats	400	7.500.000,00 per hari
3	Meeting Room 1	70 seats	100	2.000.000,00 per hari
4	Meeting Room 2	70 seats	100	2.000.000,00 per hari
5	Meeting Room 3	70 seats	100	2.000.000,00 per hari
6	Meeting Room 4	40 seats	80	1.500.000,00 per hari
7	VIP Room		80	500.000,00 per hari
8	Dinning Room	1000 seats	1.200	10.000.000,00 per hari
9	Pre-Function Exhibition Hall		3.435	20.000.000,00 per hari
10	Office Space	8 rooms	805	1.500.000,00 per ruang per tahun

Proyeksi Pendapatan Sewa Ruang Kantor Gedung YECC Thn.2003-2032

i = 16,0127%

k	Tahun	Jumlah (unit)	Daya Serap		Biaya Sewa per Tahun (Rp)		Pendapatan per Tahun (Rp)			P/F, i,k	PV - Pendapatan per Tahun (Rp)				
			Pesimis 4=3*20%	Moderat 5=3*40%	Optimis 6=3*60%	Pesimis 8=4*7	Moderat 9=5*7	Optimis 10=6*7	Pesimis 12=8*11		Moderat 13=9*11	Optimis 14=10*11			
1	2	3			7					11					
1	2003	8	2	3	5	1.500.000,00	3.000.000,00	4.500.000,00	7.500.000,00	0,8620	2.585.923,60	3.878.885,40	6.464.809,01		
2	2004	8	2	3	5	1.500.000,00	3.000.000,00	4.500.000,00	7.500.000,00	0,7430	2.229.000,29	3.343.500,44	5.572.500,73		
3	2005	8	2	3	5	1.650.000,00	3.300.000,00	4.950.000,00	8.250.000,00	0,6404	2.113.475,64	3.170.213,46	5.283.689,10		
4	2006	8	2	3	5	1.650.000,00	3.300.000,00	4.950.000,00	8.250.000,00	0,5520	1.821.762,18	2.732.643,27	4.554.405,45		
5	2007	8	2	3	5	1.815.000,00	3.630.000,00	5.445.000,00	9.075.000,00	0,4759	1.727.343,87	2.591.015,80	4.318.359,67		
6	2008	8	2	3	5	1.815.000,00	3.630.000,00	5.445.000,00	9.075.000,00	0,4102	1.488.926,43	2.233.389,64	3.722.316,06		
7	2009	8	2	3	5	1.996.500,00	3.993.000,00	5.989.500,00	9.982.500,00	0,3536	1.411.758,33	2.117.637,49	3.529.395,82		
8	2010	8	2	3	5	1.996.500,00	3.993.000,00	5.989.500,00	9.982.500,00	0,3048	1.216.899,73	1.825.349,59	3.042.249,32		
9	2011	8	2	3	5	2.196.150,00	4.392.300,00	6.588.450,00	10.980.750,00	0,2627	1.153.830,23	1.730.745,35	2.884.575,58		
10	2012	8	2	3	5	2.196.150,00	4.392.300,00	6.588.450,00	10.980.750,00	0,2264	994.572,28	1.491.858,42	2.486.430,70		
11	2013	8	2	3	5	2.415.765,00	4.831.530,00	7.247.295,00	12.078.825,00	0,1952	943.025,57	1.414.538,36	2.357.563,94		
12	2014	8	2	3	5	2.415.765,00	4.831.530,00	7.247.295,00	12.078.825,00	0,1682	812.864,03	1.219.296,05	2.032.160,08		
13	2015	8	2	3	5	2.657.341,50	5.314.683,00	7.972.024,50	13.286.707,50	0,1450	770.734,90	1.156.102,36	1.926.837,26		
14	2016	8	2	3	5	2.657.341,50	5.314.683,00	7.972.024,50	13.286.707,50	0,1250	664.353,86	996.530,79	1.660.884,65		
15	2017	8	2	3	5	2.923.075,65	5.846.151,30	8.769.226,95	14.615.378,25	0,1077	629.921,72	944.882,58	1.574.804,30		
16	2018	8	2	3	5	2.923.075,65	5.846.151,30	8.769.226,95	14.615.378,25	0,0929	542.976,48	814.464,72	1.357.441,20		
17	2019	8	2	3	5	3.215.383,22	6.430.766,43	9.646.149,65	16.076.916,08	0,0801	514.835,09	772.252,63	1.287.087,72		
18	2020	8	2	3	5	3.215.383,22	6.430.766,43	9.646.149,65	16.076.916,08	0,0690	443.774,74	695.662,10	1.109.436,84		
19	2021	8	2	3	5	3.536.921,54	7.073.843,07	10.610.764,61	17.684.607,98	0,0595	420.774,77	631.162,16	1.051.936,93		
20	2022	8	2	3	5	3.536.921,54	7.073.843,07	10.610.764,61	17.684.607,98	0,0513	362.897,14	544.045,71	906.742,85		
21	2023	8	2	3	5	3.890.613,69	7.781.227,38	11.671.841,07	19.453.068,45	0,0442	343.899,27	515.848,90	859.748,17		
22	2024	8	2	3	5	3.890.613,69	7.781.227,38	11.671.841,07	19.453.068,45	0,0381	296.432,41	444.648,62	741.081,03		
23	2025	8	2	3	5	4.279.675,06	8.559.350,12	12.839.025,18	21.398.375,30	0,0328	281.068,91	421.603,36	702.672,27		
24	2026	8	2	3	5	4.279.675,06	8.559.350,12	12.839.025,18	21.398.375,30	0,0283	242.274,24	363.411,36	605.685,60		
25	2027	8	2	3	5	4.707.642,57	9.415.285,13	14.122.927,70	23.538.212,83	0,0244	229.717,95	344.576,47	574.294,12		
26	2028	8	2	3	5	4.707.642,57	9.415.285,13	14.122.927,70	23.538.212,83	0,0210	198.010,76	297.016,15	485.026,91		
27	2029	8	2	3	5	5.178.406,82	10.356.813,64	15.535.220,46	25.892.034,11	0,0181	187.748,26	281.622,39	469.370,65		
28	2030	8	2	3	5	5.178.406,82	10.356.813,64	15.535.220,46	25.892.034,11	0,0156	161.834,22	242.751,33	404.585,55		
29	2031	8	2	3	5	5.696.247,50	11.392.495,01	17.088.742,51	28.481.237,52	0,0135	153.446,67	230.170,01	383.616,68		
30	2032	8	2	3	5	5.696.247,50	11.392.495,01	17.088.742,51	28.481.237,52	0,0116	132.267,12	198.400,69	330.687,81		
							Total		190.634.890,16	285.952.335,25	476.587.225,41	25.076.150,40	37.614.225,60	62.690.376,00	

Proyeksi Pendapatan Sewa Ruang Exhibition Hall Gedung YECC Thn.2003-2032

i = 16,0127%

k	Tahun	Jumlah Exhibition (Unit)			Lama Hari per Event	Total Hari			Biaya Sewa per Hari (Rp)	Pendapatan Exhibition per Tahun (Rp)			P/F _{i,k}	PV - Pendapatan Exhibition per Tahun (Rp)		
		Pesimis	Moderat	Optimis		Pesimis	Moderat	Optimis		Pesimis	Moderat	Optimis				
														3	4	5
1	2003	34	34	34	7	238	238	238	50.000.000,00	11.900.000.000,00	11.900.000.000,00	11.900.000.000,00	0,8620	10.257.496.958,58	10.257.496.958,58	10.257.496.958,58
2	2004	34	34	34	7	238	238	238	50.000.000,00	11.900.000.000,00	11.900.000.000,00	11.900.000.000,00	0,7430	8.841.701.164,32	8.841.701.164,32	8.841.701.164,32
3	2005	34	34	34	7	238	238	238	55.000.000,00	13.090.000.000,00	13.090.000.000,00	13.090.000.000,00	0,6404	8.383.453.368,22	8.383.453.368,22	8.383.453.368,22
4	2006	34	34	34	7	238	238	238	55.000.000,00	13.090.000.000,00	13.090.000.000,00	13.090.000.000,00	0,5520	7.226.323.313,19	7.226.323.313,19	7.226.323.313,19
5	2007	34	34	34	7	238	238	238	60.500.000,00	14.399.000.000,00	14.399.000.000,00	14.399.000.000,00	0,4759	6.851.797.340,13	6.851.797.340,13	6.851.797.340,13
6	2008	34	34	34	7	238	238	238	60.500.000,00	14.399.000.000,00	14.399.000.000,00	14.399.000.000,00	0,4102	5.906.074.821,61	5.906.074.821,61	5.906.074.821,61
7	2009	34	34	34	7	238	238	238	66.550.000,00	15.838.900.000,00	15.838.900.000,00	15.838.900.000,00	0,3536	5.599.974.703,52	5.599.974.703,52	5.599.974.703,52
8	2010	34	34	34	7	238	238	238	66.550.000,00	15.838.900.000,00	15.838.900.000,00	15.838.900.000,00	0,3048	4.827.035.587,35	4.827.035.587,35	4.827.035.587,35
9	2011	34	34	34	7	238	238	238	73.205.000,00	17.422.790.000,00	17.422.790.000,00	17.422.790.000,00	0,2627	4.576.859.927,89	4.576.859.927,89	4.576.859.927,89
10	2012	34	34	34	7	238	238	238	73.205.000,00	17.422.790.000,00	17.422.790.000,00	17.422.790.000,00	0,2284	3.945.136.705,06	3.945.136.705,06	3.945.136.705,06
11	2013	34	34	34	7	238	238	238	80.525.500,00	19.165.069.000,00	19.165.069.000,00	19.165.069.000,00	0,1952	3.740.688.111,65	3.740.688.111,65	3.740.688.111,65
12	2014	34	34	34	7	238	238	238	80.525.500,00	19.165.069.000,00	19.165.069.000,00	19.165.069.000,00	0,1682	3.224.360.653,64	3.224.360.653,64	3.224.360.653,64
13	2015	34	34	34	7	238	238	238	88.578.050,00	21.081.575.900,00	21.081.575.900,00	21.081.575.900,00	0,1450	3.057.248.450,24	3.057.248.450,24	3.057.248.450,24
14	2016	34	34	34	7	238	238	238	88.578.050,00	21.081.575.900,00	21.081.575.900,00	21.081.575.900,00	0,1250	2.635.270.309,25	2.635.270.309,25	2.635.270.309,25
15	2017	34	34	34	7	238	238	238	97.435.855,00	23.189.733.490,00	23.189.733.490,00	23.189.733.490,00	0,1077	2.498.689.487,42	2.498.689.487,42	2.498.689.487,42
16	2018	34	34	34	7	238	238	238	97.435.855,00	23.189.733.490,00	23.189.733.490,00	23.189.733.490,00	0,0929	2.153.806.707,37	2.153.806.707,37	2.153.806.707,37
17	2019	34	34	34	7	238	238	238	107.179.440,50	25.508.706.839,00	25.508.706.839,00	25.508.706.839,00	0,0801	2.042.179.187,00	2.042.179.187,00	2.042.179.187,00
18	2020	34	34	34	7	238	238	238	107.179.440,50	25.508.706.839,00	25.508.706.839,00	25.508.706.839,00	0,0690	1.760.306.453,74	1.760.306.453,74	1.760.306.453,74
19	2021	34	34	34	7	238	238	238	117.897.384,55	28.059.577.522,90	28.059.577.522,90	28.059.577.522,90	0,0595	1.669.073.269,32	1.669.073.269,32	1.669.073.269,32
20	2022	34	34	34	7	238	238	238	117.897.384,55	28.059.577.522,90	28.059.577.522,90	28.059.577.522,90	0,0513	1.438.698.654,10	1.438.698.654,10	1.438.698.654,10
21	2023	34	34	34	7	238	238	238	129.687.123,01	30.865.535.275,19	30.865.535.275,19	30.865.535.275,19	0,0442	1.364.133.762,65	1.364.133.762,65	1.364.133.762,65
22	2024	34	34	34	7	238	238	238	129.687.123,01	30.865.535.275,19	30.865.535.275,19	30.865.535.275,19	0,0381	1.175.848.584,83	1.175.848.584,83	1.175.848.584,83
23	2025	34	34	34	7	238	238	238	142.655.835,31	33.952.088.802,71	33.952.088.802,71	33.952.088.802,71	0,0328	1.114.906.671,03	1.114.906.671,03	1.114.906.671,03
24	2026	34	34	34	7	238	238	238	142.655.835,31	33.952.088.802,71	33.952.088.802,71	33.952.088.802,71	0,0283	961.021.158,59	961.021.158,59	961.021.158,59
25	2027	34	34	34	7	238	238	238	155.921.418,84	37.347.297.682,98	37.347.297.682,98	37.347.297.682,98	0,0244	911.213.342,23	911.213.342,23	911.213.342,23
26	2028	34	34	34	7	238	238	238	155.921.418,84	37.347.297.682,98	37.347.297.682,98	37.347.297.682,98	0,0210	785.442.696,35	785.442.696,35	785.442.696,35
27	2029	34	34	34	7	238	238	238	172.613.560,72	41.082.027.451,28	41.082.027.451,28	41.082.027.451,28	0,0181	744.734.762,67	744.734.762,67	744.734.762,67
28	2030	34	34	34	7	238	238	238	172.613.560,72	41.082.027.451,28	41.082.027.451,28	41.082.027.451,28	0,0156	641.942.400,26	641.942.400,26	641.942.400,26
29	2031	34	34	34	7	238	238	238	189.874.916,79	45.190.230.196,41	45.190.230.196,41	45.190.230.196,41	0,0135	608.671.801,69	608.671.801,69	608.671.801,69
30	2032	34	34	34	7	238	238	238	189.874.916,79	45.190.230.196,41	45.190.230.196,41	45.190.230.196,41	0,0116	524.659.592,82	524.659.592,82	524.659.592,82
		Total			Total	Total	Total	Total	Total	756.185.064.320,93	756.185.064.320,93	756.185.064.320,93	0,0116	99.468.729.926,70	99.468.729.926,70	99.468.729.926,70

Lampiran 6
Analisis Pendapatan
Gedung YECC, Yogyakarta

Proyeksi Pendapatan Sewa Convnention Hall (300 seats) Gedung YECC Thn.2003-2032

i = 16,0127%

k	Tahun	Jumlah Convnention (unit)			Lama Hari per Event	Total Hari			Biaya Sewa per Hari (Rp)	Pendapatan Convnention per Tahun (Rp)			P.F.,i,k	PV - Pendapatan Convnention per Tahun (Rp)		
		Pesimis	Moderat	Optimis		Pesimis	Moderat	Optimis		15=11%14	16=12%14	17=13%14				
1	2	3	4	5	7=3%6	8=4%6	9=5%6	10	11=7%10	12=8%10	13=9%10	14	15=11%14	16=12%14	17=13%14	
1	2003	26	34	42	52	88	84	7.500.000,00	390.000.000,00	510.000.000,00	630.000.000,00	0,8620	336.170.088,39	439.607.012,51	543.043.956,63	
2	2004	28	37	48	56	74	96	7.500.000,00	420.000.000,00	555.000.000,00	720.000.000,00	0,7430	312.060.041,09	412.395.054,30	534.960.070,45	
3	2005	31	41	52	62	82	104	8.250.000,00	511.500.000,00	676.500.000,00	858.000.000,00	0,6404	327.588.724,05	433.262.506,00	549.503.686,15	
4	2006	33	45	56	66	90	112	8.250.000,00	544.500.000,00	742.500.000,00	924.000.000,00	0,5620	300.590.769,67	409.896.490,45	510.098.410,34	
5	2007	36	49	61	72	98	122	9.075.000,00	653.400.000,00	889.350.000,00	1.107.150.000,00	0,4759	310.921.898,11	423.199.247,48	526.839.879,51	
6	2008	39	53	66	78	106	132	9.075.000,00	707.850.000,00	961.950.000,00	1.197.900.000,00	0,4102	290.340.663,00	394.566.502,79	491.345.720,45	
7	2009	41	56	70	82	112	140	9.982.500,00	818.565.000,00	1.118.040.000,00	1.397.550.000,00	0,3636	289.410.457,37	396.232.332,01	494.115.415,02	
8	2010	44	60	74	88	120	148	9.982.500,00	878.460.000,00	1.197.900.000,00	1.477.410.000,00	0,3048	267.717.940,14	365.069.918,37	450.252.899,32	
9	2011	47	63	79	94	126	158	10.980.750,00	1.032.190.500,00	1.383.574.500,00	1.734.958.500,00	0,2627	271.150.104,97	363.456.523,69	455.762.942,40	
10	2012	50	67	84	100	134	168	10.980.750,00	1.098.075.000,00	1.471.420.500,00	1.844.786.000,00	0,2264	248.649.089,65	333.181.713,33	417.720.367,01	
11	2013	53	70	89	106	140	178	12.078.825,00	1.280.365.450,00	1.691.035.500,00	2.150.030.850,00	0,1952	249.901.777,21	330.058.951,03	419.646.980,59	
12	2014	56	74	93	112	148	186	12.078.825,00	1.352.828.400,00	1.787.686.100,00	2.246.681.450,00	0,1682	227.601.928,49	300.759.691,22	377.981.774,10	
13	2015	58	77	96	116	154	192	13.286.707,50	1.541.258.070,00	2.046.152.955,00	2.551.047.840,00	0,1450	223.513.121,99	286.732.937,82	369.952.753,64	
14	2016	61	81	96	122	162	192	13.286.707,50	1.620.978.315,00	2.162.446.615,00	2.806.152.624,00	0,1250	202.627.927,14	269.063.313,09	318.889.852,55	
15	2017	64	84	96	128	168	192	14.615.378,25	1.870.768.415,00	2.455.383.546,00	2.806.152.624,00	0,1077	201.574.950,25	264.587.122,20	302.362.425,37	
16	2018	66	88	96	132	178	192	14.615.378,25	1.929.229.929,00	2.601.537.328,50	2.806.152.624,00	0,0929	179.182.238,68	241.624.533,98	280.628.710,81	
17	2019	69	93	96	138	186	192	16.076.916,08	2.218.614.418,35	2.990.306.389,95	3.086.767.896,40	0,0801	177.618.105,76	239.398.316,46	247.120.842,80	
18	2020	72	96	96	144	192	192	16.076.916,08	2.315.075.914,80	3.086.767.896,40	3.086.767.896,40	0,0690	159.758.905,05	213.011.873,39	213.011.873,39	
19	2021	74	96	96	148	192	192	17.684.607,68	2.617.321.937,01	3.395.444.675,04	3.395.444.675,04	0,0595	155.686.666,30	201.971.891,41	201.971.891,41	
20	2022	77	96	96	154	192	192	17.684.607,68	2.723.429.583,11	3.395.444.675,04	3.395.444.675,04	0,0513	139.638.399,78	174.094.627,05	174.094.627,05	
21	2023	80	96	96	160	192	192	19.453.068,45	3.112.480.952,12	3.734.989.142,54	3.734.989.142,54	0,0442	137.569.707,16	165.071.648,59	165.071.648,59	
22	2024	82	96	96	164	192	192	19.453.068,45	3.180.303.225,92	3.734.989.142,54	3.734.989.142,54	0,0381	121.537.288,63	142.287.557,43	142.287.557,43	
23	2025	85	96	96	170	192	192	21.398.375,30	3.637.723.800,29	4.108.488.056,80	4.108.488.056,80	0,0328	119.454.296,18	134.913.076,16	134.913.076,16	
24	2026	88	96	96	176	192	192	21.398.375,30	3.766.114.052,07	4.108.488.056,80	4.108.488.056,80	0,0283	108.600.696,33	116.291.636,00	116.291.636,00	
25	2027	91	96	96	182	192	192	23.538.212,83	4.283.954.734,22	4.519.336.862,48	4.519.336.862,48	0,0244	104.521.530,43	110.284.471,66	110.284.471,66	
26	2028	94	96	96	188	192	192	23.538.212,83	4.425.184.011,18	4.519.336.862,48	4.519.336.862,48	0,0210	99.065.058,98	95.045.166,62	95.045.166,62	
27	2029	96	96	96	192	192	192	25.882.034,11	4.971.270.548,73	4.971.270.548,73	4.971.270.548,73	0,0181	90.119.164,56	90.119.164,56	90.119.164,56	
28	2030	96	96	96	192	192	192	25.882.034,11	4.971.270.548,73	4.971.270.548,73	4.971.270.548,73	0,0156	77.680.424,91	77.680.424,91	77.680.424,91	
29	2031	96	96	96	192	192	192	28.481.237,52	5.468.397.603,60	5.468.397.603,60	5.468.397.603,60	0,0135	73.654.402,89	73.654.402,89	73.654.402,89	
30	2032	96	96	96	192	192	192	28.481.237,52	5.468.397.603,60	5.468.397.603,60	5.468.397.603,60	0,0116	63.488.219,64	63.488.219,64	63.488.219,64	
		Total														
		69.819.508.013,71 80.713.395.099,22 85.672.217.279,17 5.669.985.327,02 8.928.115.217,45														

Lampiran 6
Analisis Pendapatan
Gedung YECC, Yogyakarta

Proyeksi Pendapatan Sewa Meeting Room (70 seats) Gedung YECC Thn.2003-2032

i = 16,0127%

k	Tahun	Jumlah Convention (unit)			Lama Hari per Event	Biaya Sewa per Hari (Rp)			Pendapatan Convention per Tahun (Rp)			P/F, i, k	PV - Pendapatan Convention per Tahun (Rp)				
		Pesimis	Moderat	Optimis		Pesimis	Moderat	Optimis	Pesimis	Moderat	Optimis		Pesimis	Moderat	Optimis		
1	2	3	4	5	6	7-3*6	8-4*6	9-5*6	10	11-7*10	12-8*10	13-9*10	14	15-11*14	16-12*14	17-13*14	
1	2003	9	12	15	2	18	24	30	2.000.000,00	36.000.000,00	48.000.000,00	60.000.000,00	0,8620	31.031.083,24	41.374.777,65	51.718.472,06	
2	2004	10	13	17	2	20	26	34	2.000.000,00	40.000.000,00	52.000.000,00	68.000.000,00	0,7430	29.720.003,91	38.636.005,09	50.524.006,65	
3	2005	11	15	18	2	22	30	36	2.200.000,00	48.400.000,00	66.000.000,00	79.200.000,00	0,6404	30.997.642,71	42.269.512,78	50.723.415,94	
4	2006	12	16	20	2	24	32	40	2.200.000,00	52.800.000,00	70.400.000,00	88.000.000,00	0,5520	29.148.194,88	38.864.259,84	48.580.324,79	
5	2007	13	17	22	2	26	34	44	2.420.000,00	62.920.000,00	82.280.000,00	106.480.000,00	0,4759	29.940.627,03	39.153.127,66	50.668.753,44	
6	2008	14	19	24	2	28	38	48	2.420.000,00	67.760.000,00	91.960.000,00	116.160.000,00	0,4102	27.793.293,28	37.719.469,45	47.645.645,62	
7	2009	15	20	26	2	30	40	52	2.662.000,00	79.860.000,00	106.480.000,00	138.424.000,00	0,3536	28.235.166,57	37.646.888,76	48.940.955,39	
8	2010	16	21	28	2	32	42	56	2.662.000,00	86.184.000,00	111.804.000,00	149.072.000,00	0,3048	26.960.527,53	34.073.192,38	46.430.923,18	
9	2011	17	23	29	2	34	46	58	2.928.200,00	99.558.800,00	134.697.200,00	169.836.800,00	0,2627	26.153.486,30	35.384.127,17	44.614.769,04	
10	2012	18	24	31	2	36	48	62	2.928.200,00	105.415.200,00	140.553.600,00	181.548.400,00	0,2264	23.869.734,69	31.826.312,91	41.108.987,51	
11	2013	19	25	33	2	38	50	66	3.221.020,00	122.398.760,00	161.061.000,00	212.587.320,00	0,1952	23.889.981,22	31.434.185,81	41.493.125,27	
12	2014	20	28	34	2	40	56	68	3.221.020,00	128.840.800,00	180.377.120,00	219.029.360,00	0,1682	21.676.374,14	30.346.923,80	36.849.836,04	
13	2015	21	29	36	2	42	60	72	3.543.122,00	148.811.124,00	205.501.076,00	255.104.784,00	0,1450	21.580.577,30	29.801.749,60	36.995.275,36	
14	2016	22	30	38	2	44	64	76	3.543.122,00	155.897.368,00	212.587.320,00	269.277.272,00	0,1250	19.487.713,21	26.574.154,38	33.660.955,55	
15	2017	23	32	39	2	46	64	78	3.897.434,20	179.281.973,20	249.435.788,80	303.999.687,60	0,1077	19.317.589,40	26.876.660,03	32.755.929,41	
16	2018	24	33	41	2	48	66	82	3.897.434,20	187.076.841,60	257.230.657,20	319.589.604,40	0,0929	17.375.247,39	23.890.965,16	29.682.714,29	
17	2019	25	34	43	2	50	68	86	4.287.177,62	214.358.881,60	291.528.078,16	368.697.275,32	0,0801	17.161.169,64	23.339.190,71	29.517.211,78	
18	2020	26	35	44	2	52	70	88	4.287.177,62	222.933.236,24	300.102.433,40	377.271.630,56	0,0690	15.384.190,86	20.709.487,69	26.034.784,53	
19	2021	27	37	46	2	54	74	92	4.715.895,38	254.659.350,63	348.976.258,27	433.862.375,14	0,0595	15.147.891,86	20.758.222,17	25.807.519,46	
20	2022	29	38	48	2	58	76	96	4.715.895,38	273.521.932,16	358.408.049,03	462.725.956,67	0,0513	14.024.289,40	18.376.665,08	23.212.816,94	
21	2023	30	40	49	2	60	80	98	5.187.484,92	311.249.095,21	414.988.793,62	508.373.522,18	0,0442	13.756.970,72	18.341.294,29	22.468.085,50	
22	2024	31	41	51	2	62	82	102	5.187.484,92	321.624.065,05	425.373.783,46	528.123.461,86	0,0381	12.252.539,67	16.204.971,82	20.167.403,97	
23	2025	32	42	53	2	64	84	106	5.706.233,41	365.198.938,38	479.323.606,63	604.860.741,70	0,0328	11.992.273,44	15.739.858,89	19.862.202,88	
24	2026	33	43	54	2	66	86	108	5.706.233,41	376.611.405,21	490.736.073,45	616.273.208,52	0,0283	10.660.066,63	13.890.389,86	17.443.745,40	
25	2027	34	45	56	2	68	90	112	6.276.856,75	426.826.259,23	564.917.107,81	703.007.956,39	0,0244	10.413.866,77	13.783.058,96	17.152.251,15	
26	2028	35	46	58	2	70	92	116	6.276.856,75	439.379.972,74	577.470.821,32	728.115.383,40	0,0210	9.240.502,31	12.144.660,18	15.312.832,40	
27	2029	36	47	60	2	72	94	120	6.904.542,43	497.127.054,87	649.026.988,31	828.545.091,45	0,0181	9.011.916,46	11.795.557,60	15.019.860,76	
28	2030	37	49	62	2	74	96	124	6.904.542,43	510.936.139,73	676.645.158,02	866.163.251,17	0,0156	7.983.821,45	10.573.168,95	13.378.295,40	
29	2031	38	50	63	2	76	100	126	7.594.996,67	577.219.747,05	759.499.667,17	956.989.580,63	0,0135	7.774.631,42	10.229.778,18	12.889.520,51	
30	2032	39	51	65	2	78	102	130	7.594.996,67	592.409.740,39	774.689.660,51	987.349.567,32	0,0116	6.877.880,46	8.994.164,45	11.453.150,77	
		Total													567.858.272,85	760.722.771,27	961.113.210,39
		Total													6.984.259.684,69	9.282.054.221,14	11.687.647.220,31

Lampiran 6
Analisis Pendapatan
Gedung YECC, Yogyakarta

Proyeksi Pendapatan Sewa Meeting Room (40 seats) Gedung YECC Thn.2003-2032

i = 16,0127%

k	Tahun	Jumlah Convention (unit)			Lama Hari per Event	Total Hari			Biaya Sewa per Hari (Rp)	Pendapatan Convention per Tahun (Rp)			Pfr,ik	PV - Pendapatan Convention per Tahun (Rp)		
		Pesimis	Moderat	Optimis		Pesimis	Moderat	Optimis		Pesimis	Moderat	Optimis				
1	2	3	4	5	6	7-3*6	8-4*6	9-3*6	10	11-7*10	12-8*10	13-9*10	14	15-11*14	16-12*14	17-13*14
1	2003	9	12	15	2	18	24	30	1.500.000,00	27.000.000,00	36.000.000,00	45.000.000,00	0,8620	23.273.312,43	31.031.083,24	38.788.854,05
2	2004	10	13	17	2	20	26	34	1.500.000,00	30.000.000,00	39.000.000,00	51.000.000,00	0,7430	22.290.002,94	28.977.003,82	37.893.004,99
3	2005	11	15	18	2	22	30	36	1.650.000,00	36.300.000,00	49.500.000,00	69.400.000,00	0,6404	23.248.232,03	31.702.134,59	38.042.561,50
4	2006	12	16	20	2	24	32	40	1.650.000,00	39.600.000,00	52.800.000,00	66.000.000,00	0,5520	21.861.146,16	29.148.194,88	36.436.243,60
5	2007	13	17	22	2	26	34	44	1.815.000,00	47.190.000,00	61.710.000,00	79.860.000,00	0,4759	22.455.470,27	29.364.845,74	38.001.566,08
6	2008	14	19	24	2	28	38	48	1.815.000,00	50.820.000,00	68.970.000,00	87.120.000,00	0,4102	20.844.969,96	28.289.602,09	36.734.234,21
7	2009	15	20	26	2	30	40	52	1.996.500,00	59.895.000,00	79.860.000,00	103.818.000,00	0,3536	21.176.374,93	28.235.166,57	36.705.716,64
8	2010	16	21	28	2	32	42	56	1.996.500,00	63.888.000,00	83.853.000,00	111.804.000,00	0,3048	19.470.395,65	25.554.894,29	34.073.192,98
9	2011	17	23	29	2	34	46	58	2.196.150,00	74.669.100,00	101.022.900,00	127.376.700,00	0,2627	19.615.113,98	26.538.095,38	33.461.076,78
10	2012	18	24	31	2	36	48	62	2.196.150,00	79.061.400,00	105.415.200,00	136.161.300,00	0,2284	17.902.301,01	23.899.734,69	30.891.740,64
11	2013	19	25	33	2	38	50	66	2.415.765,00	91.799.070,00	120.788.250,00	159.440.490,00	0,1952	17.917.465,91	23.575.639,36	31.119.843,95
12	2014	20	28	34	2	40	56	68	2.415.765,00	96.630.600,00	135.282.840,00	164.272.020,00	0,1682	16.257.280,61	22.760.192,85	27.637.377,03
13	2015	21	29	36	2	42	58	72	2.667.341,50	111.608.343,00	154.125.807,00	191.328.588,00	0,1450	16.165.432,97	22.351.312,20	27.746.456,62
14	2016	22	30	38	2	44	60	76	2.667.341,50	116.923.026,00	159.440.490,00	201.957.954,00	0,1250	14.615.784,91	19.930.615,78	25.245.446,66
15	2017	23	32	39	2	46	64	78	2.923.075,66	134.461.479,90	187.076.841,60	227.999.900,70	0,1077	14.488.199,55	20.157.486,02	24.566.947,06
16	2018	24	33	41	2	48	66	82	2.923.075,66	140.307.631,20	192.922.992,90	239.692.203,30	0,0929	13.031.435,54	17.918.223,87	22.282.035,71
17	2019	25	34	43	2	50	68	86	3.215.383,22	150.769.160,75	218.646.058,62	276.522.956,49	0,0801	12.870.877,23	17.504.393,03	22.137.908,83
18	2020	26	35	44	2	52	70	88	3.215.383,22	167.199.927,18	225.076.825,05	282.953.722,92	0,0690	11.538.143,14	15.532.115,77	19.526.088,39
19	2021	27	37	46	2	54	74	92	3.536.921,54	190.993.762,97	261.732.193,70	325.396.781,36	0,0595	11.360.918,89	15.598.666,63	19.355.639,69
20	2022	28	38	48	2	56	76	96	3.536.921,54	205.141.449,12	268.806.036,77	339.544.467,50	0,0513	10.518.217,05	13.792.491,31	17.409.462,71
21	2023	30	40	49	2	60	80	98	3.890.613,69	233.436.821,41	311.249.085,21	381.280.141,63	0,0442	10.316.978,04	13.755.970,72	16.651.064,13
22	2024	31	41	51	2	62	82	102	3.890.613,69	241.218.048,79	319.030.322,59	396.842.596,40	0,0381	9.189.404,75	12.153.728,86	15.118.052,96
23	2025	32	42	53	2	64	84	106	4.279.675,06	273.899.203,79	359.492.704,97	453.645.556,27	0,0328	8.994.205,08	11.804.894,16	14.896.652,16
24	2026	33	43	54	2	66	86	108	4.279.675,06	282.458.553,90	368.052.055,09	462.204.906,39	0,0283	7.995.049,97	10.417.792,39	13.082.809,05
25	2027	34	45	56	2	68	90	112	4.707.642,57	320.119.694,43	423.887.830,86	527.255.967,29	0,0244	7.810.400,08	10.337.294,22	12.864.188,96
26	2028	35	46	58	2	70	92	116	4.707.642,57	329.534.979,56	433.103.115,99	546.086.537,55	0,0210	6.930.376,73	9.108.495,13	11.484.624,30
27	2029	36	47	60	2	72	94	120	5.178.406,82	372.845.291,15	486.770.241,23	621.408.818,59	0,0181	6.750.937,34	8.824.168,20	11.284.895,57
28	2030	37	49	62	2	74	98	124	5.178.406,82	383.202.104,80	507.483.868,52	642.122.445,88	0,0156	5.987.866,09	7.929.876,71	10.033.721,65
29	2031	38	50	63	2	76	100	126	5.696.247,50	432.914.810,28	569.624.760,37	717.727.185,47	0,0135	5.830.973,56	7.672.333,63	9.667.140,98
30	2032	39	51	65	2	78	102	130	5.696.247,50	444.307.305,29	581.017.245,38	740.512.175,49	0,0116	5.159.417,85	6.745.623,34	8.597.363,08
Total										5.238.194.763,52	6.961.540.665,85	8.766.735.415,23		425.893.704,64	570.542.078,45	720.834.907,79

Lampiran 6
Analisis Pendapatan
Gedung YECC, Yogyakarta

Proyeksi Pendapatan Sewa VIP Room Gedung YECC Thn. 2003-2032

i = 16,0127%

k	Tahun	Jumlah Convention (unit)			Lama Hari per Event	Total Hari			Biaya Sewa per Hari (Rp)	Pendapatan Convention per Tahun (Rp)			P/F _{i,k}	PV - Pendapatan Convention per Tahun (Rp)			
		Pesimis	Moderat	Optimis		Pesimis	Moderat	Optimis		Pesimis	Moderat	Optimis					
1	2	3	4	5	6	7-3%	8-4%	9-5%	10	11-7%	12-8%	13-9%	14	15-11%	16-12%	17-13%	
1	2003	31	41	52	2	62	82	104	500.000,00	31.000.000,00	41.000.000,00	52.000.000,00	0,8620	26.721.210,56	35.340.955,91	44.822.675,79	
2	2004	34	46	59	2	68	92	118	500.000,00	34.000.000,00	46.000.000,00	59.000.000,00	0,7430	25.262.003,33	34.178.004,50	43.837.005,77	
3	2005	38	51	63	2	76	102	126	550.000,00	41.800.000,00	56.100.000,00	69.300.000,00	0,6404	26.770.691,43	35.929.065,86	44.392.988,42	
4	2006	41	56	69	2	82	112	138	550.000,00	45.100.000,00	61.600.000,00	75.900.000,00	0,5520	24.897.416,46	34.006.227,36	41.900.530,14	
5	2007	44	60	75	2	88	120	150	605.000,00	53.240.000,00	72.600.000,00	90.750.000,00	0,4759	25.334.376,72	34.546.877,35	43.183.596,88	
6	2008	48	65	82	2	96	130	164	605.000,00	58.080.000,00	78.650.000,00	99.220.000,00	0,4102	23.822.822,81	32.290.072,56	40.697.322,30	
7	2009	51	69	88	2	102	138	176	665.500,00	67.881.000,00	91.839.000,00	117.128.000,00	0,3536	23.999.891,59	32.470.441,56	41.411.577,84	
8	2010	55	73	93	2	110	146	186	665.500,00	73.205.000,00	97.163.000,00	123.783.000,00	0,3048	22.309.828,34	29.611.226,71	37.723.891,57	
9	2011	58	78	98	2	116	156	196	732.050,00	84.917.800,00	114.199.800,00	143.481.800,00	0,2627	22.307.384,52	29.999.586,08	37.691.787,84	
10	2012	62	82	103	2	124	164	206	732.050,00	90.774.200,00	120.066.200,00	150.802.300,00	0,2284	20.554.493,76	27.184.975,61	34.146.981,56	
11	2013	65	86	108	2	130	172	216	805.255,00	104.683.150,00	138.593.860,00	173.935.080,00	0,1952	20.432.220,78	27.033.399,80	33.948.920,68	
12	2014	69	93	111	2	138	186	222	805.255,00	111.125.190,00	149.777.430,00	178.766.610,00	0,1682	18.695.872,70	25.198.784,94	30.075.989,12	
13	2015	72	97	114	2	144	194	228	885.780,50	127.552.392,00	171.841.417,00	201.957.954,00	0,1450	18.497.637,68	24.920.428,54	29.287.926,33	
14	2016	75	101	116	2	150	202	232	885.780,50	132.867.075,00	178.927.661,00	205.501.076,00	0,1250	16.608.846,49	22.366.579,94	25.688.349,23	
15	2017	79	104	117	2	158	208	234	974.358,55	153.948.650,90	202.666.578,40	227.999.900,70	0,1077	16.597.939,61	21.837.286,28	24.566.947,06	
16	2018	82	108	119	2	164	216	238	974.358,55	159.794.802,20	210.461.446,80	231.897.334,90	0,0929	14.841.357,14	19.547.153,31	21.538.067,07	
17	2019	85	111	120	2	170	222	240	1.071.794,41	182.205.048,86	237.938.357,91	257.230.657,20	0,0801	14.586.994,19	19.048.898,30	20.593.403,57	
18	2020	89	113	120	2	178	226	240	1.071.794,41	190.779.404,08	242.225.535,53	257.230.657,20	0,0690	13.165.317,18	16.715.515,06	17.750.989,45	
19	2021	92	115	120	2	184	230	240	1.178.973,85	216.931.187,57	271.163.984,47	282.953.722,92	0,0595	12.303.759,73	16.129.699,66	16.830.990,95	
20	2022	97	116	120	2	194	232	240	1.178.973,85	228.720.926,03	273.521.932,16	282.953.722,92	0,0513	11.727.207,52	14.024.289,40	14.507.895,69	
21	2023	100	118	120	2	200	236	240	1.286.871,23	259.374.246,01	308.061.610,29	311.249.095,21	0,0442	11.463.308,93	13.526.704,54	13.765.970,72	
22	2024	102	119	120	2	204	238	240	1.286.871,23	264.561.730,98	308.665.352,75	311.249.095,21	0,0381	10.078.701,98	11.758.485,65	11.857.296,45	
23	2025	105	120	120	2	210	240	240	1.426.558,35	299.577.254,14	342.374.004,73	342.374.004,73	0,0328	9.837.411,80	11.242.796,35	11.242.796,35	
24	2026	107	120	120	2	214	240	240	1.426.558,35	305.283.487,55	342.374.004,73	342.374.004,73	0,0283	8.641.114,62	9.690.969,67	9.690.969,67	
25	2027	110	120	120	2	220	240	240	1.569.214,19	345.227.121,44	376.611.405,21	376.611.405,21	0,0244	8.422.980,47	9.188.705,97	9.188.705,97	
26	2028	112	120	120	2	224	240	240	1.569.214,19	351.503.978,19	376.611.405,21	376.611.405,21	0,0210	7.392.401,85	7.920.430,55	7.920.430,55	
27	2029	114	120	120	2	228	240	240	1.726.135,61	393.558.918,44	414.272.545,73	414.272.545,73	0,0181	7.134.433,86	7.509.930,38	7.509.930,38	
28	2030	115	120	120	2	230	240	240	1.726.135,61	397.011.189,66	414.272.545,73	414.272.545,73	0,0156	6.203.645,04	6.473.368,74	6.473.368,74	
29	2031	116	120	120	2	232	240	240	1.898.749,17	440.509.806,96	455.699.800,30	455.699.800,30	0,0135	5.933.271,34	6.137.866,91	6.137.866,91	
30	2032	117	120	120	2	234	240	240	1.898.749,17	444.307.305,29	455.699.800,30	455.699.800,30	0,0116	5.158.417,85	5.290.684,97	5.290.684,97	
		Total													480.292.959,29	621.089.352,45	733.655.787,25

Proyeksi Pendapatan Sewa Dinning Room Gedung YECC Thn.2003-2032

i = 16,0127%

k	Tahun	Jumlah Convention (unit)			Lama Hari per Event	Total Hari			Biaya Sewa per Hari (Rp)			Pendapatan Convention per Tahun (Rp)			P/F,ik	PV - Pendapatan Convention per Tahun (Rp)		
		Pesimis	Moderat	Optimis		Pesimis	Moderat	Optimis	Pesimis	Moderat	Optimis	Pesimis	Moderat	Optimis				
1	2	3	4	5	6	7-3*6	8-4*6	9-5*6	10	11-7*10	12-8*10	13-9*10	14	15-11*14	16-12*14	17-13*14		
1	2003	18	24	32	2	36	48	64	10.000.000,00	360.000.000,00	480.000.000,00	640.000.000,00	0,8620	310.310.832,36	413.747.776,48	551.663.701,97		
2	2004	20	28	35	2	40	56	70	10.000.000,00	400.000.000,00	560.000.000,00	700.000.000,00	0,7430	297.200.039,14	416.090.054,79	520.100.068,49		
3	2005	22	31	38	2	44	62	76	11.000.000,00	484.000.000,00	682.000.000,00	836.000.000,00	0,6404	309.976.427,06	436.784.965,40	535.413.828,56		
4	2006	24	34	42	2	48	68	84	11.000.000,00	528.000.000,00	748.000.000,00	924.000.000,00	0,5520	291.481.948,77	412.932.760,75	510.093.410,34		
5	2007	26	36	45	2	52	72	90	12.100.000,00	629.200.000,00	871.200.000,00	1.089.000.000,00	0,4759	299.406.270,32	414.592.528,14	518.203.160,18		
6	2008	29	39	49	2	58	78	98	12.100.000,00	701.800.000,00	943.800.000,00	1.186.800.000,00	0,4102	287.859.108,95	387.120.870,66	486.382.632,37		
7	2009	31	41	53	2	62	82	106	13.310.000,00	825.220.000,00	1.091.420.000,00	1.410.860.000,00	0,3536	291.753.387,91	386.890.609,82	496.821.276,11		
8	2010	33	44	56	2	66	88	112	13.310.000,00	878.460.000,00	1.171.280.000,00	1.490.720.000,00	0,3048	267.717.940,14	356.957.253,52	454.309.231,75		
9	2011	35	47	59	2	70	94	118	14.641.000,00	1.024.870.000,00	1.376.254.000,00	1.727.638.000,00	0,2627	269.227.054,58	361.533.473,30	453.898.892,01		
10	2012	37	49	60	2	74	98	120	14.641.000,00	1.083.434.000,00	1.434.818.000,00	1.766.920.000,00	0,2284	245.327.828,72	324.893.611,00	397.828.911,43		
11	2013	39	52	60	2	78	104	120	16.105.100,00	1.256.197.800,00	1.674.990.400,00	1.932.612.000,00	0,1952	245.186.649,34	328.915.532,45	377.210.229,75		
12	2014	41	55	60	2	82	112	120	16.105.100,00	1.320.618.200,00	1.803.771.200,00	1.932.612.000,00	0,1682	222.182.834,96	303.469.237,99	325.145.612,13		
13	2015	43	58	60	2	86	116	120	17.715.610,00	1.523.542.460,00	2.055.010.760,00	2.125.873.200,00	0,1450	220.944.005,65	298.017.485,99	308.293.961,37		
14	2016	45	60	60	2	90	120	120	17.715.610,00	1.594.404.900,00	2.125.873.200,00	2.125.873.200,00	0,1250	199.306.157,84	266.741.543,79	265.741.543,79		
15	2017	47	60	60	2	94	120	120	19.487.171,00	1.831.794.074,00	2.338.460.520,00	2.338.460.520,00	0,1077	197.375.472,12	251.998.687,81	251.998.687,81		
16	2018	49	60	60	2	98	120	120	19.487.171,00	1.909.742.758,00	2.338.460.520,00	2.338.460.520,00	0,0929	177.372.317,08	217.190.592,34	217.190.592,34		
17	2019	51	60	60	2	102	120	120	21.435.888,10	2.186.460.586,20	2.572.306.572,00	2.572.306.572,00	0,0801	175.043.930,31	205.934.035,66	205.934.035,66		
18	2020	53	60	60	2	106	120	120	21.435.888,10	2.272.204.138,60	2.572.306.572,00	2.572.306.572,00	0,0690	156.800.406,80	177.509.894,49	177.509.894,49		
19	2021	55	60	60	2	110	120	120	23.579.476,91	2.593.742.460,10	2.829.537.229,20	2.829.537.229,20	0,0595	154.284.083,72	168.309.909,51	168.309.909,51		
20	2022	58	60	60	2	116	120	120	23.579.476,91	2.735.219.321,56	2.829.537.229,20	2.829.537.229,20	0,0513	140.242.894,01	145.078.855,88	145.078.855,88		
21	2023	60	60	60	2	120	120	120	25.937.424,60	3.112.490.952,12	3.112.490.952,12	3.112.490.952,12	0,0442	137.559.707,16	137.559.707,16	137.559.707,16		
22	2024	60	60	60	2	120	120	120	25.937.424,60	3.112.490.952,12	3.112.490.952,12	3.112.490.952,12	0,0381	118.572.964,52	118.572.964,52	118.572.964,52		
23	2025	60	60	60	2	120	120	120	28.531.167,06	3.423.740.047,33	3.423.740.047,33	3.423.740.047,33	0,0328	112.427.563,47	112.427.563,47	112.427.563,47		
24	2026	60	60	60	2	120	120	120	28.531.167,06	3.423.740.047,33	3.423.740.047,33	3.423.740.047,33	0,0283	96.909.696,66	96.909.696,66	96.909.696,66		
25	2027	60	60	60	2	120	120	120	31.384.283,77	3.766.114.052,07	3.766.114.052,07	3.766.114.052,07	0,0244	91.887.069,72	91.887.069,72	91.887.069,72		
26	2028	60	60	60	2	120	120	120	31.384.283,77	3.766.114.052,07	3.766.114.052,07	3.766.114.052,07	0,0210	79.204.305,51	79.204.305,51	79.204.305,51		
27	2029	60	60	60	2	120	120	120	34.522.712,14	4.142.725.457,27	4.142.725.457,27	4.142.725.457,27	0,0181	75.099.303,80	75.099.303,80	75.099.303,80		
28	2030	60	60	60	2	120	120	120	34.522.712,14	4.142.725.457,27	4.142.725.457,27	4.142.725.457,27	0,0156	64.733.687,42	64.733.687,42	64.733.687,42		
29	2031	60	60	60	2	120	120	120	37.974.983,36	4.556.998.003,00	4.556.998.003,00	4.556.998.003,00	0,0135	61.378.669,08	61.378.669,08	61.378.669,08		
30	2032	60	60	60	2	120	120	120	37.974.983,36	4.556.998.003,00	4.556.998.003,00	4.556.998.003,00	0,0116	52.906.849,70	52.906.849,70	52.906.849,70		
		Total													5.649.669.396,82	7.161.309.496,82	8.259.719.242,98	

Proyeksi Pendapatan Sewa Dinning Room Gedung YECC Thn.2003-2032, Acara Pemikahan-Wisuda

i = 16,0127%

k	Tahun	Jumlah Convention (unit)			Lama Hari per Event	Total Hari			Blaya Sewa per Hari (Rp)	Pendapatan Convention per Tahun (Rp)			P/F _{i,k}	PV - Pendapatan Convention per Tahun (Rp)		
		Pesimis	Moderat	Optimis		Pesimis	Moderat	Optimis		Pesimis	Moderat	Optimis				
1	2	3	4	5	6	7-3*6	8-4*6	9-5*6	10	11-7*10	12-8*10	13-9*10	14	15-11*14	16-12*14	17-13*14
1	2003	24	32	40	1	48	64	80	10.000.000,00	480.000.000,00	640.000.000,00	800.000.000,00	0,8620	413.747.776,48	551.663.701,97	689.579.627,47
2	2004	24	32	40	1	48	64	80	10.000.000,00	480.000.000,00	640.000.000,00	800.000.000,00	0,7430	356.640.046,96	475.520.062,62	594.400.078,27
3	2005	24	32	40	1	48	64	80	11.000.000,00	528.000.000,00	704.000.000,00	880.000.000,00	0,6404	338.156.102,25	450.874.803,00	563.593.503,75
4	2006	24	32	40	1	48	64	80	11.000.000,00	528.000.000,00	704.000.000,00	880.000.000,00	0,5520	291.481.948,77	388.642.598,36	485.803.247,95
5	2007	24	32	40	1	48	64	80	12.100.000,00	580.800.000,00	774.400.000,00	968.000.000,00	0,4759	276.375.019,76	368.500.025,02	460.625.031,27
6	2008	24	32	40	1	48	64	80	12.100.000,00	580.800.000,00	774.400.000,00	968.000.000,00	0,4102	238.228.228,10	317.637.637,46	397.047.046,83
7	2009	24	32	40	1	48	64	80	13.310.000,00	638.880.000,00	851.840.000,00	1.064.800.000,00	0,3536	225.881.332,58	301.175.110,11	376.468.987,63
8	2010	24	32	40	1	48	64	80	13.310.000,00	638.880.000,00	851.840.000,00	1.064.800.000,00	0,3048	194.703.956,46	259.635.275,29	324.506.594,11
9	2011	24	32	40	1	48	64	80	14.641.000,00	702.768.000,00	937.024.000,00	1.171.280.000,00	0,2627	184.612.837,43	246.150.449,90	307.688.082,36
10	2012	24	32	40	1	48	64	80	14.641.000,00	702.768.000,00	937.024.000,00	1.171.280.000,00	0,2284	159.131.564,57	212.175.419,43	285.219.274,29
11	2013	24	32	40	1	48	64	80	16.105.100,00	773.044.800,00	1.030.726.400,00	1.288.408.000,00	0,1952	150.884.091,90	201.178.789,20	251.473.486,50
12	2014	24	32	40	1	48	64	80	16.105.100,00	773.044.800,00	1.030.726.400,00	1.288.408.000,00	0,1682	130.058.244,85	173.410.993,14	216.763.741,42
13	2015	24	32	40	1	48	64	80	17.715.610,00	850.349.280,00	1.133.799.040,00	1.417.248.800,00	0,1450	123.317.584,55	164.423.446,06	205.529.307,58
14	2016	24	32	40	1	48	64	80	17.715.610,00	850.349.280,00	1.133.799.040,00	1.417.248.800,00	0,1250	106.296.617,52	141.728.823,35	177.161.028,19
15	2017	24	32	40	1	48	64	80	19.487.171,00	935.384.208,00	1.247.178.944,00	1.558.973.680,00	0,1077	100.787.475,12	134.383.300,16	167.979.125,20
16	2018	24	32	40	1	48	64	80	19.487.171,00	935.384.208,00	1.247.178.944,00	1.558.973.680,00	0,0929	86.876.235,94	115.834.982,58	144.793.728,23
17	2019	24	32	40	1	48	64	80	21.435.888,10	1.028.922.628,80	1.371.896.838,40	1.714.871.048,00	0,0801	82.373.614,27	109.831.485,69	137.289.357,11
18	2020	24	32	40	1	48	64	80	21.435.888,10	1.028.922.628,80	1.371.896.838,40	1.714.871.048,00	0,0690	71.003.957,80	94.671.943,73	118.339.929,66
19	2021	24	32	40	1	48	64	80	23.579.476,91	1.131.814.891,68	1.509.086.522,24	1.896.358.152,80	0,0595	67.323.953,80	88.795.285,07	112.206.606,34
20	2022	24	32	40	1	48	64	80	23.579.476,91	1.131.814.891,68	1.509.086.522,24	1.896.358.152,80	0,0513	58.031.542,35	77.375.389,80	96.719.237,25
21	2023	24	32	40	1	48	64	80	25.937.424,60	1.244.996.380,96	1.659.995.174,46	2.074.993.988,08	0,0442	55.023.882,86	73.385.177,15	91.706.471,44
22	2024	24	32	40	1	48	64	80	25.937.424,60	1.244.996.380,96	1.659.995.174,46	2.074.993.988,08	0,0381	47.429.165,81	63.238.914,41	79.048.643,01
23	2025	24	32	40	1	48	64	80	28.531.167,06	1.369.496.018,93	1.825.994.691,91	2.282.493.364,89	0,0328	44.971.025,39	59.961.367,18	74.951.708,98
24	2026	24	32	40	1	48	64	80	28.531.167,06	1.369.496.018,93	1.825.994.691,91	2.282.493.364,89	0,0283	38.763.875,67	51.695.171,55	64.606.464,44
25	2027	24	32	40	1	48	64	80	31.384.283,77	1.506.445.620,83	2.008.594.161,10	2.510.742.701,38	0,0244	36.754.823,89	49.036.431,85	61.258.039,81
26	2028	24	32	40	1	48	64	80	31.384.283,77	1.506.445.620,83	2.008.594.161,10	2.510.742.701,38	0,0210	31.681.722,21	42.242.296,27	52.802.870,34
27	2029	24	32	40	1	48	64	80	34.522.712,14	1.657.090.182,91	2.209.453.577,21	2.761.816.971,51	0,0181	30.039.721,52	40.032.962,03	50.066.202,53
28	2030	24	32	40	1	48	64	80	34.522.712,14	1.657.090.182,91	2.209.453.577,21	2.761.816.971,51	0,0156	25.893.474,97	34.524.633,29	43.155.791,61
29	2031	24	32	40	1	48	64	80	37.974.983,36	1.822.799.201,20	2.430.398.934,93	3.037.998.688,67	0,0135	24.551.467,63	32.735.280,17	40.919.112,72
30	2032	24	32	40	1	48	64	80	37.974.983,36	1.822.799.201,20	2.430.398.934,93	3.037.998.688,67	0,0116	21.162.739,88	28.216.968,50	35.271.233,13
		Total														
		30.501.582.426,39 40.668.776.568,52 50.836.970.710,65														
		4.012.184.064,27 5.349.578.752,36 6.686.973.440,45														

Proyeksi Pendapatan Sewa Ruang Pre-Exhibition Hall Gedung YECC Thn.2003-2032

k	Tahun	Jumlah Exhibition (Unit)			Lama Hari per Event	Total Hari			Biaya Sewa per Hari (Rp)			Pendapatan Exhibition per Tahun (Rp)			P/F, k	PV - Pendapatan Exhibition per Tahun (Rp)		
		Pesimis	Moderat	Optimis		Pesimis	Moderat	Optimis	1	10	14	15=1*14	16=12*14	17=13*14				
1	2003	20	20	20	6	7-26	8-36	9-36	20.000.000,00	20.000.000,00	20.000.000,00	2.800.000.000,00	2.800.000.000,00	2.800.000.000,00	0,8620	2.413.528.696,14	2.413.528.696,14	2.413.528.696,14
2	2004	20	20	20	7	140	140	140	20.000.000,00	20.000.000,00	20.000.000,00	2.800.000.000,00	2.800.000.000,00	2.800.000.000,00	0,7430	2.080.400.273,96	2.080.400.273,96	2.080.400.273,96
3	2005	20	20	20	7	140	140	140	22.000.000,00	22.000.000,00	22.000.000,00	3.080.000.000,00	3.080.000.000,00	3.080.000.000,00	0,6404	1.972.577.263,11	1.972.577.263,11	1.972.577.263,11
4	2006	20	20	20	7	140	140	140	22.000.000,00	22.000.000,00	22.000.000,00	3.080.000.000,00	3.080.000.000,00	3.080.000.000,00	0,5620	1.700.311.367,81	1.700.311.367,81	1.700.311.367,81
5	2007	20	20	20	7	140	140	140	24.200.000,00	24.200.000,00	24.200.000,00	3.388.000.000,00	3.388.000.000,00	3.388.000.000,00	0,4759	1.612.187.609,44	1.612.187.609,44	1.612.187.609,44
6	2008	20	20	20	7	140	140	140	24.200.000,00	24.200.000,00	24.200.000,00	3.388.000.000,00	3.388.000.000,00	3.388.000.000,00	0,4102	1.389.664.663,91	1.389.664.663,91	1.389.664.663,91
7	2009	20	20	20	7	140	140	140	26.620.000,00	26.620.000,00	26.620.000,00	3.726.800.000,00	3.726.800.000,00	3.726.800.000,00	0,3536	1.317.641.106,71	1.317.641.106,71	1.317.641.106,71
8	2010	20	20	20	7	140	140	140	26.620.000,00	26.620.000,00	26.620.000,00	3.726.800.000,00	3.726.800.000,00	3.726.800.000,00	0,3048	1.135.773.079,38	1.135.773.079,38	1.135.773.079,38
9	2011	20	20	20	7	140	140	140	29.282.000,00	29.282.000,00	29.282.000,00	4.099.480.000,00	4.099.480.000,00	4.099.480.000,00	0,2627	1.076.908.218,33	1.076.908.218,33	1.076.908.218,33
10	2012	20	20	20	7	140	140	140	29.282.000,00	29.282.000,00	29.282.000,00	4.099.480.000,00	4.099.480.000,00	4.099.480.000,00	0,2284	928.267.460,01	928.267.460,01	928.267.460,01
11	2013	20	20	20	7	140	140	140	32.210.200,00	32.210.200,00	32.210.200,00	4.509.428.000,00	4.509.428.000,00	4.509.428.000,00	0,1952	880.157.202,74	880.157.202,74	880.157.202,74
12	2014	20	20	20	7	140	140	140	32.210.200,00	32.210.200,00	32.210.200,00	4.509.428.000,00	4.509.428.000,00	4.509.428.000,00	0,1682	758.673.094,97	758.673.094,97	758.673.094,97
13	2015	20	20	20	7	140	140	140	35.431.220,00	35.431.220,00	35.431.220,00	4.960.370.800,00	4.960.370.800,00	4.960.370.800,00	0,1450	719.352.576,53	719.352.576,53	719.352.576,53
14	2016	20	20	20	7	140	140	140	35.431.220,00	35.431.220,00	35.431.220,00	4.960.370.800,00	4.960.370.800,00	4.960.370.800,00	0,1250	620.063.602,18	620.063.602,18	620.063.602,18
15	2017	20	20	20	7	140	140	140	38.974.342,00	38.974.342,00	38.974.342,00	5.456.407.880,00	5.456.407.880,00	5.456.407.880,00	0,1077	587.926.938,22	587.926.938,22	587.926.938,22
16	2018	20	20	20	7	140	140	140	38.974.342,00	38.974.342,00	38.974.342,00	5.456.407.880,00	5.456.407.880,00	5.456.407.880,00	0,0929	506.778.048,79	506.778.048,79	506.778.048,79
17	2019	20	20	20	7	140	140	140	42.871.776,20	42.871.776,20	42.871.776,20	6.002.048.668,00	6.002.048.668,00	6.002.048.668,00	0,0801	480.512.749,88	480.512.749,88	480.512.749,88
18	2020	20	20	20	7	140	140	140	42.871.776,20	42.871.776,20	42.871.776,20	6.002.048.668,00	6.002.048.668,00	6.002.048.668,00	0,0690	414.189.753,82	414.189.753,82	414.189.753,82
19	2021	20	20	20	7	140	140	140	47.168.963,82	47.168.963,82	47.168.963,82	6.602.253.534,80	6.602.253.534,80	6.602.253.534,80	0,0595	392.723.122,19	392.723.122,19	392.723.122,19
20	2022	20	20	20	7	140	140	140	47.168.963,82	47.168.963,82	47.168.963,82	6.602.253.534,80	6.602.253.534,80	6.602.253.534,80	0,0513	338.517.330,38	338.517.330,38	338.517.330,38
21	2023	20	20	20	7	140	140	140	51.874.849,20	51.874.849,20	51.874.849,20	7.262.478.888,28	7.262.478.888,28	7.262.478.888,28	0,0442	320.972.650,04	320.972.650,04	320.972.650,04
22	2024	20	20	20	7	140	140	140	51.874.849,20	51.874.849,20	51.874.849,20	7.262.478.888,28	7.262.478.888,28	7.262.478.888,28	0,0381	276.670.250,55	276.670.250,55	276.670.250,55
23	2025	20	20	20	7	140	140	140	57.062.334,12	57.062.334,12	57.062.334,12	7.988.726.777,11	7.988.726.777,11	7.988.726.777,11	0,0328	262.330.981,42	262.330.981,42	262.330.981,42
24	2026	20	20	20	7	140	140	140	57.062.334,12	57.062.334,12	57.062.334,12	7.988.726.777,11	7.988.726.777,11	7.988.726.777,11	0,0283	226.122.625,55	226.122.625,55	226.122.625,55
25	2027	20	20	20	7	140	140	140	62.768.567,53	62.768.567,53	62.768.567,53	8.787.599.454,82	8.787.599.454,82	8.787.599.454,82	0,0244	214.403.139,35	214.403.139,35	214.403.139,35
26	2028	20	20	20	7	140	140	140	62.768.567,53	62.768.567,53	62.768.567,53	8.787.599.454,82	8.787.599.454,82	8.787.599.454,82	0,0210	184.810.046,20	184.810.046,20	184.810.046,20
27	2029	20	20	20	7	140	140	140	69.045.424,29	69.045.424,29	69.045.424,29	9.666.359.400,30	9.666.359.400,30	9.666.359.400,30	0,0181	175.231.708,86	175.231.708,86	175.231.708,86
28	2030	20	20	20	7	140	140	140	69.045.424,29	69.045.424,29	69.045.424,29	9.666.359.400,30	9.666.359.400,30	9.666.359.400,30	0,0156	151.045.270,65	151.045.270,65	151.045.270,65
29	2031	20	20	20	7	140	140	140	75.949.966,72	75.949.966,72	75.949.966,72	10.632.995.340,33	10.632.995.340,33	10.632.995.340,33	0,0135	143.216.894,51	143.216.894,51	143.216.894,51
30	2032	20	20	20	7	140	140	140	75.949.966,72	75.949.966,72	75.949.966,72	10.632.995.340,33	10.632.995.340,33	10.632.995.340,33	0,0116	123.449.315,96	123.449.315,96	123.449.315,96
Total											177.925.887.487,28	177.925.887.487,28	177.925.887.487,28	23.404.407.041,58	23.404.407.041,58	23.404.407.041,58	23.404.407.041,58	

i = 16,0127%

Proyeksi Pendapatan Retribusi Parkir Gedung YECC Thn.2003-2032

i = 16,0127%

k	Tahun	Jumlah Convention (Unit)			Lama Hari per Event	Total Hari			Biaya Sewa per Hari (Rp)			Pendapatan Retribusi Parkir per Tahun (Rp)			P/F,ik	Kegiatan: Convention-meetings		
		Pesimis	Moderat	Optimis		Pesimis	Moderat	Optimis	Pesimis	Moderat	Optimis	Pesimis	Moderat	Optimis		Pesimis	Moderat	Optimis
1	2	62	82	104	2	124	164	208	2.500.000,00	310.000.000,00	410.000.000,00	520.000.000,00	0,8620	287.212.105,64	353.409.559,08	448.228.757,85		
2	2003	68	91	117	2	136	182	234	2.500.000,00	340.000.000,00	455.000.000,00	585.000.000,00	0,7430	252.620.033,27	338.065.044,52	434.655.067,24		
3	2004	75	102	126	2	150	204	252	2.500.000,00	375.000.000,00	510.000.000,00	630.000.000,00	0,6404	240.167.686,26	326.628.053,31	403.481.712,91		
4	2005	81	111	138	2	162	222	276	2.500.000,00	405.000.000,00	555.000.000,00	690.000.000,00	0,5520	223.579.903,88	306.387.275,69	380.913.910,32		
5	2006	88	119	150	2	176	238	300	2.500.000,00	440.000.000,00	595.000.000,00	750.000.000,00	0,4759	209.375.014,21	283.132.121,49	356.889.228,77		
6	2007	96	130	163	2	192	260	326	2.500.000,00	480.000.000,00	650.000.000,00	815.000.000,00	0,4102	196.882.833,14	266.612.169,88	334.250.643,77		
7	2008	102	137	175	2	204	274	350	2.500.000,00	510.000.000,00	685.000.000,00	875.000.000,00	0,3536	180.314.737,69	242.187.441,80	309.363.520,55		
8	2009	109	146	186	2	218	292	372	2.500.000,00	545.000.000,00	730.000.000,00	930.000.000,00	0,3048	166.093.251,12	222.473.529,02	283.425.180,80		
9	2010	116	156	196	2	232	312	392	2.500.000,00	580.000.000,00	780.000.000,00	980.000.000,00	0,2627	152.362.437,83	204.901.209,49	257.439.981,16		
10	2011	123	164	206	2	246	328	412	2.500.000,00	615.000.000,00	820.000.000,00	1.030.000.000,00	0,2264	139.257.780,96	185.677.041,28	233.228.478,69		
11	2012	130	172	215	2	260	344	430	2.500.000,00	650.000.000,00	860.000.000,00	1.075.000.000,00	0,1952	126.868.015,58	167.856.143,70	209.820.179,62		
12	2013	137	186	221	2	274	372	442	2.500.000,00	685.000.000,00	930.000.000,00	1.105.000.000,00	0,1682	115.245.452,43	156.464.628,65	185.906.897,71		
13	2014	143	193	228	2	286	386	456	2.500.000,00	715.000.000,00	965.000.000,00	1.140.000.000,00	0,1450	103.689.242,79	139.944.222,79	166.322.708,79		
14	2015	150	201	232	2	300	402	464	2.500.000,00	750.000.000,00	1.005.000.000,00	1.160.000.000,00	0,1250	93.752.608,50	125.528.495,39	145.004.034,48		
15	2016	157	208	234	2	314	416	468	2.500.000,00	785.000.000,00	1.040.000.000,00	1.170.000.000,00	0,1077	84.583.604,57	112.059.807,33	126.067.283,25		
16	2017	163	215	238	2	326	430	476	2.500.000,00	815.000.000,00	1.075.000.000,00	1.190.000.000,00	0,0929	75.695.241,05	99.843.416,11	110.524.399,70		
17	2018	170	221	242	2	340	442	484	2.500.000,00	850.000.000,00	1.105.000.000,00	1.210.000.000,00	0,0801	68.049.404,46	88.464.225,80	96.870.328,70		
18	2019	177	226	244	2	354	452	488	2.500.000,00	885.000.000,00	1.130.000.000,00	1.220.000.000,00	0,0680	61.072.135,93	77.979.111,42	84.189.837,11		
19	2020	183	230	248	2	366	460	496	2.500.000,00	915.000.000,00	1.150.000.000,00	1.240.000.000,00	0,0595	54.427.121,73	68.405.672,12	73.759.159,50		
20	2021	193	232	252	2	386	464	504	2.500.000,00	965.000.000,00	1.160.000.000,00	1.260.000.000,00	0,0513	49.478.442,79	59.476.677,94	64.603.977,12		
21	2022	200	236	254	2	400	472	508	2.500.000,00	1.000.000.000,00	1.160.000.000,00	1.270.000.000,00	0,0442	44.196.018,33	52.151.301,62	56.128.943,27		
22	2023	204	240	258	2	408	476	516	2.500.000,00	1.020.000.000,00	1.190.000.000,00	1.290.000.000,00	0,0381	38.867.759,16	45.334.052,36	49.143.636,59		
23	2024	209	242	262	2	418	480	524	2.500.000,00	1.045.000.000,00	1.200.000.000,00	1.310.000.000,00	0,0328	34.315.340,01	39.405.175,13	43.017.316,18		
24	2025	214	242	264	2	428	484	528	2.500.000,00	1.070.000.000,00	1.210.000.000,00	1.320.000.000,00	0,0283	30.286.578,69	34.249.309,63	37.362.883,23		
25	2026	219	246	268	2	438	492	536	2.500.000,00	1.095.000.000,00	1.230.000.000,00	1.340.000.000,00	0,0244	26.716.219,69	30.010.000,20	32.693.821,36		
26	2027	224	248	272	2	448	496	544	2.500.000,00	1.120.000.000,00	1.240.000.000,00	1.360.000.000,00	0,0210	23.554.470,46	26.078.163,72	28.601.856,98		
27	2028	228	250	276	2	456	500	552	2.500.000,00	1.140.000.000,00	1.250.000.000,00	1.380.000.000,00	0,0181	20.665.913,59	22.659.992,97	25.016.632,24		
28	2029	230	254	280	2	460	508	560	2.500.000,00	1.160.000.000,00	1.270.000.000,00	1.400.000.000,00	0,0155	17.969.749,94	19.844.854,28	21.876.217,32		
29	2030	232	256	282	2	464	512	564	2.500.000,00	1.160.000.000,00	1.280.000.000,00	1.410.000.000,00	0,0135	15.624.157,85	17.240.450,04	18.991.493,25		
30	2031	234	258	286	2	468	516	572	2.500.000,00	1.170.000.000,00	1.290.000.000,00	1.430.000.000,00	0,0116	13.593.726,41	14.976.929,12	16.602.332,28		
Total										23.585.000.000,00	28.950.000.000,00	33.085.000.000,00	33.085.000.000,00	3.126.496.988,87	4.127.546.075,48	5.033.418.290,73		

Lampiran 6
Analisis Pendapatan
Gedung YECC, Yogyakarta

Kegiatan: Acara pernikahan-wisuda

Proyeksi Pendapatan Retribusi Pakir Gedung YECC Thn.2003-2032

k	Tahun	Jumlah Acara (unit)		Lama Hari per Event	Total Hari		Biaya Retribusi per Hari (Rp)	Pendapatan Retribusi Pakir per Tahun (Rp)			P/F _{i,k}	PV - Pendapatan Retribusi Pakir per Tahun (Rp)				
		Pesimis	Moderat		Optimis	Pesimis		Moderat	Optimis	Pesimis		Moderat	Optimis			
1	2	3	4	5	6	7-3*6	8-3*6	9-3*6	10	11-7*10	12-8*10	13-9*10	14	15-11*14	16-12*14	17-13*14
1	2003	48	64	80	1	48	64	80	2.500.000,00	120.000.000,00	160.000.000,00	200.000.000,00	0,8620	103.436.944,12	137.915.925,49	172.394.906,87
2	2004	48	64	80	1	48	64	80	2.500.000,00	120.000.000,00	160.000.000,00	200.000.000,00	0,7430	89.160.011,74	118.980.015,65	148.600.019,57
3	2005	48	64	80	1	48	64	80	2.500.000,00	120.000.000,00	160.000.000,00	200.000.000,00	0,6404	76.853.659,60	102.471.546,14	128.089.432,67
4	2006	48	64	80	1	48	64	80	2.500.000,00	120.000.000,00	160.000.000,00	200.000.000,00	0,5620	66.245.897,45	88.327.863,26	110.409.829,08
5	2007	48	64	80	1	48	64	80	2.500.000,00	120.000.000,00	160.000.000,00	200.000.000,00	0,4759	57.102.276,60	76.136.368,80	95.170.461,01
6	2008	48	64	80	1	48	64	80	2.500.000,00	120.000.000,00	160.000.000,00	200.000.000,00	0,4102	49.220.708,28	65.627.611,05	82.034.513,81
7	2009	48	64	80	1	48	64	80	2.500.000,00	120.000.000,00	160.000.000,00	200.000.000,00	0,3536	42.426.997,10	56.569.329,47	70.711.661,84
8	2010	48	64	80	1	48	64	80	2.500.000,00	120.000.000,00	160.000.000,00	200.000.000,00	0,3048	36.570.991,07	48.761.321,43	60.951.651,79
9	2011	48	64	80	1	48	64	80	2.500.000,00	120.000.000,00	160.000.000,00	200.000.000,00	0,2627	31.523.283,00	42.031.017,33	52.538.771,66
10	2012	48	64	80	1	48	64	80	2.500.000,00	120.000.000,00	160.000.000,00	200.000.000,00	0,2264	27.172.249,94	36.229.666,59	45.287.063,24
11	2013	48	64	80	1	48	64	80	2.500.000,00	120.000.000,00	160.000.000,00	200.000.000,00	0,1952	23.421.787,49	31.229.049,99	39.036.312,49
12	2014	48	64	80	1	48	64	80	2.500.000,00	120.000.000,00	160.000.000,00	200.000.000,00	0,1682	20.188.994,37	26.918.645,82	33.648.307,28
13	2015	48	64	80	1	48	64	80	2.500.000,00	120.000.000,00	160.000.000,00	200.000.000,00	0,1450	17.402.390,40	23.203.187,20	29.003.984,00
14	2016	48	64	80	1	48	64	80	2.500.000,00	120.000.000,00	160.000.000,00	200.000.000,00	0,1250	15.000.417,36	20.000.556,48	25.000.695,60
15	2017	48	64	80	1	48	64	80	2.500.000,00	120.000.000,00	160.000.000,00	200.000.000,00	0,1077	12.929.977,77	17.239.970,36	21.549.962,95
16	2018	48	64	80	1	48	64	80	2.500.000,00	120.000.000,00	160.000.000,00	200.000.000,00	0,0929	11.145.311,57	14.960.415,42	18.676.519,28
17	2019	48	64	80	1	48	64	80	2.500.000,00	120.000.000,00	160.000.000,00	200.000.000,00	0,0801	9.606.974,75	12.809.299,66	16.011.624,58
18	2020	48	64	80	1	48	64	80	2.500.000,00	120.000.000,00	160.000.000,00	200.000.000,00	0,0690	8.280.967,58	11.041.290,11	13.801.612,64
19	2021	48	64	80	1	48	64	80	2.500.000,00	120.000.000,00	160.000.000,00	200.000.000,00	0,0595	7.137.983,18	9.517.310,90	11.898.638,63
20	2022	48	64	80	1	48	64	80	2.500.000,00	120.000.000,00	160.000.000,00	200.000.000,00	0,0513	6.152.759,73	8.203.679,63	10.264.599,54
21	2023	48	64	80	1	48	64	80	2.500.000,00	120.000.000,00	160.000.000,00	200.000.000,00	0,0442	5.303.522,20	7.071.362,93	8.639.203,67
22	2024	48	64	80	1	48	64	80	2.500.000,00	120.000.000,00	160.000.000,00	200.000.000,00	0,0381	4.571.501,08	6.095.334,77	7.619.169,46
23	2025	48	64	80	1	48	64	80	2.500.000,00	120.000.000,00	160.000.000,00	200.000.000,00	0,0328	3.940.517,51	5.254.023,35	6.567.529,19
24	2026	48	64	80	1	48	64	80	2.500.000,00	120.000.000,00	160.000.000,00	200.000.000,00	0,0283	3.386.625,75	4.528.834,33	5.661.042,91
25	2027	48	64	80	1	48	64	80	2.500.000,00	120.000.000,00	160.000.000,00	200.000.000,00	0,0244	2.927.804,90	3.903.739,86	4.879.674,83
26	2028	48	64	80	1	48	64	80	2.500.000,00	120.000.000,00	160.000.000,00	200.000.000,00	0,0210	2.523.693,26	3.364.924,35	4.206.155,44
27	2029	48	64	80	1	48	64	80	2.500.000,00	120.000.000,00	160.000.000,00	200.000.000,00	0,0181	2.175.369,33	2.900.479,10	3.625.598,88
28	2030	48	64	80	1	48	64	80	2.500.000,00	120.000.000,00	160.000.000,00	200.000.000,00	0,0156	1.875.104,34	2.500.139,12	3.125.173,90
29	2031	48	64	80	1	48	64	80	2.500.000,00	120.000.000,00	160.000.000,00	200.000.000,00	0,0135	1.616.292,19	2.155.056,26	2.693.820,32
30	2032	48	64	80	1	48	64	80	2.500.000,00	120.000.000,00	160.000.000,00	200.000.000,00	0,0116	1.363.202,71	1.857.603,61	2.322.004,52
Total									3.600.000.000,00	4.800.000.000,00	6.000.000.000,00		740.704.176,37	967.605.568,49	1.234.508.960,62	

i = 16,0127%

Proyeksi Biaya Tetap - Biaya Operasional dan Pemeliharaan (O&M) Gedung YECC

Thn.2003-2032

 $i = 16,0127\%$

k	Tahun	Biaya O&M per tahun	P/F,i,k	PV - Biaya O&M
1	2	3	4	5=3*4
1	2003	8.786.691.000,00	0,8620	7.573.903.883,07
2	2004	8.786.691.000,00	0,7430	6.528.512.272,71
3	2005	9.226.025.550,00	0,6404	5.908.781.892,47
4	2006	9.226.025.550,00	0,5520	5.093.219.520,25
5	2007	9.687.326.827,50	0,4759	4.609.736.800,44
6	2008	9.687.326.827,50	0,4102	3.973.475.731,97
7	2009	10.171.693.168,88	0,3536	3.596.286.638,44
8	2010	10.171.693.168,88	0,3048	3.099.907.500,51
9	2011	10.680.277.827,32	0,2627	2.805.643.390,44
10	2012	10.680.277.827,32	0,2264	2.418.393.154,99
11	2013	11.214.291.718,68	0,1952	2.188.822.979,29
12	2014	11.214.291.718,68	0,1682	1.886.709.668,31
13	2015	11.775.006.304,62	0,1450	1.707.610.472,16
14	2016	11.775.006.304,62	0,1250	1.471.916.741,56
15	2017	12.363.756.619,85	0,1077	1.332.192.485,28
16	2018	12.363.756.619,85	0,0929	1.148.315.997,15
17	2019	12.981.944.450,84	0,0801	1.039.310.104,25
18	2020	12.981.944.450,84	0,0690	895.858.843,14
19	2021	13.631.041.673,38	0,0595	810.817.884,61
20	2022	13.631.041.673,38	0,0513	698.904.368,51
21	2023	14.312.593.757,05	0,0442	632.559.655,97
22	2024	14.312.593.757,05	0,0381	545.250.314,90
23	2025	15.028.223.444,91	0,0328	493.491.480,59
24	2026	15.028.223.444,91	0,0283	425.377.089,18
25	2027	15.779.634.617,15	0,0244	384.997.429,28
26	2028	15.779.634.617,15	0,0210	331.857.979,83
27	2029	16.568.616.348,01	0,0181	300.355.784,01
28	2030	16.568.616.348,01	0,0156	258.899.037,05
29	2031	17.397.047.165,41	0,0135	234.322.595,75
30	2032	17.397.047.165,41	0,0116	201.980.110,36
Total		379.208.340.947,21		62.597.411.806,48

Analisis Pengeluaran – Biaya Variabel Gedung YECC, Yogyakarta

Proyeksi Biaya Variabel - Exhibition Hall - Biaya Operasional dan Pemeliharaan (O&M) Gedung YECC Thn.2003-2032

i = 16,0127%

k	Tahun	Total Hari			Blaya O&M Variabel			Total Blaya O&M Variabel (Rp)			P.F. i, k	PV - Total Blaya O&M Variabel (Rp)			
		Pesimis	Moderat	Optimis	Per Hari	Pesimis	Moderat	Optimis	11-7*10	12-8*10		13-9*10	Pesimis	Moderat	Optimis
1	2003	238	238	238	8.678.700,00	2.065.530.600,00	2.065.530.600,00	0,8620	1.780.434.777,09	1.780.434.777,09	1.780.434.777,09	1.780.434.777,09	1.780.434.777,09	1.780.434.777,09	
2	2004	238	238	238	8.678.700,00	2.065.530.600,00	2.065.530.600,00	0,7430	1.534.689.437,90	1.534.689.437,90	1.534.689.437,90	1.534.689.437,90	1.534.689.437,90		
3	2005	238	238	238	9.112.635,00	2.168.807.130,00	2.168.807.130,00	0,6404	1.389.006.374,26	1.389.006.374,26	1.389.006.374,26	1.389.006.374,26	1.389.006.374,26		
4	2006	238	238	238	9.112.635,00	2.168.807.130,00	2.168.807.130,00	0,5520	1.197.288.122,64	1.197.288.122,64	1.197.288.122,64	1.197.288.122,64	1.197.288.122,64		
5	2007	238	238	238	9.568.266,75	2.277.247.486,50	2.277.247.486,50	0,4759	1.083.633.465,57	1.083.633.465,57	1.083.633.465,57	1.083.633.465,57	1.083.633.465,57		
6	2008	238	238	238	9.568.266,75	2.277.247.486,50	2.277.247.486,50	0,4102	934.064.451,88	934.064.451,88	934.064.451,88	934.064.451,88	934.064.451,88		
7	2009	238	238	238	10.046.880,09	2.391.109.860,83	2.391.109.860,83	0,3536	845.396.759,49	845.396.759,49	845.396.759,49	845.396.759,49	845.396.759,49		
8	2010	238	238	238	10.046.880,09	2.391.109.860,83	2.391.109.860,83	0,3048	728.710.478,09	728.710.478,09	728.710.478,09	728.710.478,09	728.710.478,09		
9	2011	238	238	238	10.549.014,09	2.510.665.353,87	2.510.665.353,87	0,2627	659.536.368,77	659.536.368,77	659.536.368,77	659.536.368,77	659.536.368,77		
10	2012	238	238	238	10.549.014,09	2.510.665.353,87	2.510.665.353,87	0,2264	568.503.554,36	568.503.554,36	568.503.554,36	568.503.554,36	568.503.554,36		
11	2013	238	238	238	11.076.464,80	2.636.198.621,56	2.636.198.621,56	0,1952	514.537.365,85	514.537.365,85	514.537.365,85	514.537.365,85	514.537.365,85		
12	2014	238	238	238	11.076.464,80	2.636.198.621,56	2.636.198.621,56	0,1682	443.518.106,33	443.518.106,33	443.518.106,33	443.518.106,33	443.518.106,33		
13	2015	238	238	238	11.630.286,04	2.768.008.552,64	2.768.008.552,64	0,1450	401.416.378,83	401.416.378,83	401.416.378,83	401.416.378,83	401.416.378,83		
14	2016	238	238	238	11.630.286,04	2.768.008.552,64	2.768.008.552,64	0,1250	346.010.696,22	346.010.696,22	346.010.696,22	346.010.696,22	346.010.696,22		
15	2017	238	238	238	12.211.802,44	2.906.408.980,27	2.906.408.980,27	0,1077	313.165.029,18	313.165.029,18	313.165.029,18	313.165.029,18	313.165.029,18		
16	2018	238	238	238	12.211.802,44	2.906.408.980,27	2.906.408.980,27	0,0929	269.940.280,20	269.940.280,20	269.940.280,20	269.940.280,20	269.940.280,20		
17	2019	238	238	238	12.822.392,56	3.051.729.429,28	3.051.729.429,28	0,0801	244.315.729,69	244.315.729,69	244.315.729,69	244.315.729,69	244.315.729,69		
18	2020	238	238	238	12.822.392,56	3.051.729.429,28	3.051.729.429,28	0,0690	210.593.937,33	210.593.937,33	210.593.937,33	210.593.937,33	210.593.937,33		
19	2021	238	238	238	13.463.512,19	3.204.315.900,75	3.204.315.900,75	0,0595	190.602.941,62	190.602.941,62	190.602.941,62	190.602.941,62	190.602.941,62		
20	2022	238	238	238	13.463.512,19	3.204.315.900,75	3.204.315.900,75	0,0513	164.294.881,84	164.294.881,84	164.294.881,84	164.294.881,84	164.294.881,84		
21	2023	238	238	238	14.136.687,80	3.364.531.695,78	3.364.531.695,78	0,0442	148.698.904,48	148.698.904,48	148.698.904,48	148.698.904,48	148.698.904,48		
22	2024	238	238	238	14.136.687,80	3.364.531.695,78	3.364.531.695,78	0,0381	128.174.668,95	128.174.668,95	128.174.668,95	128.174.668,95	128.174.668,95		
23	2025	238	238	238	14.843.522,19	3.532.758.280,57	3.532.758.280,57	0,0328	116.007.465,61	116.007.465,61	116.007.465,61	116.007.465,61	116.007.465,61		
24	2026	238	238	238	14.843.522,19	3.532.758.280,57	3.532.758.280,57	0,0283	99.995.481,15	99.995.481,15	99.995.481,15	99.995.481,15	99.995.481,15		
25	2027	238	238	238	15.565.698,30	3.709.396.194,60	3.709.396.194,60	0,0244	90.503.236,21	90.503.236,21	90.503.236,21	90.503.236,21	90.503.236,21		
26	2028	238	238	238	15.565.698,30	3.709.396.194,60	3.709.396.194,60	0,0210	78.011.484,89	78.011.484,89	78.011.484,89	78.011.484,89	78.011.484,89		
27	2029	238	238	238	16.364.983,21	3.894.866.004,33	3.894.866.004,33	0,0181	70.606.109,03	70.606.109,03	70.606.109,03	70.606.109,03	70.606.109,03		
28	2030	238	238	238	16.364.983,21	3.894.866.004,33	3.894.866.004,33	0,0156	60.860.667,95	60.860.667,95	60.860.667,95	60.860.667,95	60.860.667,95		
29	2031	238	238	238	17.183.232,37	4.089.609.304,55	4.089.609.304,55	0,0135	55.083.363,21	55.083.363,21	55.083.363,21	55.083.363,21	55.083.363,21		
30	2032	238	238	238	17.183.232,37	4.089.609.304,55	4.089.609.304,55	0,0116	47.480.456,36	47.480.456,36	47.480.456,36	47.480.456,36	47.480.456,36		
		Total		Total		Total		Total		Total		Total		Total	
						89.142.366.791,06		89.142.366.791,06		14.715.080.974,97		14.715.080.974,97		14.715.080.974,97	

**Analisis Pengeluaran – Biaya Variabel
Gedung YECC, Yogyakarta**

Proyeksi Biaya Variabel - Convention Hall - Biaya Operasional dan Pemeliharaan (O&M) Gedung YECC Thn.2003-2032

i = 16,0127%

k	Tahun	Total Hari			Biaya O&M Variabel Per Hari			Total Biaya O&M Variabel (Rp)			P.F. i, k	PV - Total Biaya O&M Variabel (Rp)		
		Pesimis	Moderat	Optimis	Pesimis	Moderat	Optimis	7-3*6	8-4*5	9-5*6		11-7*10	12-8*10	13-9*10
1	2	3	4	5	6	7-3*6	8-4*5	9-5*6	10	11-7*10	12-8*10	13-9*10		
1	2003	52	68	84	477.300,00	24.919.600,00	32.456.400,00	40.093.200,00	0,8620	21.393.863,15	27.976.590,28	34.569.317,40		
2	2004	56	74	96	477.300,00	26.728.800,00	35.320.200,00	45.820.800,00	0,7430	19.859.501,02	26.242.912,06	34.044.868,88		
3	2005	62	82	104	501.165,00	31.072.230,00	41.096.530,00	52.121.160,00	0,6404	19.900.121,56	26.319.515,61	33.380.849,07		
4	2006	66	90	112	501.165,00	33.076.890,00	45.104.850,00	56.130.480,00	0,5520	18.260.068,86	24.900.093,90	30.986.783,51		
5	2007	72	98	122	526.223,25	37.888.074,00	51.569.878,50	64.199.236,50	0,4759	18.029.127,35	24.539.645,55	30.549.364,67		
6	2008	78	106	132	526.223,25	41.045.413,50	55.779.664,50	69.461.469,00	0,4102	16.835.702,70	22.879.288,29	28.491.189,19		
7	2009	82	112	140	552.534,41	45.307.821,83	61.863.854,20	77.354.817,75	0,3536	16.018.956,88	21.879.550,86	27.349.436,57		
8	2010	88	120	148	552.534,41	48.623.028,30	66.304.129,50	81.775.093,05	0,3048	14.818.289,45	20.206.731,07	24.921.534,98		
9	2011	94	126	158	580.161,13	54.535.146,51	73.100.302,77	91.665.459,03	0,2627	14.328.048,05	19.203.000,58	24.079.953,11		
10	2012	100	134	168	580.161,13	58.016.113,31	77.741.591,84	97.467.070,37	0,2264	13.136.902,76	17.603.449,70	22.069.996,64		
11	2013	106	140	178	609.169,19	64.571.934,12	85.283.686,57	108.432.115,78	0,1952	12.603.250,99	16.645.803,20	21.163.949,78		
12	2014	112	148	186	609.169,19	68.226.949,26	90.157.040,09	113.305.469,30	0,1682	11.478.606,77	15.168.158,94	19.062.686,24		
13	2015	116	154	192	639.627,65	74.196.807,32	98.502.657,99	122.808.508,66	0,1450	10.760.015,06	14.284.847,58	17.809.680,10		
14	2016	122	162	192	639.627,65	78.034.573,21	103.619.679,18	122.808.508,66	0,1250	9.754.593,06	12.952.820,29	15.351.490,71		
15	2017	128	168	192	671.609,03	85.965.956,06	112.830.317,33	128.948.934,09	0,1077	9.262.815,84	12.157.445,79	13.894.223,76		
16	2018	132	178	192	671.609,03	88.852.392,19	119.546.407,65	128.948.934,09	0,0929	8.233.821,10	11.103.183,00	11.976.467,06		
17	2019	138	186	192	705.169,48	97.316.148,70	131.165.243,90	135.396.390,80	0,0801	7.790.948,19	10.500.843,22	10.839.580,09		
18	2020	144	192	192	705.169,48	101.547.285,60	135.396.390,80	135.396.390,80	0,0690	7.007.581,50	9.343.442,00	9.343.442,00		
19	2021	148	192	192	740.448,96	109.686.445,71	142.166.199,84	142.166.199,84	0,0595	6.518.551,72	8.456.499,52	8.456.499,52		
20	2022	154	192	192	740.448,96	114.029.139,45	142.166.199,84	142.166.199,84	0,0513	5.846.615,81	7.289.287,24	7.289.287,24		
21	2023	160	192	192	777.471,41	124.395.424,86	149.274.509,83	149.274.509,83	0,0442	5.497.792,48	6.597.338,97	6.597.338,97		
22	2024	164	192	192	777.471,41	127.505.310,48	149.274.509,83	149.274.509,83	0,0381	4.857.422,20	5.686.738,19	5.686.738,19		
23	2025	170	192	192	816.344,98	138.778.645,86	156.738.235,32	156.738.235,32	0,0328	4.557.164,04	5.146.914,68	5.146.914,68		
24	2026	176	192	192	816.344,98	143.676.715,71	156.738.235,32	156.738.235,32	0,0283	4.066.800,27	4.436.509,38	4.436.509,38		
25	2027	182	192	192	857.162,22	156.003.524,84	164.575.147,09	164.575.147,09	0,0244	3.806.232,37	4.015.966,01	4.015.966,01		
26	2028	188	192	192	857.162,22	161.146.499,19	164.575.147,09	164.575.147,09	0,0210	3.389.036,10	3.461.143,25	3.461.143,25		
27	2029	192	192	192	900.020,34	172.803.904,44	172.803.904,44	172.803.904,44	0,0181	3.132.588,21	3.132.588,21	3.132.588,21		
28	2030	192	192	192	900.020,34	172.803.904,44	172.803.904,44	172.803.904,44	0,0156	2.700.211,26	2.700.211,26	2.700.211,26		
29	2031	192	192	192	945.021,35	181.444.099,66	181.444.099,66	181.444.099,66	0,0135	2.443.889,01	2.443.889,01	2.443.889,01		
30	2032	192	192	192	945.021,35	181.444.099,66	181.444.099,66	181.444.099,66	0,0116	2.106.570,09	2.106.570,09	2.106.570,09		
		Total				2.843.242.877,20	3.350.892.007,17	3.606.138.210,24		288.393.057,83	369.390.377,72	465.347.951,59		

Acara Pemeliharaan-Wisuda
Proyeksi Biaya Variabel - Convention Hall - Biaya Operasional dan Pemeliharaan (O&M) Gedung YECC Thn.2003-2032

k	Tahun	Total Hari			Biaya O&M Variabel Per Hari			Total Biaya O&M Variabel (Rp)			P/F, i, k	PV - Total Biaya O&M Variabel (Rp)		
		Pesimis	Moderat	Optimis	Pesimis	Moderat	Optimis	Pesimis	Moderat	Optimis		11=7*10	12=8*10	13=9*10
1	2003	48	64	80	477.300,00	477.300,00	477.300,00	22.910.400,00	30.547.200,00	38.184.000,00	0,8620	19.748.181,37	26.330.908,50	32.913.635,62
2	2004	48	64	80	477.300,00	477.300,00	477.300,00	22.910.400,00	30.547.200,00	38.184.000,00	0,7430	17.022.429,44	22.696.572,59	28.370.715,74
3	2005	48	64	80	501.165,00	501.165,00	501.165,00	24.065.920,00	32.074.560,00	40.093.200,00	0,6404	15.406.545,73	20.542.060,97	25.677.576,21
4	2006	48	64	80	501.165,00	501.165,00	501.165,00	24.065.920,00	32.074.560,00	40.093.200,00	0,5520	13.280.060,08	17.706.733,44	22.133.416,80
5	2007	48	64	80	526.223,25	526.223,25	526.223,25	25.268.716,00	33.678.288,00	42.097.860,00	0,4759	12.019.418,23	16.025.890,97	20.032.363,72
6	2008	48	64	80	526.223,25	526.223,25	526.223,25	25.268.716,00	33.678.288,00	42.097.860,00	0,4102	10.360.432,43	13.813.909,91	17.267.387,39
7	2009	48	64	80	552.534,41	552.534,41	552.534,41	26.521.651,80	35.362.202,40	44.202.763,00	0,3536	9.376.950,37	12.502.800,49	15.628.250,61
8	2010	48	64	80	552.534,41	552.534,41	552.534,41	26.521.651,80	35.362.202,40	44.202.763,00	0,3048	8.082.692,43	10.776.923,24	13.471.154,04
9	2011	48	64	80	580.161,13	580.161,13	580.161,13	27.847.734,39	37.130.312,52	46.412.890,65	0,2627	7.315.428,79	9.753.905,06	12.192.381,32
10	2012	48	64	80	580.161,13	580.161,13	580.161,13	27.847.734,39	37.130.312,52	46.412.890,65	0,2264	6.305.713,33	8.407.617,77	10.509.522,21
11	2013	48	64	80	609.168,19	609.168,19	609.168,19	29.240.121,11	38.986.828,15	48.733.535,18	0,1952	5.707.132,52	7.609.510,03	9.511.887,54
12	2014	48	64	80	609.168,19	609.168,19	609.168,19	29.240.121,11	38.986.828,15	48.733.535,18	0,1682	4.919.402,90	6.559.203,87	8.199.004,83
13	2015	48	64	80	639.627,65	639.627,65	639.627,65	30.702.127,16	40.936.169,55	51.170.211,94	0,1460	4.452.420,02	5.936.560,03	7.420.700,04
14	2016	48	64	80	639.627,65	639.627,65	639.627,65	30.702.127,16	40.936.169,55	51.170.211,94	0,1250	3.837.872,68	5.117.163,57	6.396.454,46
15	2017	48	64	80	671.609,03	671.609,03	671.609,03	32.237.233,52	42.982.978,03	53.728.722,54	0,1077	3.473.555,94	4.631.407,92	5.789.259,90
16	2018	48	64	80	671.609,03	671.609,03	671.609,03	32.237.233,52	42.982.978,03	53.728.722,54	0,0929	2.994.116,76	3.992.155,69	4.990.194,61
17	2019	48	64	80	705.189,48	705.189,48	705.189,48	33.849.095,20	45.132.126,93	56.415.159,67	0,0801	2.709.895,02	3.613.193,36	4.516.491,71
18	2020	48	64	80	705.189,48	705.189,48	705.189,48	33.849.095,20	45.132.126,93	56.415.159,67	0,0690	2.335.860,50	3.114.480,67	3.893.100,83
19	2021	48	64	80	740.448,96	740.448,96	740.448,96	35.541.549,96	47.388.733,28	59.235.916,60	0,0595	2.114.124,88	2.818.833,17	3.523.541,47
20	2022	48	64	80	740.448,96	740.448,96	740.448,96	35.541.549,96	47.388.733,28	59.235.916,60	0,0513	1.822.321,81	2.429.762,41	3.037.203,02
21	2023	48	64	80	777.471,41	777.471,41	777.471,41	37.318.627,46	49.758.169,94	62.197.712,43	0,0442	1.649.334,74	2.199.112,99	2.749.891,24
22	2024	48	64	80	777.471,41	777.471,41	777.471,41	37.318.627,46	49.758.169,94	62.197.712,43	0,0381	1.421.694,55	1.895.579,40	2.369.474,25
23	2025	48	64	80	816.344,98	816.344,98	816.344,98	39.184.558,83	52.246.078,44	65.307.598,05	0,0328	1.286.728,67	1.715.638,23	2.144.547,78
24	2026	48	64	80	816.344,98	816.344,98	816.344,98	39.184.558,83	52.246.078,44	65.307.598,05	0,0283	1.109.127,35	1.478.636,46	1.848.545,58
25	2027	48	64	80	857.162,22	857.162,22	857.162,22	41.143.786,77	54.858.382,36	68.572.977,95	0,0244	1.003.841,50	1.338.455,34	1.673.069,17
26	2028	48	64	80	857.162,22	857.162,22	857.162,22	41.143.786,77	54.858.382,36	68.572.977,95	0,0210	885.285,81	1.153.714,42	1.442.143,02
27	2029	48	64	80	900.020,34	900.020,34	900.020,34	43.200.976,11	57.601.301,48	72.001.626,85	0,0181	793.147,05	1.044.196,07	1.305.245,09
28	2030	48	64	80	900.020,34	900.020,34	900.020,34	43.200.976,11	57.601.301,48	72.001.626,85	0,0156	675.052,82	900.070,42	1.125.088,03
29	2031	48	64	80	945.021,35	945.021,35	945.021,35	46.361.024,92	60.481.366,55	75.601.708,19	0,0135	610.972,25	814.629,67	1.018.287,09
30	2032	48	64	80	945.021,35	945.021,35	945.021,35	46.361.024,92	60.481.366,55	75.601.708,19	0,0116	526.642,52	702.190,03	877.737,54
		Total					998.747.046,46	1.318.328.395,28	1.647.911.744,11		163.216.362,50	217.621.816,67	272.027.270,84	

i = 16,0127%

Proyeksi Biaya Variabel - Meeting Room 70 - Biaya Operasional dan Pemeliharaan (O&M) Gedung YECC Thn.2003-2032

k	Tahun	Total Hari			Biaya O&M Variabel			Total Biaya O&M Variabel (Rp)			P/F, i, k	PV - Total Biaya O&M Variabel (Rp)			Optimis
		Pesimis	Moderat	Optimis	Pesimis	Moderat	Optimis	Pesimis	Moderat	Optimis		Pesimis	Moderat	Optimis	
1	2	3	4	5	6	7-3%	8-4%	9-5%	10	11-7%	12-8%	13-9%	14		
1	2003	18	24	30	477.300,00	8.591.400,00	11.455.200,00	14.319.000,00	0,8620	7.405.568,01	9.874.090,69	12.342.613,36	15		
2	2004	20	26	34	477.300,00	9.546.000,00	12.409.800,00	16.228.200,00	0,7430	7.092.678,93	9.220.482,61	12.067.554,19	16		
3	2005	22	30	36	501.165,00	11.025.630,00	15.034.950,00	18.041.940,00	0,6404	7.061.333,46	9.629.091,08	11.554.909,29	17		
4	2006	24	32	40	501.165,00	12.027.960,00	16.037.280,00	20.046.600,00	0,5520	6.640.025,04	8.853.366,72	11.066.708,40	18		
5	2007	26	34	44	526.223,25	13.681.804,50	17.881.590,50	23.163.823,00	0,4759	6.510.518,21	8.513.754,58	11.017.800,04	19		
6	2008	28	38	48	526.223,25	14.734.251,00	19.996.483,50	25.268.716,00	0,4102	6.043.585,59	8.202.009,01	10.360.432,43	20		
7	2009	30	40	52	552.534,41	16.576.032,38	22.101.376,50	28.731.789,45	0,3636	5.860.593,98	7.814.125,31	10.168.362,90	21		
8	2010	32	42	56	552.534,41	17.681.101,20	23.206.445,33	30.941.927,10	0,3048	5.388.461,62	7.072.355,87	9.429.807,83	22		
9	2011	34	46	58	580.161,13	19.725.478,53	26.687.412,12	33.649.345,72	0,2627	5.181.762,06	7.010.619,26	8.639.476,46	23		
10	2012	36	48	62	580.161,13	20.885.800,79	27.847.734,39	35.969.990,25	0,2264	4.729.285,00	6.305.713,33	8.144.879,71	24		
11	2013	38	50	66	609.169,19	23.148.429,21	30.458.459,49	40.205.166,53	0,1952	4.518.146,58	5.944.929,71	7.847.307,22	25		
12	2014	40	56	68	609.169,19	24.366.767,59	34.113.474,63	41.423.504,91	0,1682	4.099.502,42	5.739.303,38	6.969.154,11	26		
13	2015	42	58	72	639.627,65	26.864.361,27	37.098.403,66	46.063.190,75	0,1450	3.895.867,52	5.380.007,53	6.678.630,04	27		
14	2016	44	60	76	639.627,65	28.143.616,57	38.377.658,96	48.611.701,34	0,1250	3.518.049,95	4.797.340,85	6.076.631,74	28		
15	2017	46	64	78	671.609,03	30.894.015,46	42.982.978,03	52.365.504,48	0,1077	3.328.824,44	4.631.407,92	5.644.528,40	29		
16	2018	48	66	82	671.609,03	32.237.233,52	44.326.196,09	55.071.940,60	0,0929	2.994.116,76	4.116.910,55	5.114.949,47	30		
17	2019	50	68	86	705.189,48	35.259.474,17	47.962.884,87	60.646.296,57	0,0801	2.822.807,32	3.839.017,95	4.855.228,58	31		
18	2020	52	70	88	705.189,48	36.669.853,13	49.363.263,83	62.066.674,53	0,0690	2.530.515,64	3.406.463,23	4.282.410,92	32		
19	2021	54	74	92	740.448,96	39.984.243,70	54.793.222,85	68.121.304,09	0,0595	2.378.390,49	3.259.275,86	4.052.072,69	33		
20	2022	58	76	96	740.448,96	42.946.039,53	56.274.120,77	71.083.099,92	0,0513	2.201.972,19	2.885.342,87	3.644.643,62	34		
21	2023	60	80	98	777.471,41	46.648.284,32	62.197.712,43	76.192.197,73	0,0442	2.061.688,43	2.748.891,24	3.367.391,77	35		
22	2024	62	82	102	777.471,41	48.203.227,13	63.762.655,24	79.302.093,35	0,0381	1.836.342,54	2.428.711,10	3.021.079,66	36		
23	2025	64	84	106	816.344,98	52.246.078,44	68.572.977,95	86.532.567,42	0,0328	1.715.638,23	2.251.775,17	2.841.525,81	37		
24	2026	66	86	108	816.344,98	53.878.788,39	70.205.667,90	88.165.257,37	0,0283	1.525.050,10	1.987.186,49	2.495.536,53	38		
25	2027	68	90	112	857.162,22	56.287.031,26	77.144.800,20	96.002.169,13	0,0244	1.422.108,80	1.882.202,82	2.342.286,84	39		
26	2028	70	92	116	857.162,22	60.001.355,71	78.858.924,65	99.430.818,03	0,0210	1.261.675,14	1.658.464,47	2.091.107,96	40		
27	2029	72	94	120	900.020,34	64.801.464,17	84.601.911,55	108.002.440,28	0,0181	1.174.720,58	1.533.662,98	1.957.867,63	41		
28	2030	74	98	124	900.020,34	66.601.504,84	88.201.992,89	111.602.521,62	0,0166	1.040.706,42	1.378.232,83	1.743.886,44	42		
29	2031	76	100	126	945.021,35	71.821.622,76	94.502.135,24	119.072.690,40	0,0135	967.372,73	1.272.868,86	1.603.802,16	43		
30	2032	78	102	130	945.021,35	73.711.665,49	96.392.177,95	122.862.775,81	0,0116	855.794,10	1.119.115,36	1.426.323,50	44		
		Total				1.061.190.495,06	1.412.839.691,51	1.779.156.235,36		108.063.282,18	144.756.709,63	183.028.919,13			

i = 16,0127%

Proyeksi Biaya Variabel - Meeting Room 40 - Biaya Operasional dan Pemeliharaan (O&M) Gedung YECC Thn.2003-2032

i = 16,0127%

k	Tahun	Total Hari			Biaya O&M Variabel Per Hari			Total Biaya O&M Variabel (Rp)			P/F, i, k	PV - Total Biaya O&M Variabel (Rp)		
		Pesimis	Moderat	Optimis	Pesimis	Moderat	Optimis	Pesimis	Moderat	Optimis		11=7*10	12=8*10	13=9*10
1	2003	18	24	30	308.200,00	7.366.800,00	9.246.000,00	5.847.600,00	7.366.800,00	9.246.000,00	0,8620	4.781.889,93	6.375.853,24	7.969.816,54
2	2004	20	26	34	308.200,00	8.013.200,00	10.478.800,00	6.164.000,00	8.013.200,00	0,7430	4.579.852,60	5.953.808,38	7.785.749,43	
3	2005	22	30	36	323.610,00	9.708.300,00	11.649.960,00	7.119.420,00	9.708.300,00	0,6404	4.559.612,34	6.217.653,20	7.461.183,84	
4	2006	24	32	40	323.610,00	10.355.520,00	12.944.400,00	7.768.640,00	10.355.520,00	0,5520	4.287.586,97	5.716.755,97	7.145.944,96	
5	2007	26	34	44	339.790,50	11.552.877,00	14.950.782,00	8.834.553,00	11.552.877,00	0,4759	4.203.942,41	5.497.463,15	7.114.384,08	
6	2008	28	38	48	339.790,50	12.912.039,00	16.309.944,00	9.514.134,00	12.912.039,00	0,4102	3.902.436,78	5.236.164,21	6.689.891,63	
7	2009	30	40	52	356.780,03	14.271.201,00	18.552.561,30	10.703.400,75	14.271.201,00	0,3536	3.784.276,27	5.046.701,70	6.559.412,20	
8	2010	32	42	56	356.780,03	14.984.781,05	19.979.881,40	11.415.960,80	14.984.781,05	0,3048	3.479.413,10	4.586.729,89	6.089.972,92	
9	2011	34	46	58	374.619,03	17.232.476,21	21.727.903,52	12.737.046,89	17.232.476,21	0,2627	3.345.943,99	4.526.865,40	5.707.786,81	
10	2012	36	48	62	374.619,03	17.981.713,26	23.226.379,63	13.485.284,95	17.981.713,26	0,2284	3.063.772,54	4.071.686,73	5.269.274,94	
11	2013	38	50	66	393.349,98	19.667.498,88	25.961.098,52	14.947.299,15	19.667.498,88	0,1952	2.917.437,20	3.838.733,16	5.067.127,77	
12	2014	40	56	68	393.349,98	22.027.598,74	26.747.798,47	15.733.999,10	22.027.598,74	0,1682	2.647.112,18	3.705.957,06	4.800.090,71	
13	2015	42	58	72	413.017,48	23.955.013,63	29.737.259,30	17.346.734,01	23.955.013,63	0,1450	2.515.621,98	3.473.954,16	4.312.494,82	
14	2016	44	60	76	413.017,48	24.781.048,59	31.389.328,21	18.172.768,96	24.781.048,59	0,1250	2.271.659,33	3.097.717,26	3.923.775,20	
15	2017	46	64	78	433.668,35	27.754.774,42	33.826.131,32	19.948.744,11	27.754.774,42	0,1077	2.149.473,48	2.990.571,90	3.644.759,38	
16	2018	48	66	82	433.668,35	28.622.111,12	35.550.804,72	20.815.080,81	28.622.111,12	0,0929	1.933.347,55	2.658.352,98	3.302.802,07	
17	2019	50	68	86	455.351,77	30.963.920,21	39.160.252,03	22.767.588,39	30.963.920,21	0,0801	1.822.730,39	2.478.913,33	3.135.096,27	
18	2020	52	70	88	455.351,77	31.874.623,74	40.070.955,56	23.678.291,92	31.874.623,74	0,0690	1.633.993,07	2.199.606,05	2.765.219,03	
19	2021	54	74	92	478.119,36	35.380.832,36	43.996.990,77	25.818.445,23	35.380.832,36	0,0595	1.535.763,56	2.104.564,98	2.616.486,07	
20	2022	58	76	96	478.119,36	36.337.071,07	45.899.459,19	27.730.922,66	36.337.071,07	0,0513	1.421.847,53	1.863.110,56	2.353.402,81	
21	2023	60	80	98	502.025,32	40.162.025,92	49.198.481,75	30.121.519,44	40.162.025,92	0,0442	1.331.251,23	1.775.001,93	2.174.377,00	
22	2024	62	82	102	502.025,32	41.166.076,57	51.206.585,05	31.125.570,09	41.166.076,57	0,0381	1.185.754,81	1.588.256,36	1.950.757,91	
23	2025	64	84	106	527.126,59	44.278.633,57	55.875.419,56	33.736.101,77	44.278.633,57	0,0328	1.107.814,17	1.454.006,09	1.834.817,21	
24	2026	66	86	108	527.126,59	45.332.886,75	56.929.671,74	34.790.354,95	45.332.886,75	0,0283	984.748,46	1.283.157,09	1.611.406,57	
25	2027	68	90	112	553.482,92	49.813.462,77	61.990.087,00	37.556.838,54	49.813.462,77	0,0244	918.277,67	1.215.367,50	1.512.457,34	
26	2028	70	92	116	553.482,92	50.920.428,61	64.204.018,68	38.743.804,38	50.920.428,61	0,0210	814.812,32	1.070.896,19	1.360.260,41	
27	2029	72	94	120	581.157,07	54.628.764,17	69.738.847,88	41.843.308,73	54.628.764,17	0,0181	758.535,27	990.309,93	1.264.225,44	
28	2030	74	98	124	581.157,07	56.953.392,44	72.063.476,14	43.005.622,86	56.953.392,44	0,0156	672.000,25	889.946,28	1.126.054,47	
29	2031	76	100	126	610.214,92	61.021.491,89	76.887.079,79	46.376.333,84	61.021.491,89	0,0135	624.647,55	821.904,87	1.036.599,89	
30	2032	78	102	130	610.214,92	62.241.921,73	79.327.939,46	47.596.763,68	62.241.921,73	0,0116	562.589,50	722.630,12	920.989,17	
		Total				912.292.463,70	1.148.828.082,00	685.227.133,01	912.292.463,70		68.778.134,44	93.471.648,86	118.184.606,90	

**Analisis Pengeluaran – Biaya Variabel
Gedung YECC, Yogyakarta**

Proyeksi Biaya Variabel - VIP Room - Biaya Operasional dan Pemeliharaan (O&M) Gedung YECC Thn.2003-2032

i = 16,0127%

k	Tahun	Total Hari			Biaya O&M Variabel Per Hari			Total Biaya O&M Variabel (Rp)			P/F, i, k	PV - Total Biaya O&M Variabel (Rp)		
		Pesimis	Moderat	Optimis	Pesimis	Moderat	Optimis	Pesimis	Moderat	Optimis		11=7*10	12=8*10	13=9*10
1	2	3	4	5	6	7=3*6	8=4*6	9=5*6	10	11=7*10	12=8*10	13=9*10		
1	2003	62	82	104	308.200,00	19.108.400,00	25.272.400,00	32.052.800,00	0,8620	16.470.954,19	21.784.165,22	27.628.697,35		
2	2004	68	92	118	308.200,00	20.957.600,00	28.354.400,00	36.367.600,00	0,7430	15.571.488,85	21.067.321,97	27.021.130,36		
3	2005	76	102	126	323.610,00	24.584.360,00	33.008.220,00	40.774.860,00	0,6404	15.751.388,10	21.140.020,87	26.114.143,42		
4	2006	82	112	138	323.610,00	26.536.020,00	36.244.320,00	44.658.180,00	0,5520	14.649.187,16	20.008.645,88	24.653.510,10		
5	2007	88	120	150	339.790,50	29.901.564,00	40.774.880,00	50.968.675,00	0,4759	14.228.728,15	19.402.811,12	24.253.513,90		
6	2008	96	130	164	339.790,50	32.619.888,00	44.172.765,00	55.725.642,00	0,4102	13.379.783,26	18.118.456,50	22.857.128,74		
7	2009	102	138	176	356.780,03	36.391.562,55	49.235.643,45	62.793.284,40	0,3536	12.868.539,32	17.407.670,85	22.201.087,46		
8	2010	110	146	186	356.780,03	39.245.802,75	52.089.883,65	66.361.084,65	0,3048	11.960.482,52	15.874.822,25	20.224.088,62		
9	2011	116	156	196	374.619,03	43.455.507,05	58.440.688,10	73.425.329,15	0,2627	11.415.573,62	15.351.978,32	19.288.383,01		
10	2012	124	164	206	374.619,03	46.452.759,26	61.437.520,31	77.171.519,41	0,2284	10.518.549,88	13.911.630,48	17.474.365,12		
11	2013	130	172	216	383.349,98	51.135.497,08	67.686.196,14	84.963.695,15	0,1952	9.980.706,22	13.205.242,07	16.663.327,25		
12	2014	138	186	222	383.349,98	54.282.296,90	73.163.096,83	87.323.695,02	0,1682	9.132.537,03	12.309.071,95	14.691.472,61		
13	2015	144	194	228	413.017,48	59.474.516,61	80.125.380,43	94.167.984,63	0,1450	8.624.988,64	11.619.777,71	13.666.233,60		
14	2016	150	202	232	413.017,48	61.952.821,47	83.429.530,24	95.820.054,53	0,1250	7.744.293,15	10.428.981,45	11.977.840,08		
15	2017	158	208	234	433.668,35	68.519.699,34	90.203.016,85	101.478.393,96	0,1077	7.382.974,14	9.719.358,36	10.934.278,15		
16	2018	164	216	238	433.668,35	71.121.609,44	93.672.363,66	103.213.067,36	0,0929	6.605.604,14	8.700.063,98	9.596.181,61		
17	2019	170	222	240	455.351,77	77.409.800,52	101.088.092,45	109.284.424,27	0,0801	6.197.283,32	8.092.922,93	8.749.105,87		
18	2020	178	226	240	455.351,77	81.052.614,66	102.909.499,52	109.284.424,27	0,0690	5.593.283,96	7.101.695,25	7.541.506,46		
19	2021	184	230	240	478.119,36	87.973.361,53	109.967.451,92	114.748.645,48	0,0595	5.232.972,15	6.541.215,18	6.825.615,84		
20	2022	194	232	240	478.119,36	92.755.155,10	110.923.690,63	114.748.645,48	0,0513	4.755.834,85	5.687.390,14	5.983.507,04		
21	2023	200	236	240	502.025,32	100.405.064,79	118.477.976,46	120.486.077,75	0,0442	4.437.504,08	5.236.254,82	5.325.004,90		
22	2024	204	238	240	502.025,32	102.413.166,09	119.482.027,11	120.486.077,75	0,0381	3.901.515,83	4.551.768,46	4.590.019,62		
23	2025	210	240	240	527.126,59	110.696.583,94	126.510.381,64	126.510.381,64	0,0328	3.635.015,23	4.154.303,12	4.154.303,12		
24	2026	214	240	240	527.126,59	112.805.090,30	126.510.381,64	126.510.381,64	0,0283	3.192.972,29	3.580.903,50	3.580.903,50		
25	2027	220	240	240	553.482,92	121.766.242,33	132.835.900,72	132.835.900,72	0,0244	2.970.898,34	3.240.980,01	3.240.980,01		
26	2028	224	240	240	553.482,92	123.980.174,01	132.835.900,72	132.835.900,72	0,0210	2.607.399,42	2.793.642,23	2.793.642,23		
27	2029	228	240	240	581.157,07	132.603.910,97	139.477.695,76	139.477.695,76	0,0181	2.402.028,34	2.528.450,88	2.528.450,88		
28	2030	230	240	240	581.157,07	133.666.125,10	139.477.695,76	139.477.695,76	0,0156	2.088.649,43	2.179.460,27	2.179.460,27		
29	2031	232	240	240	610.214,92	141.569.861,20	146.451.580,55	146.451.580,55	0,0135	1.906.818,84	1.972.571,22	1.972.571,22		
30	2032	234	240	240	610.214,92	142.790.291,03	146.451.580,55	146.451.580,55	0,0116	1.657.798,50	1.700.306,16	1.700.306,16		
Total											236.863.763,94	308.411.772,84	370.210.759,50	

Lampiran 8
Analisis Pengeluaran – Biaya Variabel
Gedung YECC, Yogyakarta

Proyeksi Biaya Variabel - Dining Room - Biaya Operasional dan Pemeliharaan (O&M) Gedung YECC Thn.2003-2022, Acara Pemikahan-Wisuda

i = 16,0127%

k	Tahun	Total Hari			Biaya O&M Variabel			Total Biaya O&M Variabel (Rp)			P/F, i, k	PV - Total Biaya O&M Variabel (Rp)		
		Pesimis	Moderat	Optimis	Per Hari	Pesimis	Moderat	Optimis	11=7*10	12=8*10		13=9*10		
1	2003	48	64	80	1.688.800,00	81.542.400,00	108.723.200,00	135.904.000,00	70.287.472,27	93.716.629,69	117.145.787,11			
2	2004	48	64	80	1.688.800,00	81.542.400,00	108.723.200,00	135.904.000,00	60.586.011,18	80.781.348,24	100.976.686,30			
3	2005	48	64	80	1.783.740,00	85.619.520,00	114.159.360,00	142.689.200,00	54.834.778,71	73.113.038,28	91.391.297,85			
4	2006	48	64	80	1.783.740,00	85.619.520,00	114.159.360,00	142.689.200,00	47.266.182,84	63.021.577,13	78.776.971,41			
5	2007	48	64	80	1.872.927,00	89.900.466,00	119.867.328,00	149.834.160,00	42.779.368,24	57.039.144,33	71.298.930,41			
6	2008	48	64	80	1.872.927,00	89.900.466,00	119.867.328,00	149.834.160,00	36.874.717,40	49.166.289,87	61.457.862,34			
7	2009	48	64	80	1.966.573,35	94.395.520,80	125.860.694,40	157.325.868,00	33.374.320,73	44.499.094,31	55.623.867,88			
8	2010	48	64	80	1.966.573,35	94.395.520,80	125.860.694,40	157.325.868,00	28.787.814,57	38.357.066,09	47.946.357,62			
9	2011	48	64	80	2.064.902,02	99.115.296,84	132.153.728,12	165.192.161,40	26.036.978,75	34.715.972,99	43.394.966,24			
10	2012	48	64	80	2.064.902,02	99.115.296,84	132.153.728,12	165.192.161,40	22.443.213,49	28.924.284,66	37.405.355,82			
11	2013	48	64	80	2.168.147,12	104.071.061,68	138.781.415,68	173.451.769,47	20.312.752,42	27.083.669,90	33.854.587,37			
12	2014	48	64	80	2.168.147,12	104.071.061,68	138.781.415,68	173.451.769,47	17.509.075,31	23.345.433,75	29.181.792,19			
13	2015	48	64	80	2.276.554,47	109.274.614,77	145.699.486,36	182.124.357,94	15.846.995,89	21.129.327,85	26.411.659,82			
14	2016	48	64	80	2.276.554,47	109.274.614,77	145.699.486,36	182.124.357,94	13.659.706,90	18.212.942,54	22.768.178,17			
15	2017	48	64	80	2.380.382,20	114.738.345,50	152.984.460,67	191.230.573,84	12.363.035,47	16.484.047,30	20.605.059,12			
16	2018	48	64	80	2.380.382,20	114.738.345,50	152.984.460,67	191.230.573,84	10.666.621,74	14.208.628,99	17.761.086,24			
17	2019	48	64	80	2.509.901,31	120.475.262,78	160.633.683,71	200.792.104,63	9.645.023,39	12.860.031,19	16.075.038,99			
18	2020	48	64	80	2.509.901,31	120.475.262,78	160.633.683,71	200.792.104,63	8.313.764,55	11.085.019,40	13.866.274,25			
19	2021	48	64	80	2.635.396,37	126.499.025,92	168.665.367,89	210.831.709,86	7.524.665,99	10.032.754,65	12.540.943,32			
20	2022	48	64	80	2.635.396,37	126.499.025,92	168.665.367,89	210.831.709,86	6.485.984,27	8.647.979,02	10.809.973,78			
21	2023	48	64	80	2.767.166,19	132.823.977,21	177.098.636,29	221.373.295,36	5.870.290,93	7.827.054,57	9.783.818,22			
22	2024	48	64	80	2.767.166,19	132.823.977,21	177.098.636,29	221.373.295,36	5.060.041,29	6.746.721,72	8.433.402,15			
23	2025	48	64	80	2.905.524,50	139.465.176,08	185.953.688,10	232.441.960,13	4.579.708,07	6.106.277,43	7.632.846,79			
24	2026	48	64	80	2.905.524,50	139.465.176,08	185.953.688,10	232.441.960,13	3.947.591,73	5.263.455,64	6.579.319,56			
25	2027	48	64	80	3.050.800,73	146.438.434,88	195.251.246,51	244.064.058,13	3.572.859,72	4.763.812,96	5.954.766,21			
26	2028	48	64	80	3.050.800,73	146.438.434,88	195.251.246,51	244.064.058,13	3.079.714,10	4.106.285,46	5.132.856,83			
27	2029	48	64	80	3.203.340,76	153.760.366,62	205.013.808,83	256.267.261,04	2.787.366,88	3.716.489,17	4.646.611,47			
28	2030	48	64	80	3.203.340,76	153.760.366,62	205.013.808,83	256.267.261,04	2.402.639,27	3.203.519,03	4.004.398,78			
29	2031	48	64	80	3.363.507,80	161.448.374,45	215.284.499,27	269.080.624,09	2.174.564,56	2.899.419,41	3.624.274,26			
30	2032	48	64	80	3.363.507,80	161.448.374,45	215.284.499,27	269.080.624,09	1.874.419,27	2.499.225,70	3.124.032,12			
		Total				3.519.135.727,07	4.692.190.959,43	5.855.226.211,79	580.917.570,96	774.556.761,28	968.195.951,60			

Analisis Pengeluaran – Biaya Variabel Gedung YECC, Yogyakarta

Proyeksi Biaya Variabel - Pre Exhibition Hall - Biaya Operasional dan Pemeliharaan (O&M) Gedung YECC Thn.2003-2032

i = 16,0127%

k	Tahun	Total Hari			Biaya O&M Variabel Per Hari			Total Biaya O&M Variabel (Rp)			P/F, i, k	PV - Total Biaya O&M Variabel (Rp)		
		Pesimis	Moderat	Optimis	Pesimis	Moderat	Optimis	Pesimis	Moderat	Optimis				
												3	4	5
1	2003	140	140	140	2.922.100,00	409.094.000,00	409.094.000,00	409.094.000,00	0,8620	352.628.610,15	352.628.610,15	352.628.610,15		
2	2004	140	140	140	2.922.100,00	409.094.000,00	409.094.000,00	409.094.000,00	0,7430	303.956.882,03	303.956.882,03	303.956.882,03		
3	2005	140	140	140	3.068.205,00	429.548.700,00	429.548.700,00	429.548.700,00	0,6404	275.103.246,43	275.103.246,43	275.103.246,43		
4	2006	140	140	140	3.068.205,00	429.548.700,00	429.548.700,00	429.548.700,00	0,5520	237.131.992,74	237.131.992,74	237.131.992,74		
5	2007	140	140	140	3.221.615,25	451.026.135,00	451.026.135,00	451.026.135,00	0,4759	214.621.825,97	214.621.825,97	214.621.825,97		
6	2008	140	140	140	3.221.615,25	451.026.135,00	451.026.135,00	451.026.135,00	0,4102	184.998.548,50	184.998.548,50	184.998.548,50		
7	2009	140	140	140	3.382.696,01	473.577.441,75	473.577.441,75	473.577.441,75	0,3536	167.437.239,58	167.437.239,58	167.437.239,58		
8	2010	140	140	140	3.382.696,01	473.577.441,75	473.577.441,75	473.577.441,75	0,3048	144.326.636,62	144.326.636,62	144.326.636,62		
9	2011	140	140	140	3.551.830,81	497.256.313,84	497.256.313,84	497.256.313,84	0,2627	130.626.179,66	130.626.179,66	130.626.179,66		
10	2012	140	140	140	3.551.830,81	497.256.313,84	497.256.313,84	497.256.313,84	0,2284	112.596.440,38	112.596.440,38	112.596.440,38		
11	2013	140	140	140	3.729.422,35	522.119.129,63	522.119.129,63	522.119.129,63	0,1952	101.908.027,48	101.908.027,48	101.908.027,48		
12	2014	140	140	140	3.729.422,35	522.119.129,63	522.119.129,63	522.119.129,63	0,1692	87.842.124,53	87.842.124,53	87.842.124,53		
13	2015	140	140	140	3.915.893,47	548.225.086,01	548.225.086,01	548.225.086,01	0,1450	79.503.558,11	79.503.558,11	79.503.558,11		
14	2016	140	140	140	3.915.893,47	548.225.086,01	548.225.086,01	548.225.086,01	0,1250	68.530.042,48	68.530.042,48	68.530.042,48		
15	2017	140	140	140	4.111.688,15	575.636.340,31	575.636.340,31	575.636.340,31	0,1077	62.024.709,03	62.024.709,03	62.024.709,03		
16	2018	140	140	140	4.111.688,15	575.636.340,31	575.636.340,31	575.636.340,31	0,0929	53.463.719,68	53.463.719,68	53.463.719,68		
17	2019	140	140	140	4.317.272,55	604.418.157,32	604.418.157,32	604.418.157,32	0,0801	48.388.583,12	48.388.583,12	48.388.583,12		
18	2020	140	140	140	4.317.272,55	604.418.157,32	604.418.157,32	604.418.157,32	0,0690	41.709.726,40	41.709.726,40	41.709.726,40		
19	2021	140	140	140	4.533.136,18	634.639.065,19	634.639.065,19	634.639.065,19	0,0595	37.750.358,09	37.750.358,09	37.750.358,09		
20	2022	140	140	140	4.533.136,18	634.639.065,19	634.639.065,19	634.639.065,19	0,0513	32.539.847,34	32.539.847,34	32.539.847,34		
21	2023	140	140	140	4.759.792,89	666.371.018,45	666.371.018,45	666.371.018,45	0,0442	29.450.945,74	29.450.945,74	29.450.945,74		
22	2024	140	140	140	4.759.792,89	666.371.018,45	666.371.018,45	666.371.018,45	0,0381	25.385.965,24	25.385.965,24	25.385.965,24		
23	2025	140	140	140	4.997.782,64	699.689.569,37	699.689.569,37	699.689.569,37	0,0328	22.976.158,35	22.976.158,35	22.976.158,35		
24	2026	140	140	140	4.997.782,64	699.689.569,37	699.689.569,37	699.689.569,37	0,0283	19.804.863,39	19.804.863,39	19.804.863,39		
25	2027	140	140	140	5.247.671,77	734.674.047,84	734.674.047,84	734.674.047,84	0,0244	17.924.852,29	17.924.852,29	17.924.852,29		
26	2028	140	140	140	5.247.671,77	734.674.047,84	734.674.047,84	734.674.047,84	0,0210	15.450.766,21	15.450.766,21	15.450.766,21		
27	2029	140	140	140	5.510.055,36	771.407.750,23	771.407.750,23	771.407.750,23	0,0181	13.984.075,36	13.984.075,36	13.984.075,36		
28	2030	140	140	140	5.510.055,36	771.407.750,23	771.407.750,23	771.407.750,23	0,0166	12.053.916,85	12.053.916,85	12.053.916,85		
29	2031	140	140	140	5.785.558,13	809.978.137,74	809.978.137,74	809.978.137,74	0,0155	10.909.677,83	10.909.677,83	10.909.677,83		
30	2032	140	140	140	5.785.558,13	809.978.137,74	809.978.137,74	809.978.137,74	0,0116	9.403.864,47	9.403.864,47	9.403.864,47		
		Total			17.655.321.785,12	17.655.321.785,12	17.655.321.785,12	17.655.321.785,12		2.914.433.384,03	2.914.433.384,03	2.914.433.384,03		

Proyeksi Aliran Kas - Pendapatan Gedung YECC, Yogyakarta

Proyeksi Aliran Kas - Pendapatan Gedung YECC, Yogyakarta Thn. 2003-2032

n	Tahun	Pendapatan										Total Pendapatan	P.F. i, k	PV - Total Pendapatan (Rp)
		Kantor	Exhibition Hall	Convention Hall	Meeting Room 70	Meeting Room 40	VIP Room	Dinning Room	Pre Exhibition Hall	Parkir				
1	2	3	4	5	6	7	8	9	10	11	12-3+4+5+6+7+8+9+10+11	13	14=12*13	
1	2003	3.000.000,00	11.900.000,00	760.000,00	36.000,00	27.000,00	31.000,00	840.000,00	2.800.000,00	1.025.000,00	17.412.000,00	0,8620	15.008.700.591,84	
2	2004	3.000.000,00	11.900.000,00	780.000,00	40.000,00	30.000,00	34.000,00	880.000,00	2.800.000,00	1.055.000,00	17.522.000,00	0,7430	13.018.847.714,38	
3	2005	3.300.000,00	13.080.000,00	907.500,00	48.400,00	36.300,00	41.800,00	1.012.000,00	3.080.000,00	1.090.000,00	19.309.300,00	0,6404	12.366.586.411,23	
4	2006	3.300.000,00	13.080.000,00	940.500,00	52.800,00	39.600,00	45.100,00	1.056.000,00	3.080.000,00	1.120.000,00	19.427.300,00	0,5520	10.724.824.362,29	
5	2007	3.630.000,00	14.398.000,00	1.089.000,00	62.920,00	47.190,00	53.240,00	1.210.000,00	3.388.000,00	1.155.000,00	21.407.980,00	0,4759	10.187.036.629,03	
6	2008	3.630.000,00	14.398.000,00	1.143.450,00	67.760,00	50.820,00	58.080,00	1.282.000,00	3.388.000,00	1.195.000,00	21.568.340,00	0,4102	8.854.944.878,12	
7	2009	3.983.000,00	15.838.900,00	1.297.726,00	79.860,00	59.895,00	67.881,00	1.464.100,00	3.726.800,00	1.225.000,00	23.784.154,00	0,3536	8.402.014.107,70	
8	2010	3.983.000,00	15.838.900,00	1.357.620,00	85.184,00	63.888,00	73.205,00	1.517.340,00	3.726.800,00	1.260.000,00	23.926.930,00	0,3048	7.281.928.528,32	
9	2011	4.392.300,00	17.422.790,00	1.559.286,50	99.588,00	74.668,100	84.917,800	1.727.638,00	4.099.480,00	1.295.000,00	26.387.712,500	0,2827	6.926.638.131,83	
10	2012	4.392.300,00	17.422.790,00	1.625.151,000	105.415,200	79.061,400	90.774,200	1.798.202,00	4.099.480,00	1.330.000,00	26.543.266.100	0,2264	6.010.335.506,72	
11	2013	4.831.530,00	19.165.088,00	1.860.138,050	122.398,760	91.799,070	104.683,150	2.029.242,600	4.509.428,00	1.365.000,00	29.252.591.180	0,1952	5.709.588.447,97	
12	2014	4.831.530,00	19.165.088,00	1.932.612,000	128.840,800	96.630,600	111.125.190	2.093.663,000	4.509.428,00	1.400.000,00	29.442.200.120	0,1682	4.953.400.982,98	
13	2015	5.314.683,00	21.081.575,900	2.179.020,030	148.811.124	111.608.343	127.552.392	2.373.891.740	4.960.370,800	1.430.000,00	32.418.145.012	0,1450	4.701.276.795,81	
14	2016	5.314.683,00	21.081.575,900	2.258.740,275	155.897.368	116.923,026	132.867,075	2.444.754,180	4.960.370,800	1.465.000,00	32.621.443.307	0,1250	4.077.793.870,79	
15	2017	5.846.151,30	23.189.733,490	2.572.306,572	179.281,973	134.461,479	153.948,650	2.767.173,282	5.456.407,880	1.500.000,00	35.959.164.479,30	0,1077	3.874.593.310,96	
16	2018	5.846.151,30	23.189.733,490	2.630.788,085	187.078,841	140.307,631	158.784,802	2.845.126,986	5.456.407,880	1.530.000,00	36.145.061.847,30	0,0929	3.357.086.465,58	
17	2019	6.430.766,43	25.508.706,839	2.990.306,389	214.358,881	160.769,160	182.205,048	3.215.393,215	6.002.046,688	1.565.000,00	39.845.203.988,98	0,0801	3.189.932.636,39	
18	2020	6.430.766,43	25.508.706,839	3.068.767,898	222.993,236	167.199,927	190.779,404	3.301.126,767	6.002.046,688	1.600.000,00	40.085.953.494,74	0,0680	2.766.276.772,59	
19	2021	7.073.843,07	28.059.577,522	3.468.183,105	254.668,350	190.983,762	216.891,187	3.725.557,351	6.602.253,534	1.630.000,00	44.153.228.659,49	0,0565	2.626.375.028,27	
20	2022	7.073.843,07	28.059.577,522	3.572.290,751	273.521,932	205.141,449	228.720,926	3.867.034,213	6.602.253,534	1.680.000,00	44.495.614.173,18	0,0513	2.281.423.523,64	
21	2023	7.781.227,38	30.865.535,275	4.046.238,237	311.249,065	233.436,921	259.374,246	4.357.487,332	7.262.478,888	1.715.000,00	49.058.581.124,21	0,0442	2.168.193.950,40	
22	2024	7.781.227,38	30.865.535,275	4.124.050,511	321.624,065	241.218,048	284.561,730	4.357.487,332	7.262.478,888	1.735.000,00	49.179.737.080,15	0,0381	1.873.543.508,93	
23	2025	8.569.350,12	33.952.088,802	4.664.845,814	395.198,938	273.889,239	299.577,254	4.793.236,066	7.988.726,777	1.750.000,00	54.106.132.207,00	0,0228	1.775.718.012,61	
24	2026	8.569.350,12	33.952.088,802	4.763.236,086	376.611,405	282.458,553	305.283,487	4.793.236,066	7.988.726,777	1.785.000,00	54.285.200.508,13	0,0283	1.536.564.248,27	
25	2027	9.415.265,13	37.347.297,682	5.413.788,948	426.826,259	320.119,684	345.227,121	5.272.559,672	8.767.599,454	1.810.000,00	59.732.834.120,76	0,0244	1.457.384.035,71	
26	2028	9.415.265,13	37.347.297,682	5.555.018,226	439.379,972	329.534,979	351.503,978	5.272.559,672	8.767.599,454	1.835.000,00	59.927.309.253,11	0,0210	1.260.317.888,70	
27	2029	10.366.813,64	41.082.027,451	6.214.088,185	497.127,054	372.845,281	393.558,918	5.799.815,640	9.668.359,400	1.855.000,00	65.891.178.755,78	0,0181	1.194.474.918,04	
28	2030	10.366.813,64	41.082.027,451	6.214.088,185	510.998,139	383.202,104	397.011,189	5.799.815,640	9.668.359,400	1.865.000,00	65.928.796.925,49	0,0156	1.030.194.777,87	
29	2031	11.392.465,01	45.190.230,196	6.835.497,004	577.219,747	432.914,910	440.509,806	6.379.797,204	10.632.995,340	1.875.000,00	72.375.556.604,73	0,0135	974.833.725,01	
30	2032	11.392.465,01	45.190.230,196	6.835.497,004	592.409,740	444.307,305	444.307,305	6.379.797,204	10.632.995,340	1.885.000,00	72.415.936.591,42	0,0116	840.750.668,73	
Total		180.634.860,16	756.165.084.320,93	92.695.694.833,51	6.984.288.684,69	5.238.194.763,52	5.688.620.885,25	84.644.630.148,43	177.925.897.487,26	45.035.000,00	1.184.588.886.993,76		150.442.527.401,60	

i = 16,0127%

Lampiran 9
Proyeksi Aliran Kas - Pendapatan
Gedung YECC, Yogyakarta

Proyeksi Aliran Kas - Pendapatan Gedung YECC, Yogyakarta Thn. 2003-2032

n	Tahun	Kantor	Pendapatan							Perkir	Total Pendapatan	PF, i, k	PV - Total Pendapatan (Rp)
			Exhibition Hall	Convention Hall	Meeting Room 70	Meeting Room 40	VIP Room	Dining Room	Pre Exhibition Hall				
1	2	3	4	5	6	7	8	9	10	11	12=3+4+5+6+7+8+9+10+11	13	14=12*13
1	2003	4.500.000,00	11.900.000.000,00	990.000.000,00	48.000.000,00	36.000.000,00	41.000.000,00	1.120.000.000,00	2.800.000.000,00	1.165.000.000,00	18.104.500.000,00	0,8820	15.605.617.956,86
2	2004	4.500.000,00	11.900.000.000,00	1.035.000.000,00	52.000.000,00	39.000.000,00	46.000.000,00	1.200.000.000,00	2.800.000.000,00	1.210.000.000,00	18.286.500.000,00	0,7430	13.586.871.289,18
3	2005	4.950.000,00	13.090.000.000,00	1.204.500.000,00	66.000.000,00	49.500.000,00	56.100.000,00	1.368.000.000,00	3.080.000.000,00	1.265.000.000,00	20.202.050.000,00	0,6404	12.938.345.816,31
4	2006	4.950.000,00	13.090.000.000,00	1.270.500.000,00	70.400.000,00	52.800.000,00	61.600.000,00	1.452.000.000,00	3.080.000.000,00	1.310.000.000,00	20.392.250.000,00	0,5520	11.257.524.185,14
5	2007	5.445.000,00	14.399.000.000,00	1.470.150.000,00	82.280.000,00	62.280.000,00	72.600.000,00	1.646.000.000,00	3.388.000.000,00	1.350.000.000,00	22.474.785.000,00	0,4759	10.694.678.247,30
6	2008	5.445.000,00	14.399.000.000,00	1.542.750.000,00	91.990.000,00	68.970.000,00	78.650.000,00	1.718.200.000,00	3.388.000.000,00	1.405.000.000,00	22.697.975.000,00	0,4102	9.310.088.717,76
7	2009	5.989.500,00	15.838.900.000,00	1.756.920.000,00	106.480.000,00	79.860.000,00	91.839.000,00	1.943.260.000,00	3.726.800.000,00	1.440.000.000,00	24.990.046.500,00	0,3536	8.835.439.284,37
8	2010	5.989.500,00	15.838.900.000,00	1.836.760.000,00	111.804.000,00	83.653.000,00	97.163.000,00	2.023.120.000,00	3.726.800.000,00	1.485.000.000,00	25.219.409.500,00	0,3048	7.682.775.747,85
9	2011	6.588.450,00	17.422.790.000,00	2.086.342.500,00	134.697.200,00	101.022.900,00	114.199.300,00	2.313.278.000,00	4.099.480.000,00	1.535.000.000,00	27.813.398.850,00	0,2627	7.306.409.057,04
10	2012	6.588.450,00	17.422.790.000,00	2.174.188.500,00	140.553.600,00	105.415.200,00	120.066.200,00	2.371.842.000,00	4.099.480.000,00	1.575.000.000,00	28.015.913.950,00	0,2264	6.343.795.135,56
11	2013	7.247.295,00	19.165.069.000,00	2.464.080.300,00	161.051.000,00	120.786.250,00	138.503.850,00	2.705.656.800,00	4.509.428.000,00	1.615.000.000,00	30.886.824.505,00	0,1952	6.028.538.666,63
12	2014	7.247.295,00	19.165.069.000,00	2.560.710.500,00	180.377.120,00	135.282.840,00	149.777.430,00	2.834.497.600,00	4.509.428.000,00	1.695.000.000,00	31.227.390.195,00	0,1682	5.253.744.102,27
13	2015	7.972.024,50	21.081.575.900,00	2.896.502.235,00	205.501.076,00	154.125.807,00	171.941.417,00	3.188.809.800,00	4.960.370.800,00	1.720.000.000,00	34.386.699.099,50	0,1450	4.986.756.346,27
14	2016	7.972.024,50	21.081.575.900,00	3.002.795.895,00	212.567.320,00	159.440.480,00	178.927.661,00	3.259.672.240,00	4.960.370.800,00	1.760.000.000,00	34.623.342.330,50	0,1250	4.328.098.211,34
15	2017	8.769.226,95	23.189.733.490,00	3.360.767.754,00	248.435.788,80	187.076.841,60	202.666.578,40	3.595.639.464,00	5.456.407.880,00	1.795.000.000,00	38.065.467.023,75	0,1077	4.101.550.252,31
16	2018	8.769.226,95	23.189.733.490,00	3.536.921.536,50	257.230.657,20	192.922.992,90	210.461.446,80	3.595.639.464,00	5.456.407.880,00	1.830.000.000,00	38.268.066.694,35	0,0929	3.554.247.910,44
17	2019	9.646.149,65	25.508.706.839,00	4.018.229.018,75	291.528.078,16	218.646.068,62	237.939.357,91	3.944.203.410,40	6.002.048.698,00	1.860.000.000,00	42.091.946.590,49	0,0801	3.369.802.232,21
18	2020	9.646.149,65	25.508.706.839,00	4.115.690.315,20	300.102.493,40	225.076.825,05	242.225.536,53	3.944.203.410,40	6.002.048.698,00	1.885.000.000,00	42.232.700.376,23	0,0690	2.914.398.856,74
19	2021	10.610.764,61	28.059.577.522,90	4.527.259.566,72	348.976.258,27	261.732.193,70	271.193.984,47	4.339.623.751,44	6.602.263.534,80	1.905.000.000,00	46.325.197.578,90	0,0585	2.755.570.874,88
20	2022	10.610.764,61	28.059.577.522,90	4.527.259.566,72	358.408.049,03	268.806.036,77	273.921.932,16	4.339.623.751,44	6.602.263.534,80	1.915.000.000,00	46.354.061.158,43	0,0513	2.376.711.671,66
21	2023	11.671.841,07	30.865.535.275,19	4.979.985.523,39	414.998.793,62	311.249.095,21	306.061.610,29	4.772.486.126,58	7.262.478.888,28	1.935.000.000,00	50.859.467.153,64	0,0442	2.247.765.942,35
22	2024	11.671.841,07	30.865.535.275,19	4.979.985.523,39	425.373.763,46	319.030.322,59	308.655.352,75	4.772.486.126,58	7.262.478.888,28	1.945.000.000,00	50.860.217.093,32	0,0381	1.938.705.865,80
23	2025	12.899.025,18	33.952.088.802,71	5.477.984.075,73	479.923.606,63	359.492.704,97	342.374.004,73	5.249.734.739,24	7.998.726.777,11	1.955.000.000,00	55.814.593.736,30	0,0328	1.832.917.935,22
24	2026	12.899.025,18	33.952.088.802,71	5.477.984.075,73	490.798.073,45	368.052.055,09	342.374.004,73	5.249.734.739,24	7.998.726.777,11	1.965.000.000,00	55.844.535.553,24	0,0283	1.580.778.476,92
25	2027	14.122.927,70	37.347.297.692,98	6.025.762.483,30	564.917.107,81	423.687.830,86	378.611.405,21	5.774.708.213,17	8.787.599.454,82	1.985.000.000,00	61.299.727.105,64	0,0244	1.485.813.877,00
26	2028	14.122.927,70	37.347.297.692,98	6.025.762.483,30	577.470.821,32	433.103.115,99	376.611.405,21	5.774.708.213,17	8.787.599.454,82	1.995.000.000,00	61.331.696.104,46	0,0210	1.289.853.235,67
27	2029	15.536.220,46	41.082.027.451,28	6.628.360.731,63	649.026.988,31	486.770.241,23	414.272.546,73	6.352.179.034,48	9.666.359.400,30	2.005.000.000,00	67.299.531.613,42	0,0181	1.220.005.630,73
28	2030	15.536.220,46	41.082.027.451,28	6.628.360.731,63	676.645.158,02	507.483.888,52	414.272.546,73	6.352.179.034,48	9.666.359.400,30	2.025.000.000,00	67.367.893.410,43	0,0166	1.052.661.442,98
29	2031	17.088.749,51	45.190.230.196,41	7.291.196.804,80	759.499.687,17	569.824.750,37	455.699.800,30	6.997.366.937,93	10.632.995.340,33	2.035.000.000,00	73.938.732.239,82	0,0195	995.888.296,46
30	2032	17.088.749,51	45.190.230.196,41	7.291.196.804,80	774.689.680,51	581.017.245,38	455.699.800,30	6.997.366.937,93	10.632.995.340,33	2.045.000.000,00	73.975.314.728,17	0,0116	868.855.074,10
Total		285.952.336,25	756.185.064.320,93	1.112.124.967.525,61	9.282.054.221,14	6.961.540.695,85	6.648.868.678,24	111.171.879.794,50	177.925.697.487,28	51.600.000.000,00	1.231.276.226.028,79		157.743.982.928,34

i = 18,0127%

**Proyeksi Aliran Kas - Pendapatan
Gedung YECC, Yogyakarta**

Proyeksi Aliran Kas - Pendapatan Gedung YECC, Yogyakarta Thn. 2003-2032

n	Tahun	Pendapatan										Total Pendapatan	PV - Total Pendapatan (Rp)
		Kantor	Exhibition Hall	Convention Hall	Meeting Room 70	Meeting Room 40	VIP Room	Dinning Room	Pre Exhibition Hall	Parkir			
1	2	3	4	5	6	7	8	9	10	11	12=3+4+5+7+8+9+10+11	13	
1	2003	7.500.000,00	11.900.000,00	1.230.000,00	60.000,00	45.000,00	52.000,00	1.440.000,00	2.800.000,00	1.315.000,00	18.849.500,00	0,8620	
2	2004	7.500.000,00	11.900.000,00	1.320.000,00	68.000,00	51.000,00	59.000,00	1.500.000,00	2.800.000,00	1.380.000,00	19.065.500,00	0,7430	
3	2005	8.250.000,00	13.090.000,00	1.518.000,00	78.200,00	59.400,00	68.300,00	1.716.000,00	3.080.000,00	1.425.000,00	21.045.150,00	0,6404	
4	2006	8.250.000,00	13.090.000,00	1.584.000,00	88.000,00	66.000,00	75.900,00	1.804.000,00	3.080.000,00	1.485.000,00	21.291.150,00	0,5520	
5	2007	9.075.000,00	14.399.000,00	1.833.150,00	106.460,00	79.860,00	90.750,00	2.057.000,00	3.388.000,00	1.545.000,00	23.508.315,00	0,4759	
6	2008	9.075.000,00	14.399.000,00	1.923.900,00	116.160,00	87.120,00	99.220,00	2.153.800,00	3.388.000,00	1.610.000,00	23.766.275,00	0,4102	
7	2009	9.992.500,00	15.839.900,00	2.195.150,00	138.424,00	103.818,00	117.128,00	2.475.860,00	3.726.800,00	1.670.000,00	26.276.862,50	0,3536	
8	2010	9.992.500,00	15.839.900,00	2.275.010,00	148.072,00	111.804,00	123.763,00	2.555.520,00	3.726.800,00	1.725.000,00	26.516.871,50	0,3048	
9	2011	10.980.750,00	17.422.790,00	2.613.418,50	169.895,00	127.376,00	143.461,00	2.898.916,00	4.099.460,00	1.775.000,00	29.291.281,35	0,2627	
10	2012	10.980.750,00	17.422.790,00	2.725.226,00	181.548,00	136.161,00	150.802,00	2.928.200,00	4.099.460,00	1.825.000,00	29.478.188,75	0,2264	
11	2013	12.078.825,00	19.165.068,00	3.116.336,85	212.567,32	159.440,00	173.935,00	3.221.020,00	4.509.428,00	1.870.000,00	32.439.895,56	0,1952	
12	2014	12.078.825,00	19.165.068,00	3.212.957,45	219.028,30	164.272,00	178.766,00	3.221.020,00	4.509.428,00	1.900.000,00	32.592.631,26	0,1692	
13	2015	13.296.707,50	21.081.575,90	3.613.984,40	255.104,78	191.328,66	201.957,95	3.543.122,00	4.960.370,00	1.935.000,00	35.795.731,17	0,1450	
14	2016	13.296.707,50	21.081.575,90	3.613.984,40	269.277,27	207.959,90	205.501,07	3.543.122,00	4.960.370,00	1.955.000,00	36.844.076,14	0,1250	
15	2017	14.615.378,25	23.189.733,49	3.975.382,89	303.999,87	227.989,90	227.989,90	3.897.434,20	5.456.407,80	1.985.000,00	39.258.573,50	0,1077	
16	2018	14.615.378,25	23.189.733,49	3.975.382,89	319.599,04	239.692,03	231.897,34	3.897.434,20	5.456.407,80	1.985.000,00	39.308.752,97	0,0929	
17	2019	16.076.916,08	25.508.706,89	4.372.921,17	368.697,27	276.522,86	257.230,87	4.287.177,62	6.002.046,98	2.005.000,00	43.094.382,10	0,0801	
18	2020	16.076.916,08	25.508.706,89	4.372.921,17	377.271,63	282.953,72	257.230,87	4.287.177,62	6.002.046,98	2.015.000,00	43.119.387,26	0,0690	
19	2021	17.684.607,68	28.059.577,52	4.810.213,29	433.862,37	325.398,76	282.953,72	4.715.895,38	6.602.253,94	2.035.000,00	47.282.837,21	0,0595	
20	2022	17.684.607,68	28.059.577,52	4.810.213,29	462.755,95	339.544,46	282.953,72	4.715.895,38	6.602.253,94	2.055.000,00	47.335.848,48	0,0513	
21	2023	19.453.088,45	30.665.535,27	5.291.234,81	508.373,52	381.280,14	311.249,05	5.187.484,92	7.262.478,88	2.065.000,00	51.892.089,52	0,0442	
22	2024	19.453.088,45	30.665.535,27	5.291.234,81	528.123,46	396.842,99	311.249,05	5.187.484,92	7.262.478,88	2.085.000,00	51.948.401,92	0,0381	
23	2025	21.398.375,30	33.952.088,02	5.820.358,08	604.860,71	453.645,65	342.374,00	5.706.233,41	7.988.726,77	2.105.000,00	56.994.685,75	0,0328	
24	2026	21.398.375,30	33.952.088,02	5.820.358,08	616.273,20	462.204,90	342.374,00	5.706.233,41	7.988.726,77	2.115.000,00	57.024.657,56	0,0283	
25	2027	23.538.212,83	37.347.297,88	6.402.393,88	703.007,95	527.255,67	376.611,05	6.276.856,73	8.767.599,45	2.135.000,00	62.579.661,32	0,0244	
26	2028	23.538.212,83	37.347.297,88	6.402.393,88	728.115,39	546.086,57	376.611,05	6.276.856,73	8.767.599,45	2.155.000,00	62.643.493,18	0,0210	
27	2029	25.892.094,11	41.092.027,45	7.042.633,27	828.545,09	621.408,16	414.272,54	6.904.542,42	9.666.359,40	2.175.000,00	68.780.881,04	0,0181	
28	2030	25.892.094,11	41.092.027,45	7.042.633,27	856.163,26	642.122,45	414.272,54	6.904.542,42	9.666.359,40	2.185.000,00	68.829.012,84	0,0156	
29	2031	28.481.237,52	45.190.230,19	7.746.896,60	956.989,59	717.727,18	455.689,80	7.594.996,67	10.632.995,34	2.205.000,00	75.528.996,67	0,0135	
30	2032	28.481.237,52	45.190.230,19	7.746.896,60	987.349,56	740.512,17	455.689,80	7.594.996,67	10.632.995,34	2.225.000,00	75.602.161,58	0,0116	
	Total	476.597.225,41	756.185.064,32	123.699.195,31	11.687.647,22	8.765.735,41	7.082.205,18	124.198.624,76	177.925.897,47	56.935.000,00	1.266.955.957,27	0,0116	

Proyeksi Aliran Kas - Pengeluaran Gedung YECC, Yogyakarta Thn. 2003-2032

i = 16,0127%

Skenario : Pesimis

n	Tahun	Biaya Variabel										Total Biaya O&M	P/F, i, k	PV - Total Biaya O&M (Rp)
		Blaya Telap	Exhibition Hall	Convention Hall	Meeting Room 70	Meeting Room 40	VIP Room	Dinning Room	Pre Exhibition Hall	Total				
1	2	3	4	5	6	7	8	9	10	11=3+4+5+6+7+8+9+10	12	13=11*12		
1	2003	8.786.691.000,00	2.065.530.600,00	47.730.000,00	8.591.400,00	5.547.600,00	19.108.400,00	142.669.200,00	409.094.000,00	11.484.932.200,00	0,6620	9.869.770.803,43		
2	2004	8.786.691.000,00	2.065.530.600,00	49.639.200,00	9.546.000,00	6.164.000,00	20.957.600,00	149.494.400,00	409.094.000,00	11.497.116.800,00	0,7430	8.642.358.907,30		
3	2005	9.226.025.550,00	2.168.807.130,00	55.128.150,00	11.025.630,00	7.119.420,00	24.594.360,00	164.104.080,00	429.548.700,00	12.086.363.020,00	0,6404	7.740.670.505,88		
4	2006	9.226.025.550,00	2.168.807.130,00	57.132.810,00	12.027.960,00	7.766.640,00	26.536.020,00	171.239.040,00	429.548.700,00	12.089.083.860,00	0,5520	6.679.288.899,43		
5	2007	9.687.326.827,50	2.277.247.486,50	63.146.790,00	13.681.804,50	8.834.563,00	29.901.564,00	187.292.700,00	451.026.135,00	12.718.457.860,50	0,4759	6.052.107.489,34		
6	2008	9.687.326.827,50	2.277.247.486,50	66.304.129,50	14.734.251,00	9.514.134,00	32.619.888,00	198.530.262,00	451.026.135,00	12.737.303.113,50	0,4102	5.224.492.340,71		
7	2009	10.171.693.168,88	2.391.109.860,83	71.829.473,63	16.576.032,38	10.703.400,75	36.391.562,55	216.323.068,50	473.577.441,75	13.988.204.009,25	0,3536	4.733.510.772,67		
8	2010	10.171.693.168,88	2.391.109.860,83	75.144.680,10	17.681.101,20	11.416.960,80	39.245.802,75	224.189.361,90	473.577.441,75	13.404.058.376,20	0,3048	4.084.997.463,92		
9	2011	10.680.277.827,32	2.510.665.353,87	82.382.880,90	19.725.478,53	12.737.046,89	43.455.807,05	243.658.438,07	497.256.313,84	14.090.159.146,46	0,2627	3.701.398.270,60		
10	2012	10.680.277.827,32	2.510.665.353,87	85.863.847,70	20.885.800,79	13.486.284,95	46.452.759,26	251.918.046,14	497.256.313,84	14.106.806.233,85	0,2264	3.194.280.540,85		
11	2013	11.214.291.718,68	2.636.198.621,56	93.812.055,23	23.148.429,21	14.947.289,15	51.135.497,08	273.186.536,92	522.119.129,53	14.828.838.287,36	0,1952	2.894.316.021,25		
12	2014	11.214.291.718,68	2.636.198.621,56	97.467.070,37	24.366.767,59	15.733.989,10	54.282.296,90	281.859.125,39	522.119.129,53	14.846.318.729,12	0,1682	2.497.767.472,77		
13	2015	11.776.006.304,62	2.788.008.552,84	104.898.334,48	26.864.361,27	17.346.734,01	59.474.516,61	305.058.289,56	548.225.086,01	15.604.892.789,19	0,1450	2.263.018.853,51		
14	2016	11.776.006.304,62	2.788.008.552,84	108.736.700,38	28.143.616,57	18.172.788,96	61.952.621,47	314.164.517,45	548.225.086,01	15.622.410.168,09	0,1260	1.952.855.605,77		
15	2017	12.363.766.619,85	2.906.408.980,27	118.203.189,59	30.894.015,46	19.948.744,11	68.519.599,34	339.434.272,12	575.636.340,31	16.422.801.761,04	0,1077	1.769.553.847,27		
16	2018	12.363.766.619,85	2.906.408.980,27	120.889.625,71	32.237.233,52	20.816.080,81	71.121.609,44	348.995.800,91	575.636.340,31	16.439.862.290,83	0,0929	1.526.894.894,48		
17	2019	12.981.944.450,84	3.051.729.429,28	131.165.243,90	35.259.474,17	22.767.588,39	77.409.800,52	376.485.196,19	604.418.157,32	17.281.179.340,61	0,0801	1.363.498.779,41		
18	2020	12.981.944.450,84	3.051.729.429,28	135.396.380,80	36.669.853,13	23.678.291,92	81.052.614,66	386.524.801,42	604.418.157,32	17.301.413.979,38	0,0680	1.193.937.069,37		
19	2021	13.631.041.673,38	3.204.315.900,75	145.127.895,67	39.984.243,70	25.818.445,23	87.973.961,53	416.392.626,98	634.639.065,19	18.186.293.912,44	0,0585	1.081.719.350,17		
20	2022	13.631.041.673,38	3.204.315.900,75	149.570.689,41	42.946.039,53	27.730.922,66	92.755.155,10	432.205.005,22	634.639.065,19	18.215.204.451,24	0,0513	993.948.136,13		
21	2023	14.312.593.757,05	3.364.531.695,78	161.714.052,32	46.648.284,32	30.121.519,44	100.405.064,79	464.883.920,25	666.371.018,45	19.147.269.312,41	0,0442	846.233.065,42		
22	2024	14.312.593.757,05	3.364.531.695,78	164.823.937,94	48.203.227,13	31.125.570,09	102.413.166,09	464.883.920,25	666.371.018,45	19.154.946.292,78	0,0381	729.723.813,54		
23	2025	15.028.223.444,91	3.532.758.280,57	177.963.204,69	52.246.078,44	33.736.101,77	110.696.583,94	488.128.116,26	699.699.569,37	20.123.441.379,95	0,0328	660.806.443,13		
24	2026	15.028.223.444,91	3.532.758.280,57	182.861.274,54	53.878.768,39	34.790.354,95	112.805.090,30	488.128.116,26	699.699.569,37	20.133.134.899,29	0,0283	569.872.703,25		
25	2027	15.779.634.617,15	3.709.396.194,60	197.147.311,61	58.287.031,26	37.636.838,54	121.766.242,33	512.534.522,08	734.674.047,84	21.151.076.805,41	0,0244	516.051.885,50		
26	2028	15.779.634.617,15	3.709.396.194,60	202.290.284,96	60.001.355,71	38.743.804,38	123.980.174,01	512.534.522,08	734.674.047,84	21.161.265.000,72	0,0210	445.037.639,05		
27	2029	16.566.616.348,01	3.894.866.004,33	216.004.880,55	64.801.464,17	41.843.308,73	132.503.810,97	538.161.248,18	771.407.750,23	22.228.204.815,17	0,0181	402.962.771,92		
28	2030	16.566.616.348,01	3.894.866.004,33	216.004.880,55	66.801.504,84	43.005.622,86	133.666.125,10	538.161.248,18	771.407.750,23	22.232.329.484,10	0,0156	347.399.479,47		
29	2031	17.397.047.165,41	4.089.609.304,55	226.805.124,58	71.821.622,78	46.376.333,84	141.569.861,20	565.069.310,59	809.978.137,74	23.348.276.860,69	0,0135	314.480.313,14		
30	2032	17.397.047.165,41	4.089.609.304,55	226.805.124,58	73.711.666,49	47.596.763,68	142.790.291,03	565.069.310,59	809.978.137,74	23.352.607.763,07	0,0116	271.124.303,35		
Total		379.208.340.947,21	89.142.366.791,06	3.831.989.923,67	1.061.130.495,08	685.227.133,01	2.247.537.846,02	10.561.309.013,47	17.655.321.785,12	504.393.263.934,64		82.454.068.473,03		

Lampiran 10
Proyeksi Aliran Kas - Pengeluaran
Gedung YECC, Yogyakarta

Proyeksi Aliran Kas - Pengeluaran Gedung YECC, Yogyakarta Thn. 2003-2032

n	Tahun	Biaya Tetap			Biaya Variabel						Total Biaya O&M 11=3+4+5+6+7+8+9+10	P/F, i, k	PV - Total Biaya O&M (Rp)
		1	2	3	4	5	6	7	8	9			
1	2003	8.786.691.000,00	2.065.530.600,00	63.003.600,00	11.455.200,00	7.396.800,00	25.272.400,00	190.265.600,00	409.094.000,00	11.558.709.200,00	0,8620	9.963.312.960,18	
2	2004	8.786.691.000,00	2.065.530.600,00	65.867.400,00	12.409.800,00	8.013.200,00	28.354.400,00	203.855.000,00	409.094.000,00	11.579.816.400,00	0,7430	8.603.904.718,19	
3	2005	9.226.025.550,00	2.168.807.130,00	73.170.090,00	15.034.950,00	9.708.300,00	33.008.220,00	224.751.240,00	429.548.700,00	12.180.054.180,00	0,6404	7.800.681.149,00	
4	2006	9.226.025.550,00	2.168.807.130,00	77.179.410,00	16.037.280,00	10.355.520,00	36.244.320,00	235.453.690,00	429.548.700,00	12.199.651.590,00	0,5520	6.734.807.234,35	
5	2007	9.687.326.827,50	2.277.247.486,50	85.248.166,50	17.891.590,50	11.552.877,00	40.774.860,00	254.718.072,00	451.026.135,00	12.825.786.015,00	0,4759	6.103.179.838,06	
6	2008	9.687.326.827,50	2.277.247.486,50	89.457.952,50	19.996.483,50	12.912.039,00	44.172.765,00	265.955.634,00	451.026.135,00	12.848.095.323,00	0,4102	5.269.936.265,91	
7	2009	10.171.693.168,88	2.391.109.860,83	97.246.056,60	22.101.376,50	14.271.201,00	49.235.643,45	287.119.709,10	473.577.441,75	13.506.354.458,10	0,3536	4.775.283.845,60	
8	2010	10.171.693.168,88	2.391.109.860,83	101.666.331,90	23.206.445,33	14.984.761,05	52.089.853,65	298.919.149,20	473.577.441,75	13.527.247.042,58	0,3048	4.122.540.256,80	
9	2011	10.680.277.827,32	2.510.665.353,87	110.230.615,29	26.687.412,12	17.232.475,21	58.440.568,10	326.254.518,77	497.256.313,84	14.227.045.084,51	0,2627	3.737.357.355,81	
10	2012	10.680.277.827,32	2.510.665.353,87	114.871.904,36	27.847.734,39	17.981.713,26	61.437.520,31	334.514.126,84	497.256.313,84	14.244.852.494,17	0,2264	3.225.539.103,26	
11	2013	11.214.291.718,68	2.636.198.621,56	124.270.514,72	30.458.459,49	19.667.498,88	67.656.196,14	364.248.715,89	522.119.129,63	14.978.910.854,86	0,1952	2.823.807.224,27	
12	2014	11.214.291.718,68	2.636.198.621,56	129.143.868,23	34.113.474,63	22.027.598,74	73.163.095,83	381.593.892,83	522.119.129,63	15.012.651.400,04	0,1682	2.525.751.536,88	
13	2015	11.775.006.304,62	2.768.008.652,64	139.438.827,54	37.088.403,66	23.955.013,63	80.125.390,43	409.779.805,37	548.225.086,01	15.781.637.383,90	0,1450	2.288.651.790,70	
14	2016	11.775.006.304,62	2.768.008.652,64	144.555.948,74	38.377.658,96	24.781.048,59	83.429.530,24	418.865.023,27	548.225.086,01	15.801.270.053,05	0,1250	1.975.213.713,47	
15	2017	12.363.756.619,85	2.906.408.990,27	155.813.295,36	42.982.978,03	27.754.774,42	90.203.016,95	439.830.324,43	575.636.340,31	16.602.386.329,52	0,1077	1.789.904.051,25	
16	2018	12.363.756.619,85	2.906.408.990,27	162.529.365,68	44.326.196,09	28.622.111,12	93.672.363,66	439.830.324,43	575.636.340,31	16.614.782.321,41	0,0929	1.543.141.046,48	
17	2019	12.981.944.450,84	3.051.729.429,28	176.297.370,83	47.952.884,87	30.963.920,21	101.088.092,45	461.821.840,66	604.418.157,32	17.456.216.146,45	0,0801	1.397.511.897,52	
18	2020	12.981.944.450,84	3.051.729.429,28	180.526.507,73	49.363.263,83	31.874.623,74	102.909.499,52	461.821.840,66	604.418.157,32	17.464.589.772,93	0,0690	1.205.197.514,84	
19	2021	13.631.041.673,38	3.204.315.900,75	189.554.933,12	54.793.222,85	35.380.832,36	109.987.451,92	484.912.932,69	634.639.065,19	18.344.606.012,25	0,0595	1.091.195.742,57	
20	2022	13.631.041.673,38	3.204.315.900,75	189.554.933,12	56.274.120,77	36.337.071,07	110.923.890,63	484.912.932,69	634.639.065,19	18.347.999.387,59	0,0513	940.756.930,60	
21	2023	14.312.593.757,05	3.354.531.695,78	199.032.679,77	62.197.712,43	40.162.025,92	118.477.976,46	509.159.579,32	666.371.018,45	19.272.525.445,18	0,0442	851.768.887,76	
22	2024	14.312.593.757,05	3.354.531.695,78	199.032.679,77	63.752.665,24	41.166.076,57	119.482.027,11	509.159.579,32	666.371.018,45	19.276.088.489,29	0,0381	734.338.827,55	
23	2025	15.028.223.444,91	3.532.758.280,57	208.984.313,76	68.572.977,95	44.278.633,57	126.510.381,64	534.616.508,29	699.689.569,37	20.243.634.110,07	0,0328	664.753.289,45	
24	2026	15.028.223.444,91	3.532.758.280,57	208.984.313,76	70.205.667,90	45.332.886,75	126.510.381,64	534.616.508,29	699.689.569,37	20.246.321.053,20	0,0283	573.076.461,62	
25	2027	15.779.634.617,15	3.709.396.194,60	219.433.529,45	77.144.600,20	49.813.462,77	132.835.900,72	561.347.333,70	734.674.047,84	21.264.279.686,44	0,0244	518.813.851,74	
26	2028	15.779.634.617,15	3.709.396.194,60	219.433.529,45	78.858.924,65	50.920.428,61	132.835.900,72	561.347.333,70	734.674.047,84	21.267.100.976,72	0,0210	447.263.682,19	
27	2029	16.568.616.348,01	3.894.866.004,33	230.405.205,92	84.601.911,55	54.628.764,17	139.477.695,76	589.414.700,39	771.407.750,23	22.333.418.380,36	0,0181	404.860.082,84	
28	2030	16.568.616.348,01	3.894.866.004,33	230.405.205,92	86.201.992,89	56.983.392,44	139.477.695,76	589.414.700,39	771.407.750,23	22.339.343.089,97	0,0156	349.071.680,12	
29	2031	17.397.047.165,41	4.089.609.304,55	241.925.466,22	94.502.135,24	61.021.491,89	146.451.580,55	618.865.435,41	809.978.137,74	23.459.420.717,01	0,0135	315.977.321,03	
30	2032	17.397.047.165,41	4.089.609.304,55	241.925.466,22	96.392.177,95	62.241.921,73	146.451.580,55	618.865.435,41	809.978.137,74	23.462.531.189,55	0,0116	272.400.516,81	
Total		379.208.340.947,21	89.142.366.791,06	4.669.191.402,46	1.412.839.691,51	912.292.463,70	2.670.890.029,07	12.595.291.477,04	17.655.321.795,12	508.267.324.587,16		85.148.698.767,86	

i = 16,0127%

Skenario : Moderat

Lampiran Kas - Pengeluaran
Gedung YECC, Yogyakarta

Proyeksi Aliran Kas - Pengeluaran Gedung YECC, Yogyakarta Thn. 2003-2032

i = 16,0127%

Skenario : Optimis

n	Tahun	Biaya Variabel										Total Biaya O&M	P/F, i, k	PV - Total Biaya O&M (Rp)
		Biaya Telap	Exhibition Hall	Convention Hall	Meeting Room 70	Meeting Room 40	VIP Room	Dining Room	Pre Exhibition Hall	Blaya Variabel				
1	2	3	4	5	6	7	8	9	10	11=3+4+5+6+7+8+9+10	12	13=1+12		
1	2003	8.786.691.000,00	2.065.530.600,00	78.277.200,00	14.319.000,00	9.246.000,00	32.052.900,00	244.627.200,00	409.094.000,00	11.639.837.800,00	0,8620	10.033.243.767,39		
2	2004	8.786.691.000,00	2.065.530.600,00	84.004.800,00	16.228.200,00	10.478.800,00	36.367.900,00	254.820.000,00	409.094.000,00	11.663.215.000,00	0,7430	8.665.769.886,15		
3	2005	9.226.025.550,00	2.168.807.130,00	92.214.360,00	18.041.940,00	11.649.960,00	40.774.860,00	278.263.400,00	429.548.700,00	12.265.925.940,00	0,6404	7.855.293.205,81		
4	2006	9.226.025.550,00	2.168.807.130,00	96.223.680,00	20.046.600,00	12.944.400,00	44.658.180,00	292.533.360,00	429.548.700,00	12.290.767.600,00	0,5520	6.785.118.790,78		
5	2007	9.687.326.827,50	2.277.247.486,50	106.297.066,50	23.153.823,00	14.950.782,00	50.968.575,00	318.397.590,00	451.026.135,00	12.929.368.315,50	0,4759	6.152.469.715,51		
6	2008	9.687.326.827,50	2.277.247.486,50	111.559.329,00	25.258.716,00	16.308.944,00	55.725.642,00	333.381.006,00	451.026.135,00	12.967.835.086,00	0,4102	5.314.948.506,43		
7	2009	10.171.693.168,88	2.391.109.860,83	121.557.570,75	28.731.789,46	18.552.581,30	62.793.284,40	365.782.643,10	473.577.441,75	13.633.798.320,45	0,3536	4.820.342.692,09		
8	2010	10.171.693.168,88	2.391.109.860,83	125.977.846,05	30.941.927,10	19.979.681,40	66.361.084,65	377.582.083,20	473.577.441,75	13.657.223.093,85	0,3048	4.162.151.531,89		
9	2011	10.680.277.827,32	2.510.665.353,87	138.078.349,68	33.649.346,72	21.727.903,52	73.425.329,15	408.850.599,47	497.256.313,84	14.363.931.022,56	0,2627	3.773.316.461,03		
10	2012	10.680.277.827,32	2.510.665.353,87	143.879.961,02	35.969.990,25	23.226.379,63	77.171.519,41	412.980.403,50	497.256.313,84	14.381.427.748,83	0,2264	3.256.464.577,89		
11	2013	11.214.291.718,68	2.636.198.621,56	157.165.650,96	40.205.166,53	25.961.098,52	84.963.595,15	433.629.423,68	522.119.129,53	15.114.534.404,61	0,1952	2.950.078.440,61		
12	2014	11.214.291.718,68	2.636.198.621,56	162.039.004,48	41.423.504,91	26.747.798,47	87.323.695,02	433.629.423,68	522.119.129,53	15.123.772.896,33	0,1682	2.544.446.788,14		
13	2015	11.776.006.304,62	2.768.008.552,64	173.978.720,60	46.063.190,75	29.737.258,30	94.167.984,63	455.310.894,86	548.225.086,01	15.890.487.992,40	0,1450	2.304.437.297,23		
14	2016	11.776.006.304,62	2.768.008.552,64	173.978.720,60	48.611.701,34	31.389.328,21	95.820.054,53	455.310.894,86	548.225.086,01	15.896.350.642,81	0,1250	1.987.069.117,88		
15	2017	12.363.756.619,85	2.906.408.990,27	182.677.656,63	52.385.504,48	33.826.131,32	101.478.993,96	478.076.439,60	575.636.340,31	16.694.246.066,42	0,1077	1.799.801.920,88		
16	2018	12.363.756.619,85	2.906.408.990,27	182.677.656,63	55.071.940,60	35.560.804,72	103.213.067,36	478.076.439,60	575.636.340,31	16.700.401.849,34	0,0929	1.551.093.182,44		
17	2019	12.981.944.450,84	3.051.729.429,28	191.811.539,46	60.646.295,57	39.160.252,03	109.284.424,27	501.980.261,58	604.418.157,32	17.540.974.810,35	0,0801	1.404.297.517,06		
18	2020	12.981.944.450,84	3.051.729.429,28	191.811.539,46	62.056.674,53	40.070.955,56	109.284.424,27	501.980.261,58	604.418.157,32	17.543.295.892,85	0,0690	1.210.628.871,74		
19	2021	13.631.041.673,38	3.204.315.900,75	201.402.116,44	68.121.304,09	43.986.980,77	114.748.645,48	527.079.274,66	634.639.065,19	18.425.334.960,75	0,0595	1.055.997.768,21		
20	2022	13.631.041.673,38	3.204.315.900,75	201.402.116,44	71.063.099,92	45.899.458,19	114.748.645,48	527.079.274,66	634.639.065,19	18.430.209.234,01	0,0513	944.972.075,86		
21	2023	14.312.593.757,05	3.364.531.695,78	211.472.222,26	76.192.197,73	49.198.481,75	120.486.077,75	553.433.238,39	666.371.018,45	19.364.278.689,17	0,0442	855.382.055,63		
22	2024	14.312.593.757,05	3.364.531.695,78	211.472.222,26	79.302.083,35	51.206.683,05	120.486.077,75	553.433.238,39	666.371.018,45	19.369.396.676,08	0,0381	737.512.523,10		
23	2025	15.028.223.444,91	3.532.758.280,57	222.045.833,37	86.532.587,42	55.875.418,56	126.510.381,64	581.104.900,31	699.689.569,37	20.332.740.396,15	0,0328	667.679.330,12		
24	2026	15.028.223.444,91	3.532.758.280,57	222.045.833,37	88.165.257,37	56.929.671,74	126.510.381,64	581.104.900,31	699.689.569,37	20.335.427.339,29	0,0283	575.598.634,17		
25	2027	15.779.634.617,15	3.709.396.194,60	233.148.125,04	96.002.169,13	61.990.087,00	132.835.900,72	610.160.145,33	734.674.047,84	21.357.841.286,82	0,0244	521.066.602,68		
26	2028	15.779.634.617,15	3.709.396.194,60	233.148.125,04	99.430.818,03	64.204.018,68	132.835.900,72	610.160.145,33	734.674.047,84	21.363.483.867,40	0,0210	449.290.869,29		
27	2029	16.588.616.348,01	3.894.866.004,33	244.805.531,29	108.002.440,28	69.738.847,88	139.477.895,76	640.668.162,60	771.407.750,23	22.437.582.770,37	0,0181	406.748.374,32		
28	2030	16.588.616.348,01	3.894.866.004,33	244.805.531,29	111.602.521,62	72.063.476,14	139.477.895,76	640.668.162,60	771.407.750,23	22.443.507.479,98	0,0156	350.698.319,28		
29	2031	17.397.047.165,41	4.089.609.304,55	257.045.807,86	119.072.690,40	76.887.079,79	146.451.590,55	672.701.590,23	809.978.137,74	23.588.793.326,52	0,0135	317.450.471,82		
30	2032	17.397.047.165,41	4.089.609.304,55	257.045.807,86	122.852.776,81	79.327.939,46	146.451.590,55	672.701.590,23	809.978.137,74	23.575.014.271,61	0,0116	273.706.447,94		
Total		379.208.340.947,21	89.142.366.791,06	5.254.049.954,34	1.779.155.235,36	1.148.828.082,00	2.886.655.077,60	14.195.506.907,74	17.652.321.785,12	511.270.424.780,44		83.766.136.523,35		

ATCF Analysis – Full Modal Sendiri

After Tax - Cash Flow Analysis (ATCF Analysis), Full Modal Sendiri

i = 16,0127%

k	Tahun	BTCF		Pengeluaran	BTCF	Depresiasi	Pendapatan Kena Pajak	Pajak Penghasilan (PPh) 15%	ATCF	P/F, i, k 10	PV - ATCF	P/F, i, k 22,25%	PV - ATCF	PV - ATCF 13=8*12
		Pendapatan	3											
0	2002			41.000.000,00	-41.000.000,00		-41.000.000,00		-41.000.000,00	1,0000	-41.000.000,00	1,0000	-41.000.000,00	-41.000.000,00
1	2003	16.104.500,00		11.558.709,200	6.545.790,800	820.000,000	5.725.790,800	858.868,620	5.886.922,180	0,8620	4.901.982,097	0,8180	4.901.982,097	4.651.879,083
2	2004	18.286.500,00		11.579.816,400	6.706.683,600	820.000,000	5.886.683,600	883.002,540	5.823.881,060	0,7430	4.326.995,597	0,6681	4.326.995,597	3.896.725,798
3	2005	20.202.050,00		12.180.054,180	8.021.995,820	820.000,000	7.201.995,820	1.080.299,373	6.941.696,447	0,6404	4.445.789,798	0,5473	4.445.789,798	3.799.434,985
4	2006	20.392.250,00		12.199.651,590	8.192.598,410	820.000,000	7.372.598,410	1.105.898,761	7.086.708,648	0,5520	3.912.211,453	0,4477	3.912.211,453	3.172.846,830
5	2007	22.474.785,00		12.825.786,015	9.648.998,985	820.000,000	8.828.998,985	1.324.349,847	8.324.649,137	0,4759	3.981.303,480	0,3682	3.981.303,480	3.048.748,496
6	2008	22.697.975,00		12.848.095,323	9.849.879,677	820.000,000	9.029.879,677	1.354.481,951	8.495.397,725	0,4102	3.484.579,110	0,2956	3.484.579,110	2.545.015,953
7	2009	24.990.048,500		13.506.354,458	11.483.694,041	820.000,000	10.663.694,041	1.599.554,106	9.894.139,935	0,3536	3.494.618,803	0,2451	3.494.618,803	2.422.126,441
8	2010	25.209.409,500		13.527.247,042	11.662.162,457	820.000,000	10.882.162,457	1.629.324,368	10.052.838,088	0,3048	3.063.685,433	0,2005	3.063.685,433	2.015.105,301
9	2011	27.813.398,850		14.227.045,084	13.596.353,765	820.000,000	12.786.353,765	1.914.953,064	11.671.400,700	0,2627	3.086.005,282	0,1640	3.086.005,282	1.913.741,035
10	2012	28.015.913,950		14.244.852,484	13.771.061,465	820.000,000	12.951.061,465	2.067.759,218	11.828.402,237	0,2284	2.678.369,183	0,1341	2.678.369,183	1.588.400,247
11	2013	30.886.824,505		14.978.910,854	15.907.913,650	820.000,000	15.087.913,650	2.263.187,047	13.644.726,602	0,1952	2.663.199,057	0,0897	2.663.199,057	1.497.018,931
12	2014	31.227.390,185		15.012.651,400	16.214.738,784	820.000,000	15.394.738,784	2.309.210,817	13.905.527,967	0,1682	2.339.487,389	0,0897	2.339.487,389	1.247.961,160
13	2015	34.386.899,059		15.781.837,383	18.605.061,675	820.000,000	17.785.061,675	2.687.759,251	15.937.302,424	0,1450	2.311.226,322	0,0734	2.311.226,322	1.169.982,948
14	2016	34.823.342,330		15.801.270,053	18.822.072,277	820.000,000	18.002.072,277	2.700.310,841	16.121.761,435	0,1250	2.015.276,250	0,0601	2.015.276,250	968.118,103
15	2017	38.065.487,023		16.602.386,329	21.463.110,694	820.000,000	20.643.110,694	3.096.468,604	18.366.644,090	0,1077	1.979.002,498	0,0491	1.979.002,498	902.187,474
16	2018	38.268.088,694		16.614.782,321	21.653.304,372	820.000,000	20.833.304,372	3.124.995,655	18.528.308,717	0,0929	1.720.894,778	0,0402	1.720.894,778	744.481,471
17	2019	42.091.946,580		17.456.216,146	24.635.730,434	820.000,000	23.815.730,434	3.572.359,565	21.063.370,868	0,0801	1.686.293,933	0,0329	1.686.293,933	692.304,448
18	2020	42.232.700,376		17.464.589,772	24.768.110,603	820.000,000	23.948.110,603	3.592.216,590	21.175.894,012	0,0690	1.461.307,432	0,0269	1.461.307,432	569.327,463
19	2021	46.325.187,579		18.344.608,012	27.980.591,564	820.000,000	27.160.591,564	4.074.088,734	23.908.502,829	0,0595	1.422.035,125	0,0220	1.422.035,125	526.760,024
20	2022	46.354.061,158		18.347.999,387	28.006.061,770	820.000,000	27.186.061,770	4.077.909,265	23.928.152,505	0,0513	1.226.868,108	0,0180	1.226.868,108	430.459,019
21	2023	50.859.467,153		19.272.525,445	31.586.941,708	820.000,000	30.766.941,708	4.615.041,256	26.971.900,452	0,0442	1.192.050,606	0,0147	1.192.050,606	396.903,861
22	2024	50.890.217,093		19.276.088,489	31.614.128,604	820.000,000	30.794.128,604	4.619.119,290	26.995.009,313	0,0381	1.028.397,618	0,0120	1.028.397,618	324.943,901
23	2025	55.817.563,736		20.243.634,110	35.573.929,626	820.000,000	34.751.929,626	5.213.088,443	30.360.840,182	0,0328	986.978,520	0,0098	986.978,520	298.943,988
24	2026	55.847.535,553		20.246.321,053	35.601.214,500	820.000,000	34.781.214,500	5.217.182,175	30.384.032,325	0,0283	860.026,554	0,0081	860.026,554	244.721,157
25	2027	61.299.727,105		21.284.279,688	40.035.447,419	820.000,000	39.215.447,419	5.982.317,112	34.153.130,306	0,0244	833.280,851	0,0066	833.280,851	225.013,627
26	2028	61.331.696,104		21.267.100,976	40.064.595,127	820.000,000	39.244.595,127	5.988.688,269	34.177.905,858	0,0210	718.787,923	0,0054	718.787,923	184.193,748
27	2029	67.289.531,913		22.339.343,089	44.968.113,233	820.000,000	44.146.113,233	6.621.916,984	38.344.186,248	0,0181	695.103,374	0,0044	695.103,374	169.036,389
28	2030	67.367.863,410		22.339.343,089	45.028.520,320	820.000,000	44.208.520,320	6.631.278,048	38.397.242,272	0,0156	599.990,297	0,0036	599.990,297	138.462,361
29	2031	73.938.732,239		23.459.420,717	50.479.311,522	820.000,000	49.659.311,522	7.448.866,728	43.030.414,794	0,0135	579.581,028	0,0029	579.581,028	126.928,271
30	2032	73.975.314,728		23.462.531,189	50.512.783,538	820.000,000	49.692.783,538	7.453.917,530	43.058.986,007	0,0116	499.914,406	0,0024	499.914,406	103.896,456
30	2032	16.400.000,000		16.400.000,000	16.400.000,000	820.000,000	16.400.000,000	2.460.000,000	13.940.000,000	0,0116	161.843,714	0,0024	161.843,714	33.635,411
Total														-953.608,023

Net Benefit-Cost Ratio = 1,5690
 Net Present Value = Rp 23.327.057,032
 Internal Rate of Return = 22,0050%

ATCF Analysis – Full Modal Sendiri

After Tax - Cash Flow Analysis (ATCF Analysis), Full Modal Sendiri

k	Tahun	BTCF		Depresiasi	BTCF	BTCF	Pendapatan Kena Pajak	Pejakin Penghasilan (PPh) 15%	ATCF	PIF, i, k	PV - ATCF	PIF, i, k	PV - ATCF	PIF, i, k	PV - ATCF	Skenario: Optimis
		Pendapatan	Pengeluaran													
0	2002		41.000.000,00		-41.000.000,00		-41.000.000,00		-41.000.000,00	1,0000	-41.000.000,00	1,0000	-41.000.000,00	1,0000	-41.000.000,00	-41.000.000,00
1	2003	18.849.500,00	11.839.837,800,00	820.000,00	7.209.662,200,00	6.389.692,200,00	6.389.692,200,00	958.449.330,00	6.251.212,870,00	0,8620	5.388.386.302,65	0,8620	5.388.386.302,65	0,8620	5.388.386.302,65	5.061.710.825,91
2	2004	19.085.500,00	11.863.215,000,00	820.000,00	7.422.285,000,00	6.602.285,000,00	6.602.285,000,00	990.342.750,00	6.431.942,250,00	0,7430	4.778.933.721,06	0,7430	4.778.933.721,06	0,7430	4.778.933.721,06	4.217.044.882,23
3	2005	21.045.150,00	12.285.325,940,00	820.000,00	8.779.824,060,00	7.959.824,060,00	7.959.824,060,00	1.193.973.609,00	7.585.850,451,00	0,6404	4.858.336.402,92	0,6404	4.858.336.402,92	0,6404	4.858.336.402,92	4.027.201.907,36
4	2006	21.281.150,00	12.290.787,600,00	820.000,00	8.890.362,400,00	8.170.362,400,00	8.170.362,400,00	1.225.554.380,00	7.764.808,040,00	0,5520	4.286.555.642,62	0,5520	4.286.555.642,62	0,5520	4.286.555.642,62	3.337.819.851,50
5	2007	23.508.315,00	12.929.368,315,00	820.000,00	10.578.946,684,50	9.758.946,684,50	9.758.946,684,50	1.463.842,002,68	9.115.104,681,63	0,4759	4.337.443,573,44	0,4759	4.337.443,573,44	0,4759	4.337.443,573,44	3.172.884.396,21
6	2008	23.786.275,00	12.957.835,086,00	820.000,00	10.828.439,914,00	10.008.439,914,00	10.008.439,914,00	1.501.265,987,10	9.327.173,926,90	0,4102	3.825.750,891,48	0,4102	3.825.750,891,48	0,4102	3.825.750,891,48	2.628.744,213,43
7	2009	26.278.862,500,00	13.633.798,320,45	820.000,00	12.643,064,179,55	11.823,064,179,55	11.823,064,179,55	1.773.459,626,93	10.869,604,552,62	0,3538	3.843,039,007,25	0,3538	3.843,039,007,25	0,3538	3.843,039,007,25	2.480,533,182,98
8	2010	26.516,871,500,00	13.657,223,093,85	820.000,00	12.889,648,406,15	12.039,648,406,15	12.039,648,406,15	1.805,947,260,92	11.053,701,145,23	0,3048	3.368,706,715,74	0,3048	3.368,706,715,74	0,3048	3.368,706,715,74	2.042,546,965,93
9	2011	28.261,281,350,00	14.363,931,022,56	820.000,00	14.897,350,327,44	14.077,350,327,44	14.077,350,327,44	2.111,602,549,12	12.785,747,778,32	0,2627	3.358,737,415,46	0,2627	3.358,737,415,46	0,2627	3.358,737,415,46	1.913,037,637,84
10	2012	32.439,895,565,00	15.114,534,404,61	820.000,00	15.096,761,001,17	14.276,761,001,17	14.276,761,001,17	2.475,804,174,06	14.849,556,986,33	0,1952	2.898,359,734,10	0,1952	2.898,359,734,10	0,1952	2.898,359,734,10	1.568,553,474,14
11	2013	32.582,631,265,00	15.123,772,866,33	820.000,00	17.325,361,160,39	16.505,361,160,39	16.505,361,160,39	2.495,828,755,30	14.963,029,613,37	0,1882	2.517,403,091,25	0,1882	2.517,403,091,25	0,1882	2.517,403,091,25	1.188,546,135,53
12	2014	35.795,731,173,50	15.890,487,992,40	820.000,00	18.905,243,181,10	18.085,243,181,10	18.085,243,181,10	2.882,788,477,16	17.042,456,703,93	0,1450	2.471,495,707,61	0,1450	2.471,495,707,61	0,1450	2.471,495,707,61	1.096,129,208,71
13	2015	35.844,076,149,50	15.898,350,642,81	820.000,00	19.947,725,506,69	19.127,725,506,69	19.127,725,506,69	2.888,158,828,00	17.078,566,680,69	0,1250	2.134,880,234,36	0,1250	2.134,880,234,36	0,1250	2.134,880,234,36	889,434,588,44
14	2016	39.258,573,501,25	16.894,246,066,42	820.000,00	22.564,327,434,83	21.744,327,434,83	21.744,327,434,83	3.261,649,115,23	19.302,878,319,61	0,1077	2.079,880,012,93	0,1077	2.079,880,012,93	0,1077	2.079,880,012,93	813,979,016,25
15	2017	39.309,752,874,85	16.700,401,846,34	820.000,00	22.809,351,125,51	21.989,351,125,51	21.989,351,125,51	3.268,402,688,83	19.340,948,456,68	0,0929	1.796,340,804,47	0,0929	1.796,340,804,47	0,0929	1.796,340,804,47	660,399,059,38
16	2018	43.094,382,104,49	17.540,874,810,35	820.000,00	25.553,407,294,13	24.733,407,294,13	24.733,407,294,13	3.710,011,094,12	21.843,396,200,01	0,0801	1.748,741,297,41	0,0801	1.748,741,297,41	0,0801	1.748,741,297,41	603,923,437,07
17	2019	43.119,387,228,16	17.543,295,892,85	820.000,00	25.578,091,333,30	24.758,091,333,30	24.758,091,333,30	3.713,413,700,00	21.862,677,633,31	0,0690	1.508,701,039,88	0,0690	1.508,701,039,88	0,0690	1.508,701,039,88	489,438,483,95
18	2020	47.282,837,216,44	18.425,334,960,75	820.000,00	28.857,502,255,69	28.037,502,255,69	28.037,502,255,69	4.212,846,887,52	24.692,793,362,60	0,0513	1.466,372,356,03	0,0513	1.466,372,356,03	0,0513	1.466,372,356,03	446,868,497,97
19	2021	47.335,848,484,12	18.430,209,234,01	820.000,00	28.905,639,250,11	28.085,639,250,11	28.085,639,250,11	4.212,846,887,52	24.692,793,362,60	0,0442	1.227,771,541,81	0,0442	1.227,771,541,81	0,0442	1.227,771,541,81	330,162,828,70
20	2022	51.892,089,529,75	19.354,278,689,17	820.000,00	32.537,810,840,59	31.717,810,840,59	31.717,810,840,59	4.757,671,626,09	27.780,139,214,50	0,0381	1.059,965,552,99	0,0381	1.059,965,552,99	0,0381	1.059,965,552,99	267,757,166,88
21	2023	51.948,401,924,19	19.359,398,676,08	820.000,00	32.589,005,248,11	31.769,005,248,11	31.769,005,248,11	4.757,671,626,09	27.780,139,214,50	0,0328	1.027,347,214,32	0,0328	1.027,347,214,32	0,0328	1.027,347,214,32	243,784,004,70
22	2024	56.984,685,750,50	20.332,740,396,15	820.000,00	36.661,945,354,35	35.841,945,354,35	35.841,945,354,35	5.378,291,803,15	31.285,653,551,20	0,0283	886,203,595,24	0,0283	886,203,595,24	0,0283	886,203,595,24	197,542,285,40
23	2025	57.024,657,567,44	20.335,427,339,28	820.000,00	36.689,230,228,16	35.869,230,228,16	35.869,230,228,16	5.378,291,803,15	31.285,653,551,20	0,0244	857,882,506,13	0,0244	857,882,506,13	0,0244	857,882,506,13	179,635,838,31
24	2026	62.579,561,321,46	21.357,841,286,82	820.000,00	41.221,720,034,64	40.401,720,034,64	40.401,720,034,64	6.060,258,005,20	35.161,462,029,44	0,0210	740,514,971,97	0,0210	740,514,971,97	0,0210	740,514,971,97	145,659,100,54
25	2027	62.643,499,318,73	21.363,483,867,40	820.000,00	41.280,015,451,33	40.460,015,451,33	40.460,015,451,33	6.060,258,005,20	35.161,462,029,44	0,0181	716,012,878,68	0,0181	716,012,878,68	0,0181	716,012,878,68	132,301,028,68
26	2028	68.760,661,047,91	22.437,562,770,37	820.000,00	46.323,088,277,23	45.503,088,277,23	45.503,088,277,23	6.825,464,741,59	39.497,633,535,65	0,0158	618,013,757,93	0,0158	618,013,757,93	0,0158	618,013,757,93	107,270,211,59
27	2029	68.828,012,844,61	22.443,507,479,98	820.000,00	46.385,505,364,63	45.565,505,364,63	45.565,505,364,63	6.834,825,804,69	39.550,679,559,94	0,0135	596,535,368,03	0,0135	596,535,368,03	0,0135	596,535,368,03	97,264,822,51
28	2030	75.528,996,617,42	23.568,793,326,52	820.000,00	51.960,203,290,90	51.140,203,290,90	51.140,203,290,90	7.871,030,493,63	44.289,172,797,26	0,0116	514,856,934,53	0,0116	514,856,934,53	0,0116	514,856,934,53	78,958,127,69
29	2031	75.602,161,594,12	23.575,014,271,91	820.000,00	52.027,147,322,52	51.207,147,322,52	51.207,147,322,52	7.881,072,098,38	44.346,075,224,14	0,0116	161,843,714,72	0,0116	161,843,714,72	0,0116	161,843,714,72	24,788,716,80
30	2032	16.400.000,000,00		820.000,00	16.400.000,000,00	16.400.000,000,00	16.400.000,000,00	2.460.000,000,00	13.940.000,000,00	0,0116	161,843,714,72	0,0116	161,843,714,72	0,0116	161,843,714,72	24,788,716,80
30	Total										28.274.594.237,26		28.274.594.237,26		28.274.594.237,26	-736.223.256,43

Net Benefit-Cost Ratio = 1,6886
 Net Present Value = Rp 28.274.594.237
 Internal Rate of Return = 23,3100%

ATCF Analysis – 100% Kredit Investasi
(tanpa grace period)

Alter Tax - Cash Flow Analysis (ATCF Analysis), 100% Kredit Investasi
Tanpa Grace Period
i = 16,0127%

k	Tahun	BTCF		Pelunasan Pinjaman	BTCF	Depresiasi	Pendapatan Kena Pajak	Pajak Penghasilan (PPh)	ATCF	PV - ATCF	PV - ATCF	P.F. i, k	P.F. i, k	PV - ATCF	P.F. i, k		
		Pendapatan	Pengeluaran														
1	2			5	6-3-4-5	7	8-6-7	9-8*15%	10-6-8	11	12-10-11	13	14-10*13				
0	2002	17.412.000,00	41.000.000,00	5.390.000,00	-41.000.000,00	820.000,00	-282.992.200,00	-42.448.830,00	-41.000.000,00	1,0000	-41.000.000,00	1,0000	-41.000.000,00	1,0000	-41.000.000,00	1,0000	-41.000.000,00
1	2003	17.522.000,00	11.497.116.800,00	5.124.000,00	537.007.800,00	820.000,00	900.883.200,00	12.132.480,00	913.015.680,00	0,6820	426.297.237,87	0,6858	428.189.584,42	0,6858	428.189.584,42	0,6858	428.189.584,42
2	2004	19.308.300,00	12.086.353.020,00	4.858.000,00	2.364.946.980,00	820.000,00	1.544.946.980,00	231.742.047,00	2.596.688.027,00	0,6404	678.370.739,57	0,7496	684.406.724,01	0,7496	684.406.724,01	0,7496	684.406.724,01
3	2005	19.427.300,00	12.089.083.850,00	4.592.000,00	2.736.216.190,00	820.000,00	1.916.216.150,00	287.432.422,50	3.023.648.672,50	0,6520	1.663.042.121,44	0,6490	1.663.287.462,97	0,6490	1.663.287.462,97	0,6490	1.663.287.462,97
4	2006	21.407.980,00	12.718.457.890,00	4.326.000,00	4.363.522.139,50	820.000,00	3.543.522.139,50	531.528.320,93	3.871.050.460,43	0,4759	1.823.463.091,43	0,4866	1.823.463.091,43	0,4866	1.823.463.091,43	0,4866	1.823.463.091,43
5	2007	21.588.340,00	12.737.303.113,50	4.060.000,00	4.791.036.886,50	820.000,00	3.971.036.886,50	595.655.532,98	4.195.381.353,53	0,4102	1.720.830.347,88	0,4212	1.720.830.347,88	0,4212	1.720.830.347,88	0,4212	1.720.830.347,88
6	2008	23.784.154,00	13.388.204.009,25	3.794.000,00	6.991.949.990,75	820.000,00	5.761.949.990,75	864.292.498,61	5.717.657.492,14	0,3636	2.021.526.315,48	0,3647	2.021.526.315,48	0,3647	2.021.526.315,48	0,3647	2.021.526.315,48
7	2009	23.926.930,00	13.404.058.378,20	3.528.000,00	6.994.871.621,80	820.000,00	6.174.871.621,80	926.230.743,27	6.068.640.878,53	0,3048	1.849.468.428,21	0,3158	1.849.468.428,21	0,3158	1.849.468.428,21	0,3158	1.849.468.428,21
8	2010	26.367.712,50	14.090.159.146,46	3.262.000,00	9.015.563.353,55	820.000,00	8.195.563.353,55	1.229.333.003,03	7.786.220.350,51	0,2627	2.046.392.265,64	0,2734	2.046.392.265,64	0,2734	2.046.392.265,64	0,2734	2.046.392.265,64
9	2011	26.543.266,10	14.106.806.233,85	2.996.000,00	9.440.459.866,15	820.000,00	8.620.459.866,15	1.293.068.979,92	8.147.390.866,23	0,2264	1.844.857.846,29	0,2367	1.844.857.846,29	0,2367	1.844.857.846,29	0,2367	1.844.857.846,29
10	2012	29.252.591,16	14.828.839.287,36	2.730.000,00	11.693.751.872,64	820.000,00	10.873.751.872,64	1.631.062.780,90	10.062.689.091,75	0,1952	1.964.061.379,25	0,2049	1.964.061.379,25	0,2049	1.964.061.379,25	0,2049	1.964.061.379,25
11	2013	32.418.145,02	15.604.882.788,19	2.198.000,00	12.131.881.390,88	820.000,00	13.795.262.222,81	2.069.289.333,42	12.545.972.889,39	0,1450	1.819.415.984,59	0,1536	1.819.415.984,59	0,1536	1.819.415.984,59	0,1536	1.819.415.984,59
12	2014	32.621.443,07	15.622.410.188,09	1.932.000,00	15.067.033.138,91	820.000,00	14.247.033.138,91	2.137.054.970,84	12.929.978.169,08	0,1250	1.616.292.241,49	0,1330	1.616.292.241,49	0,1330	1.616.292.241,49	0,1330	1.616.292.241,49
13	2015	35.959.164,79	16.422.801.761,04	1.686.000,00	17.870.362.718,26	820.000,00	17.050.362.718,26	2.557.554.407,74	15.312.808.310,52	0,1077	1.549.952.258,61	0,1152	1.549.952.258,61	0,1152	1.549.952.258,61	0,1152	1.549.952.258,61
14	2016	36.145.061,84	16.439.862.290,83		19.705.199.556,47	820.000,00	18.885.199.556,47	2.832.779.333,47	16.872.419.623,00	0,0929	1.567.069.779,79	0,0997	1.567.069.779,79	0,0997	1.567.069.779,79	0,0997	1.567.069.779,79
15	2017	39.846.208.988,98	17.281.179.340,61		22.564.029.628,37	820.000,00	21.744.029.628,37	3.281.604.444,26	19.302.425.184,12	0,0801	1.545.315.927,55	0,0747	1.545.315.927,55	0,0747	1.545.315.927,55	0,0747	1.545.315.927,55
16	2018	40.085.993.494,74	17.301.413.979,38		25.967.934.747,05	820.000,00	25.147.934.747,05	3.772.190.212,06	22.195.744.538,05	0,0696	1.320.273.795,14	0,0647	1.320.273.795,14	0,0647	1.320.273.795,14	0,0647	1.320.273.795,14
17	2019	44.153.228.659,49	18.185.293.912,44		26.280.409.721,94	820.000,00	25.460.409.721,94	3.819.061.458,29	22.461.348.263,65	0,0513	1.151.660.658,10	0,0560	1.151.660.658,10	0,0560	1.151.660.658,10	0,0560	1.151.660.658,10
18	2020	44.495.614,173,18	18.215.204.451,24		29.911.311.811,80	820.000,00	29.091.311.811,80	4.363.696.771,77	25.547.615.040,03	0,0442	1.129.102.862,49	0,0485	1.129.102.862,49	0,0485	1.129.102.862,49	0,0485	1.129.102.862,49
19	2021	49.058.581.124,21	19.147.269.312,41		30.024.790.787,37	820.000,00	29.204.790.787,37	4.380.718.616,11	25.644.072.169,26	0,0381	976.932.529,69	0,0420	976.932.529,69	0,0420	976.932.529,69	0,0420	976.932.529,69
20	2022	54.106.132.207,00	20.123.441.379,95		33.982.680.827,05	820.000,00	33.162.680.827,05	4.974.403.624,06	29.008.287.203,00	0,0328	962.563.864,50	0,0364	962.563.864,50	0,0364	962.563.864,50	0,0364	962.563.864,50
21	2023	54.285.200.509,13	20.133.134.899,29		34.152.065.609,84	820.000,00	33.332.065.609,84	4.999.809.941,48	28.152.256.769,36	0,0283	825.160.854,66	0,0315	825.160.854,66	0,0315	825.160.854,66	0,0315	825.160.854,66
22	2024	59.732.834.120,76	21.151.076.805,41		38.581.757.315,35	820.000,00	37.761.757.315,35	5.664.263.597,30	32.917.493.718,05	0,0244	803.133.327,70	0,0273	803.133.327,70	0,0273	803.133.327,70	0,0273	803.133.327,70
23	2025	59.927.309.253,11	21.161.255.000,72		38.766.054.252,38	820.000,00	37.946.054.252,38	5.691.908.137,86	33.074.146.114,52	0,0210	695.574.997,80	0,0236	695.574.997,80	0,0236	695.574.997,80	0,0236	695.574.997,80
24	2026	65.891.178.755,78	22.228.204.815,17		43.862.973.940,61	820.000,00	42.842.973.940,61	6.426.446.091,09	37.236.527.849,52	0,0181	582.297.985,58	0,0204	582.297.985,58	0,0204	582.297.985,58	0,0204	582.297.985,58
25	2027	65.928.796.925,49	22.232.329.484,10		43.896.467.441,39	820.000,00	42.876.467.441,39	6.431.470.115,21	37.236.527.849,52	0,0156	582.297.985,58	0,0177	582.297.985,58	0,0177	582.297.985,58	0,0177	582.297.985,58
26	2028	72.375.558.604,73	23.348.276.860,69		49.027.279.744,04	820.000,00	48.207.279.744,04	7.231.091.961,61	41.796.187.782,44	0,0135	485.610.434,85	0,0153	485.610.434,85	0,0153	485.610.434,85	0,0153	485.610.434,85
27	2029	72.415.936.591,42	23.352.607.763,07		49.063.328.828,35	820.000,00	48.243.328.828,35	7.236.499.324,25	41.826.829.504,10	0,0116	161.843.714,72	0,0133	161.843.714,72	0,0133	161.843.714,72	0,0133	161.843.714,72
28	2030	16.400.000.000,00		16.400.000.000,00	16.400.000.000,00	16.400.000.000,00	16.400.000.000,00	2.460.000.000,00	13.940.000.000,00	0,0116	-1.672.739.939,82	0,0133	-1.672.739.939,82	0,0133	-1.672.739.939,82	0,0133	-1.672.739.939,82
29	2031				Total												
30	2032																
30	2032																

Net Benefit-Cost Ratio = 0,9592
 Net Present Value = Rp (1.672.739.910)
 Internal Rate of Return = 15,6624%

Lampiran 12
ATCF Analysis – 100% Kredit Investasi
(tanpa grace period)

After Tax - Cash Flow Analysis (ATCF Analysis), 100% Kredit Investasi
 Tanpa Grace Period
 i = 16,0127%

k	Tahun	BTCF		Pelunasan Pinjaman	BTCF	Depresiasi	Pendapatan Kena Pajak	Pajak Penghasilan (PPh)	ATCF	P/F, i, k	PV - ATCF	P/F, i, k	PV - ATCF
		Pendapatan	Pengeluaran										
1	2	3	4	5	6-3-4-5	7	8-6-7	9-8*15%	10-6-9	11	12=10*11	13	14=10*13
0	2002		41.000.000.000,00		-41.000.000.000,00		-41.000.000.000,00		-41.000.000.000,00	1,0000	-41.000.000.000,00	1,0000	-41.000.000.000,00
1	2003	18.104.500.000,00	11.558.709.200,00	5.390.000.000,00	1.155.790.800,00	820.000.000,00	335.790.800,00	50.368.620,00	1.206.159.420,00	0,6820	1.039.678.704,39	0,8547	1.030.905.487,18
2	2004	18.986.600.000,00	11.579.816.400,00	5.124.000.000,00	1.592.683.600,00	820.000.000,00	762.683.600,00	114.402.540,00	1.468.281.060,00	0,7430	1.090.932.971,24	0,7305	1.072.599.211,05
3	2005	20.202.050.000,00	12.180.054.180,00	4.858.000.000,00	3.163.995.820,00	820.000.000,00	2.343.995.820,00	351.599.373,00	2.812.396.447,00	0,6404	1.801.191.326,69	0,6244	1.755.977.534,52
4	2006	20.392.050.000,00	12.199.651.590,00	4.692.000.000,00	3.600.598.410,00	820.000.000,00	2.780.598.410,00	417.089.761,50	3.183.508.648,50	0,5520	1.757.453.228,76	0,5337	1.698.879.543,82
5	2007	22.474.785.000,00	12.825.796.015,00	4.326.000.000,00	5.322.998.985,00	820.000.000,00	4.502.998.985,00	675.449.847,75	4.647.549.137,25	0,4759	2.211.546.989,70	0,4561	2.119.798.992,53
6	2008	22.697.975.000,00	12.848.095.323,00	4.060.000.000,00	5.789.879.677,00	820.000.000,00	4.969.879.677,00	745.481.951,55	5.044.397.725,45	0,4102	2.069.073.574,31	0,3898	1.966.500.905,47
7	2009	24.990.048.500,00	13.506.354.498,10	3.794.000.000,00	7.689.694.041,90	820.000.000,00	6.869.694.041,90	1.030.454.106,29	6.669.239.935,62	0,3536	2.354.429.612,16	0,3332	2.218.827.964,59
8	2010	25.209.409.500,00	13.527.247.042,58	3.528.000.000,00	8.154.162.457,43	820.000.000,00	7.334.162.457,43	1.100.124.368,61	7.054.038.088,81	0,3048	2.149.776.366,36	0,2848	2.008.665.713,07
9	2011	27.813.398.850,00	14.227.045.094,51	3.262.000.000,00	10.324.353.765,49	820.000.000,00	9.504.353.765,49	1.425.653.064,82	8.898.700.707,67	0,2627	2.337.634.021,14	0,2434	2.165.977.017,84
10	2012	28.015.913.950,00	14.244.852.494,17	2.996.000.000,00	10.775.061.455,83	820.000.000,00	9.955.061.455,83	1.493.259.218,37	9.281.802.237,45	0,2264	2.101.728.752,75	0,2080	1.930.961.849,65
11	2013	30.886.824.505,00	14.978.910.854,88	2.730.000.000,00	13.177.913.650,12	820.000.000,00	12.357.913.650,12	1.653.687.047,52	11.324.226.602,60	0,1952	2.210.280.241,70	0,1778	2.013.567.666,78
12	2014	31.227.390.185,00	15.012.651.400,04	2.464.000.000,00	13.750.738.784,96	820.000.000,00	12.930.738.784,96	1.939.610.817,74	11.811.127.967,22	0,1682	1.987.122.315,74	0,1520	1.794.986.868,91
13	2015	34.366.699.059,50	15.781.637.383,90	2.198.000.000,00	16.407.061.675,60	820.000.000,00	15.587.061.675,60	2.338.059.251,34	14.069.002.424,26	0,1450	2.040.285.605,88	0,1299	1.827.456.726,30
14	2016	34.623.342.330,50	15.801.270.053,05	1.932.000.000,00	16.890.072.277,45	820.000.000,00	16.070.072.277,45	2.410.510.841,62	16.950.544.090,09	0,1250	1.809.995.539,41	0,1110	1.608.406.119,71
15	2017	38.065.497.023,75	16.602.386.329,52	1.666.000.000,00	19.797.110.694,23	820.000.000,00	18.977.110.694,23	2.846.566.604,13	18.528.308.717,00	0,1077	1.826.417.985,45	0,0949	1.608.406.119,71
16	2018	38.268.086.694,35	16.614.782.321,41		21.653.304.372,94	820.000.000,00	20.833.304.372,94	3.124.956.655,94	18.528.308.717,00	0,0929	1.720.864.778,72	0,0811	1.502.664.375,06
17	2019	42.091.946.580,49	17.456.216.146,45		24.635.730.434,03	820.000.000,00	23.815.730.434,03	3.572.359.565,10	21.063.370.868,93	0,0801	1.666.293.933,60	0,0693	1.460.051.688,37
18	2020	42.232.700.376,23	17.464.589.772,93		24.768.110.603,30	820.000.000,00	23.948.110.603,30	3.692.216.590,49	21.175.894.012,80	0,0690	1.461.307.432,39	0,0592	1.254.573.885,27
19	2021	46.325.197.576,90	18.344.606.012,25		27.980.591.584,65	820.000.000,00	27.160.591.584,65	4.074.088.734,70	23.906.502.829,95	0,0695	1.422.035.125,22	0,0606	1.210.555.420,48
20	2022	46.354.061.158,43	18.347.989.387,59		28.006.061.770,84	820.000.000,00	27.186.061.770,84	4.077.909.266,63	23.928.152.505,21	0,0513	1.226.868.108,62	0,0433	1.036.599.740,81
21	2023	50.859.457.153,64	19.272.525.445,18		31.514.128.604,03	820.000.000,00	30.794.128.604,03	4.619.119.290,60	26.995.009.313,42	0,0442	1.192.050.606,66	0,0370	987.719.479,43
22	2024	50.860.217.093,32	19.276.088.489,29		31.514.128.604,03	820.000.000,00	30.794.128.604,03	4.619.119.290,60	26.995.009.313,42	0,0381	1.028.397.618,11	0,0316	863.482.308,50
23	2025	55.817.563.736,30	20.243.634.110,07		35.573.929.626,23	820.000.000,00	34.753.929.626,23	5.213.089.443,93	30.360.840.182,30	0,0328	996.978.520,35	0,0270	820.425.150,81
24	2026	55.847.535.553,24	20.246.321.053,20		36.601.214.500,04	820.000.000,00	34.781.214.500,04	5.217.182.175,01	30.384.032.925,04	0,0283	860.026.554,40	0,0231	701.753.726,49
25	2027	61.298.727.105,84	21.264.279.686,44		40.035.447.419,40	820.000.000,00	39.215.447.419,40	5.882.317.112,91	34.153.130.306,49	0,0244	833.280.851,49	0,0197	674.192.584,65
26	2028	61.331.696.104,48	21.267.100.976,72		40.064.595.127,75	820.000.000,00	39.244.595.127,75	5.886.689.269,16	34.177.905.668,59	0,0210	718.787.923,05	0,0169	576.650.992,44
27	2029	67.299.531.613,42	22.333.418.380,36		44.966.113.233,06	820.000.000,00	44.146.113.233,06	6.621.916.984,96	38.344.196.246,10	0,0181	695.103.374,01	0,0144	552.940.282,27
28	2030	67.367.863.410,43	22.339.443.089,97		45.020.320.320,46	820.000.000,00	44.208.520.320,46	6.631.276.048,00	38.344.196.246,10	0,0166	599.990.297,38	0,0123	473.255.756,37
29	2031	73.938.732.239,82	23.459.420.717,01		50.479.311.522,81	820.000.000,00	49.659.311.522,81	7.448.886.728,42	43.030.414.784,39	0,0135	579.581.028,61	0,0105	453.299.815,06
30	2032	73.975.314.728,17	23.462.531.189,55		50.512.783.538,62	820.000.000,00	49.692.783.538,62	7.453.917.530,79	43.058.666.007,83	0,0116	499.914.406,47	0,0090	387.691.907,41
30	2032	16.400.000.000,00			16.400.000.000,00		16.400.000.000,00	2.460.000.000,00	13.940.000.000,00	0,0116	161.843.714,72	0,0090	126.512.483,03
Total												3.470.871.489,48	-1.088.417.079,82

Net Benefit-Cost Ratio = 1,0847
 Net Present Value = Rp 3.470.871.489
 Internal Rate of Return = 16,7627%

Lampiran 12
ATCF Analysis – 100% Kredit Investasi
(tanpa grace period)

After Tax - Cash Flow Analysis (ATCF Analysis), 100% Kredit Investasi
 Tanpa Grace Period
 i = 16,0127%

k	Tahun	BTCF			Depresiasi	Pendapatan Kena Pajak	Pajak Penghasilan (PPh)	ATCF	P/F, i, k	PV - ATCF	P/F, i, k	PV - ATCF
		Pendapatan	Pengeluaran	Pelunasan Pinjaman								
1	2	3	4	5	7	9-8*15%	10-6,9	11	12=10*11	13	14=10*13	
0	2002		41.000.000,00				-41.000.000,00	1,0000	-41.000.000,00	1,0000	-41.000.000,00	
1	2003	18.948.500,00	11.639.837,80	5.390.000,00	820.000,00	149.948.330,00	1.689.712.870,00	0,8620	1.439.249.973,59	0,8475	1.415.010.906,78	
2	2004	19.085.600,00	11.663.215,00	5.124.000,00	820.000,00	221.742.750,00	2.076.542.250,00	0,7430	1.542.871.094,92	0,7182	1.491.340.311,69	
3	2005	21.045.150,00	12.265.325,94	4.858.000,00	820.000,00	465.273.609,00	3.456.550.451,00	0,6404	2.213.737.931,31	0,6086	2.103.763.317,45	
4	2006	21.281.150,00	12.290.787,60	4.592.000,00	820.000,00	536.754.360,00	3.861.608.040,00	0,5620	2.131.797.418,32	0,5158	1.991.774.467,23	
5	2007	23.508.315,00	12.929.368,31	4.326.000,00	820.000,00	814.942.002,68	5.438.004.981,83	0,4759	2.587.687.062,61	0,4371	2.377.001.964,33	
6	2008	23.786.275,00	12.967.835,06	4.060.000,00	820.000,00	892.265.987,10	5.876.173.926,90	0,4102	2.410.245.355,72	0,3704	2.176.720.152,22	
7	2009	26.276.862,50	13.633.798,32	3.794.000,00	820.000,00	1.204.359.628,93	7.644.704.552,62	0,3538	2.702.848.816,92	0,3139	2.399.864.130,50	
8	2010	26.518.871,50	13.657.223,09	3.528.000,00	820.000,00	1.276.747.260,92	8.054.901.145,23	0,3048	2.454.797.648,86	0,2680	2.142.911.109,71	
9	2011	29.261.281,30	14.363.931,02	3.262.000,00	820.000,00	1.622.302.549,12	10.013.047.778,32	0,2627	2.630.366.154,48	0,2255	2.257.502.410,42	
10	2012	29.478.188,75	14.381.427,74	2.996.000,00	820.000,00	1.892.114.150,18	10.408.646.851,00	0,2264	2.366.886.281,81	0,1911	1.988.722.561,88	
11	2013	32.439.895,56	15.114.534,04	2.730.000,00	820.000,00	2.066.304.174,06	12.529.056.986,33	0,1952	2.445.440.918,47	0,1619	2.028.692.876,29	
12	2014	32.592.631,26	15.123.772,89	2.464.000,00	820.000,00	2.126.228.765,30	12.868.629.613,37	0,1682	2.165.038.017,43	0,1372	1.765.827.246,75	
13	2015	35.795.731,73	15.890.487,99	2.198.000,00	820.000,00	2.533.086.477,16	15.174.156.703,93	0,1450	2.200.554.991,09	0,1163	1.764.568.286,86	
14	2016	35.844.076,14	15.896.350,64	1.932.000,00	820.000,00	2.579.359.826,00	15.436.366.680,69	0,1250	1.929.599.522,79	0,0985	1.521.237.364,99	
15	2017	39.268.573,50	16.694.246,06	1.666.000,00	820.000,00	3.011.749.115,23	17.886.578.319,61	0,1077	1.927.275.500,28	0,0835	1.483.816.179,95	
16	2018	39.309.752,97	16.700.401,84		820.000,00	3.268.402.668,83	19.340.948.456,68	0,0929	1.796.340.804,47	0,0708	1.368.880.858,47	
17	2019	43.094.382,10	17.540.974,81		820.000,00	3.710.011.094,12	21.843.396.200,01	0,0801	1.748.741.297,41	0,0600	1.310.165.137,37	
18	2020	43.119.387,26	17.543.295,89		820.000,00	3.713.413.700,00	21.862.677.633,31	0,0690	1.508.701.039,88	0,0508	1.111.269.522,19	
19	2021	47.282.837,21	18.425.334,90		820.000,00	4.205.625.338,35	24.651.876.917,34	0,0595	1.466.372.356,03	0,0431	1.081.920.126,15	
20	2022	47.335.848,48	18.430.209,24		820.000,00	4.212.945.887,52	24.692.793.362,80	0,0513	1.266.073.537,55	0,0365	901.425.990,93	
21	2023	51.592.089,52	19.354.278,69		820.000,00	4.757.671.628,09	27.780.139.214,50	0,0442	1.227.771.541,81	0,0309	859.433.472,78	
22	2024	51.948.401,92	19.359.396,67		820.000,00	4.765.350.787,22	27.823.654.460,89	0,0381	1.059.965.552,99	0,0262	729.474.324,46	
23	2025	56.994.685,75	20.332.740,39		820.000,00	5.376.291.803,15	31.285.653.551,20	0,0328	1.027.347.214,32	0,0222	695.118.846,76	
24	2026	57.024.657,57	20.335.427,39		820.000,00	5.390.394.534,22	31.308.845.690,93	0,0283	886.203.595,24	0,0188	599.520.467,89	
25	2027	62.576.561,32	21.357.841,26		820.000,00	6.060.258.005,20	35.161.462.029,44	0,0244	857.882.506,13	0,0160	561.069.605,15	
26	2028	62.643.499,31	21.363.483,67		820.000,00	6.069.002.317,70	35.211.013.133,63	0,0210	740.514.971,97	0,0136	476.152.787,73	
27	2029	68.780.681,04	22.437.582,77		820.000,00	6.825.464.741,59	39.497.633.535,65	0,0181	716.012.878,68	0,0115	452.644.115,49	
28	2030	68.829.012,84	22.443.507,47		820.000,00	6.834.825.804,69	39.550.679.559,94	0,0156	618.013.757,93	0,0097	394.111.885,25	
29	2031	75.528.996,61	23.568.793,26		820.000,00	7.681.072.098,38	44.346.075.224,14	0,0116	514.868.934,53	0,0070	309.310.718,76	
30	2032	75.602.161,59	23.575.014,27		820.000,00	7.681.072.098,38	44.346.075.224,14	0,0116	161.843.714,72	0,0070	97.230.507,95	
30	2032	16.400.000,00			16.400.000,00	2.460.000.000,00	13.940.000.000,00	0,0116	8.331.575.759,30		-808.980.039,75	
Total												

Net Benefit-Cost Ratio = 1,2032
 Net Present Value = Rp 8.331.575.759
 Internal Rate of Return = 17,8241%

Lampiran 13
ATCF Analysis – 100% Kredit Investasi
(dengan grace period)

After Tax - Cash Flow Analysis (ATCF Analysis), 100% Kredit Investasi
 Dengan Grace Period
 i = 16,0127%

k	Tahun	BTCF		Pelunasan Penerimaan	BTCF	Depresiasi	Pendapatan Kena Pajak	Pajak Penghasilan (PPH)	ATCF	PF, i, k	PV - ATCF	PF, i, k	PV - ATCF
		Pendapatan	Pengeluaran										
1	2	3	4	5	6=3-4-5	7	8=6-7	9=8-15%	10=8	11	12=10-11	13	14=10-13
0	2002		41.000.000.000,00		-41.000.000.000,00		-41.000.000.000,00		-41.000.000.000,00	1,0000	-41.000.000.000,00	1,0000	-41.000.000.000,00
1	2003	17.412.000.000,00	11.484.992.200,00	3.990.000.000,00	1.937.007.800,00	820.000.000,00	1.117.007.800,00	167.551.170,00	2.104.558.970,00	0,8620	1.814.076.238,15	0,8658	1.822.128.978,95
2	2004	17.522.000.000,00	11.497.116.800,00	3.990.000.000,00	2.034.883.200,00	820.000.000,00	1.214.883.200,00	182.232.480,00	2.217.116.680,00	0,7430	1.647.317.167,17	0,7496	1.661.974.610,67
3	2005	19.329.300.000,00	12.086.353.020,00	3.990.000.000,00	3.232.946.980,00	820.000.000,00	2.412.946.980,00	361.942.047,00	3.594.889.027,00	0,6404	2.302.336.479,89	0,6490	2.333.133.211,17
4	2006	19.427.300.000,00	12.098.083.850,00	3.990.000.000,00	3.338.216.150,00	820.000.000,00	2.518.216.150,00	377.732.427,00	2.960.483.727,00	0,5520	1.634.332.511,72	0,5619	1.663.545.720,37
5	2007	21.407.980.000,00	12.718.457.980,00	5.899.090.909,09	2.790.431.230,41	820.000.000,00	1.970.431.230,41	295.564.684,56	2.494.866.545,85	0,4759	1.187.187.996,56	0,4865	1.213.772.792,79
6	2008	21.588.340.000,00	12.737.303.113,50	5.636.963.636,36	3.314.673.250,14	820.000.000,00	2.494.673.250,14	374.200.987,52	2.940.472.262,62	0,4102	1.206.101.062,16	0,4212	1.238.583.190,61
7	2009	23.764.154.000,00	13.388.204.009,25	5.173.636.363,64	5.202.313.627,11	820.000.000,00	4.382.313.627,11	657.347.044,07	4.544.966.593,05	0,3536	1.606.910.700,45	0,3647	1.651.572.471,48
8	2010	23.926.930.000,00	13.404.058.378,20	4.810.908.090,91	5.711.962.530,89	820.000.000,00	4.891.962.530,89	733.794.379,63	4.978.168.151,26	0,3048	1.517.137.858,43	0,3158	1.571.859.369,80
9	2011	26.357.712.500,00	14.090.159.146,46	4.448.181.818,18	7.829.371.535,36	820.000.000,00	7.009.371.535,36	1.051.405.730,30	6.777.966.805,06	0,2264	1.780.529.988,93	0,2734	1.852.940.677,37
10	2012	26.543.266.100,00	14.106.806.233,85	4.085.454.545,45	8.351.005.320,69	820.000.000,00	7.531.005.320,69	1.129.650.798,10	7.221.354.522,59	0,1952	1.635.170.416,87	0,2367	1.709.223.378,24
11	2013	28.252.591.160,00	14.828.839.287,36	3.722.727.272,73	10.701.024.599,92	820.000.000,00	9.881.024.599,92	1.482.153.689,99	9.218.870.909,93	0,1682	1.799.363.628,11	0,2049	1.869.191.170,57
12	2014	29.442.200.120,00	14.846.318.729,12	3.360.000.000,00	11.235.881.390,88	820.000.000,00	10.415.881.390,88	1.562.382.208,63	9.673.489.182,24	0,1450	1.627.484.364,72	0,1774	1.716.326.027,81
13	2015	32.418.145.012,00	15.604.882.789,19	2.997.272.727,27	13.816.989.495,54	820.000.000,00	12.995.989.495,54	1.949.398.424,33	11.666.591.071,21	0,1250	1.720.892.087,68	0,1536	1.822.888.821,19
14	2016	32.521.443.307,00	15.622.410.168,09	2.834.546.454,55	14.364.487.684,37	820.000.000,00	13.544.487.684,37	2.031.673.152,65	12.332.814.531,71	0,1077	1.541.644.710,01	0,1330	1.640.266.522,68
15	2017	35.959.164.479,30	16.422.801.751,04	2.271.818.181,82	17.264.544.636,44	820.000.000,00	16.444.544.636,44	2.465.681.680,47	14.797.862.855,97	0,0929	1.594.466.981,28	0,1152	1.703.998.603,92
16	2018	36.145.061.847,30	16.439.862.290,83		19.705.199.556,47	820.000.000,00	18.885.199.556,47	2.832.779.933,47	16.872.419.623,00	0,0801	1.567.069.779,79	0,0997	1.662.153.487,33
17	2019	39.845.208.968,98	17.281.179.340,61		22.564.029.628,37	820.000.000,00	21.744.029.628,37	3.261.804.444,26	19.302.425.184,12	0,0690	1.545.315.927,55	0,0863	1.666.165.531,86
18	2020	40.065.993.494,74	17.301.413.979,38		22.784.579.515,36	820.000.000,00	21.964.579.515,36	3.284.686.927,30	19.489.892.588,05	0,0696	1.344.959.739,51	0,0747	1.456.577.944,39
19	2021	44.153.228.659,49	18.195.293.912,44		25.967.934.747,05	820.000.000,00	25.147.934.747,05	3.772.190.212,06	22.195.744.536,00	0,0595	1.320.273.759,14	0,0647	1.436.190.392,85
20	2022	44.465.614.173,18	18.215.204.451,24		26.280.409.721,94	820.000.000,00	25.460.409.721,94	3.819.061.458,29	22.461.348.263,65	0,0513	1.151.680.658,10	0,0560	1.258.334.566,13
21	2023	49.058.581.124,21	19.147.269.312,41		29.091.311.811,80	820.000.000,00	29.091.311.811,80	4.363.686.771,77	25.547.615.040,03	0,0442	1.128.102.862,49	0,0485	1.238.163.733,99
22	2024	49.179.737.080,15	19.154.946.292,78		30.024.790.787,37	820.000.000,00	29.204.790.787,37	4.360.718.618,11	25.644.072.169,26	0,0381	976.932.529,69	0,0423	1.076.919.739,95
23	2025	54.106.132.207,00	20.123.441.379,95		33.982.630.827,05	820.000.000,00	33.162.630.827,05	4.974.403.624,06	29.008.287.203,00	0,0328	952.563.864,50	0,0364	1.054.718.222,30
24	2026	54.285.200.509,13	20.133.134.899,29		34.152.065.609,84	820.000.000,00	33.332.065.609,84	4.969.809.841,48	29.152.256.788,36	0,0283	825.180.854,66	0,0315	917.708.056,01
25	2027	59.732.834.120,76	21.151.076.805,41		38.581.757.315,95	820.000.000,00	37.761.757.315,95	5.664.263.597,30	32.917.493.718,05	0,0244	803.133.327,70	0,0273	897.174.984,08
26	2028	59.927.309.253,11	21.161.295.000,72		38.786.054.252,38	820.000.000,00	37.966.054.252,38	5.691.908.137,86	33.074.146.114,52	0,0210	695.574.997,80	0,0236	760.471.503,48
27	2029	65.891.178.755,78	22.228.204.815,17		43.682.973.940,61	820.000.000,00	42.842.973.940,61	6.425.446.091,09	37.236.527.849,52	0,0161	675.023.557,51	0,0204	760.773.898,46
28	2030	65.928.796.925,49	22.232.329.484,10		43.696.467.441,39	820.000.000,00	42.876.467.441,39	6.431.470.116,21	37.284.397.325,18	0,0155	582.297.965,58	0,0177	659.182.297,87
29	2031	72.375.556.604,73	23.348.276.860,69		49.027.279.744,04	820.000.000,00	48.207.279.744,04	7.231.091.961,61	41.796.187.782,44	0,0135	562.957.099,59	0,0153	640.116.857,92
30	2032	72.415.936.591,42	23.352.607.763,07		49.063.328.828,95	820.000.000,00	48.243.328.828,95	7.238.469.324,25	41.826.828.504,10	0,0116	485.610.434,85	0,0133	554.619.863,01
30	2032	16.400.000.000,00			16.400.000.000,00		16.400.000.000,00	2.460.000.000,00	13.940.000.000,00	0,0116	181.843.714,72	0,0133	184.843.101,47
Totol													-1.605.576.704,69

Net Benefit:Cost Ratio = 0,9608
 Net Present Value = Rp (1.605.576.705)
 Internal Rate of Return = 15,6651%

ATCF Analysis – 100% Kredit Investasi
(dengan grace period)

After Tax - Cash Flow Analysis (ATCF Analysis), 100% Kredit Investasi
Dengan Grace Period
i = 16,0127%

k	Tahun	BTCF		BTDF	Depresiasi	Pendapatan Kena Pajak	Pajak Penghasilan (PPh) 15%	ATCF	P/F, i, k	PV - ATCF	P/F, i, k	PV - ATCF	P/F, i, k	PV - ATCF	Skenario: Moderat
		Pendapatan	Pengeluaran												
1	2	3	4	5	6-3-4-5	6-6-7	9-8*15%	10-6-9	11	12-10*11	13	14-10*13	13	14-10*13	
0	2002	41.000.000,00	41.000.000,00	-41.000.000,00	820.000,00	-41.000.000,00	260.368.620,00	-41.000.000,00	1,0000	-41.000.000,00	1,0000	-41.000.000,00	1,0000	-41.000.000,00	-41.000.000,00
1	2003	18.104.500,00	11.558.709,20	3.990.000,00	820.000,00	1.795.790,80	260.368.620,00	2.295.422,180,00	0,8620	1.978.585.484,71	0,8656	1.978.585.484,71	0,8656	1.978.585.484,71	1.966.100.368,31
2	2004	18.286.500,00	11.579.816,40	3.990.000,00	820.000,00	1.896.683,60	284.502.540,00	2.432.181,060,00	0,7430	1.807.110.795,65	0,7336	1.807.110.795,65	0,7336	1.807.110.795,65	1.784.358.589,96
3	2005	20.202.050,00	12.180.054,18	3.990.000,00	820.000,00	2.011.995,82	401.799.373,00	3.550.196.447,00	0,6404	2.273.713.243,81	0,6284	2.273.713.243,81	0,6284	2.273.713.243,81	2.230.908.239,95
4	2006	20.392.250,00	12.199.651,59	3.990.000,00	820.000,00	3.362.598,41	587.389.761,50	3.695.208.648,50	0,5520	2.039.936.776,45	0,5392	2.039.936.776,45	0,5392	2.039.936.776,45	1.988.892.951,89
5	2007	22.474.785,00	12.825.786,01	5.899.090,99	820.000,00	2.929.908,07	439.486.211,39	3.310.421.864,52	0,4759	1.575.271.874,85	0,4610	1.575.271.874,85	0,4610	1.575.271.874,85	1.526.155.884,46
6	2008	22.897.975,00	12.848.095,32	5.536.363,66	820.000,00	3.493.516,04	524.027.406,10	3.789.488.634,54	0,4102	1.554.344.288,58	0,3949	1.554.344.288,58	0,3949	1.554.344.288,58	1.496.370.967,44
7	2009	24.590.048,00	13.506.354,48	5.173.636,64	820.000,00	5.490.057,67	823.508.651,74	5.486.549,028,52	0,3536	1.939.814.997,14	0,3382	1.939.814.997,14	0,3382	1.939.814.997,14	1.865.671.251,65
8	2010	25.209.409,00	13.527.247,04	4.448.818,18	820.000,00	6.051.253,66	907.688.04,98	5.963.565,361,54	0,3048	1.817.445.796,59	0,2887	1.817.445.796,59	0,2887	1.817.445.796,59	1.727.630.528,08
9	2011	27.813.998,00	14.227.045,08	4.085.454,54	820.000,00	8.318.171,94	1.247.725.792,10	7.890.446.155,21	0,2627	2.072.771.444,42	0,2481	2.072.771.444,42	0,2481	2.072.771.444,42	1.957.895.721,70
10	2012	28.015.913,00	14.244.852,49	3.722.727,73	820.000,00	9.685.606,91	1.329.841.036,56	8.355.785,873,82	0,2264	1.892.041.323,33	0,2125	1.892.041.323,33	0,2125	1.892.041.323,33	1.775.895.350,85
11	2013	30.888.824,00	14.978.910,85	3.360.000,00	820.000,00	11.365.186,37	1.704.777.956,61	10.480.408.420,78	0,1952	2.045.582.430,56	0,1820	2.045.582.430,56	0,1820	2.045.582.430,56	1.907.886.020,22
12	2014	31.227.390,00	15.012.651,00	3.360.000,00	820.000,00	12.094.738,78	1.805.210.817,74	11.049.527.987,22	0,1682	1.859.989.581,62	0,1559	1.859.989.581,62	0,1559	1.859.989.581,62	1.722.903.902,14
13	2015	34.366.699,00	15.781.637,38	2.997.272,27	820.000,00	14.787.788,94	2.218.168.342,25	13.389.620.606,08	0,1450	1.941.761.708,97	0,1336	1.941.761.708,97	0,1336	1.941.761.708,97	1.788.251.966,86
14	2016	34.623.342,00	15.801.270,05	2.634.545,55	820.000,00	15.367.526,82	2.305.123.023,44	13.882.397.799,47	0,1250	1.735.348.007,93	0,1144	1.735.348.007,93	0,1144	1.735.348.007,93	1.588.064.127,28
15	2017	38.065.497,00	16.602.386,32	2.271.818,18	820.000,00	18.371.292,51	2.755.693,876,86	16.435.598,655,55	0,1077	1.770.932.708,13	0,0980	1.770.932.708,13	0,0980	1.770.932.708,13	1.610.394.165,74
16	2018	38.268.066,00	16.614.782,32	2.271.818,18	820.000,00	20.833.304,37	3.124.995.655,94	18.528.308.717,00	0,0929	1.720.864.778,72	0,0839	1.720.864.778,72	0,0839	1.720.864.778,72	1.554.982.660,03
17	2019	42.091.946,00	17.456.216,14	1.464,45	820.000,00	23.815.730,43	3.572.359.565,10	21.063.370.868,93	0,0801	1.666.293.933,60	0,0719	1.666.293.933,60	0,0719	1.666.293.933,60	1.514.121.608,76
18	2020	42.232.700,00	17.464.589,72	1.464,589,72	820.000,00	23.948.110,60	3.692.216.590,49	21.175.694.012,80	0,0690	1.461.307.432,39	0,0616	1.461.307.432,39	0,0616	1.461.307.432,39	1.303.820.329,33
19	2021	46.325.197,00	18.344.606,12	27.980.591,58	820.000,00	27.160.591,58	4.074.088.734,70	23.906.502.829,96	0,0595	1.422.035.125,22	0,0527	1.422.035.125,22	0,0527	1.422.035.125,22	1.260.767.933,33
20	2022	46.354.061,00	18.347.989,38	28.066.061,77	820.000,00	27.186.061,77	4.077.909.265,63	23.928.152.505,21	0,0513	1.226.868.108,62	0,0452	1.226.868.108,62	0,0452	1.226.868.108,62	1.080.664.823,93
21	2023	50.859.467,00	19.272.525,44	31.586.941,70	820.000,00	30.766.941,70	4.615.041.258,27	26.971.900.452,18	0,0442	1.192.050.606,66	0,0387	1.192.050.606,66	0,0387	1.192.050.606,66	1.043.558.678,46
22	2024	50.890.217,00	19.276.088,48	31.614.128,60	820.000,00	30.794.128,60	4.619.119.290,60	26.995.009.313,42	0,0381	1.028.397.618,11	0,0331	1.028.397.618,11	0,0331	1.028.397.618,11	894.606.230,30
23	2025	55.817.563,00	20.243.634,11	35.573.929,62	820.000,00	34.753.929,62	5.213.089.443,93	30.360.840.182,30	0,0328	996.978.520,35	0,0284	996.978.520,35	0,0284	996.978.520,35	861.797.705,06
24	2026	55.847.535,00	20.246.321,03	35.601.214,50	820.000,00	34.781.214,50	5.217.182.175,01	30.384.032.325,04	0,0283	860.026.554,40	0,0243	860.026.554,40	0,0243	860.026.554,40	798.720.968,07
25	2027	61.298.727,00	21.264.279,68	40.035.447,41	820.000,00	39.215.447,41	5.882.317.112,91	34.153.130.306,49	0,0244	833.260.851,49	0,0208	833.260.851,49	0,0208	833.260.851,49	711.227.080,18
26	2028	61.331.696,00	21.267.100,97	40.064.595,12	820.000,00	39.246.100,97	5.886.693.269,16	34.177.905.659,59	0,0210	718.787.923,05	0,0178	718.787.923,05	0,0178	718.787.923,05	609.629.997,81
27	2029	67.299.531,00	22.333.418,90	44.968.113,23	820.000,00	44.146.113,23	6.621.916.984,96	38.344.196.248,10	0,0181	695.103.374,01	0,0153	695.103.374,01	0,0153	695.103.374,01	585.619.237,62
28	2030	67.367.863,00	22.339.343,08	45.028.320,46	820.000,00	44.208.520,46	6.631.278.048,96	38.397.242.272,39	0,0156	599.990.297,38	0,0131	599.990.297,38	0,0131	599.990.297,38	502.466.526,64
29	2031	73.998.732,00	23.459.420,71	50.479.311,52	820.000,00	49.659.311,52	7.448.995.728,42	43.030.414.784,39	0,0135	579.581.028,61	0,0112	579.581.028,61	0,0112	579.581.028,61	482.309.420,42
30	2032	73.975.314,00	23.462.531,18	50.512.783,53	820.000,00	49.682.783,53	7.453.917.530,79	43.058.866.007,83	0,0116	499.914.406,47	0,0096	499.914.406,47	0,0096	499.914.406,47	413.396.139,48
30	2032	16.400.000,00	16.400.000,00	16.400.000,00	820.000,00	16.400.000,00	2.460.000.000,00	13.940.000.000,00	0,0116	161.843.714,72	0,0096	161.843.714,72	0,0096	161.843.714,72	133.830.806,95
Total														-380.770.426,98	

Net Benefit-Cost Ratio = 1,0729
 Net Present Value = Rp 2.986.985.026
 Internal Rate of Return = 16,6667%

Lampiran 13
ATCF Analysis – 100% Kredit Investasi
(dengan grace period)

After Tax - Cash Flow Analysis (ATCF Analysis), 100% Kredit Investasi
 Dengan Grace Period
 i = 16,0127%

k	Tahun	BTCF			Depresiasi	Pendapatan Kena Pajak	Pajak Penghasilan (PPh)	ATCF	P/F, i, k	PV - ATCF	P/F, i, k	PV - ATCF
		Pendapatan	Pengeluaran	Pelunasan Pinjaman								
0	2002		41.000.000.000,00		-41.000.000.000,00		-41.000.000.000,00	1,0000	-41.000.000.000,00	1,0000	-41.000.000.000,00	
1	2003	18.849.500.000,00	11.639.837.800,00	3.990.000.000,00	820.000.000,00	359.949.330,00	2.659.712.870,00	0,8475	2.464.999.669,45	0,8475	2.464.999.669,45	
2	2004	19.085.500.000,00	11.663.215.000,00	3.990.000.000,00	820.000.000,00	3.042.442.750,00	3.040.442.250,00	0,7430	2.259.048.889,23	0,7182	2.183.598.283,54	
3	2005	21.045.150.000,00	12.285.325.940,00	3.990.000.000,00	820.000.000,00	595.473.609,00	4.194.350.451,00	0,6404	2.666.259.848,43	0,6086	2.552.811.175,31	
4	2006	21.281.150.000,00	12.290.787.600,00	3.990.000.000,00	820.000.000,00	627.954.360,00	4.373.308.040,00	0,5520	2.414.280.966,02	0,5158	2.255.703.634,54	
5	2007	23.508.315.000,00	12.929.368.315,50	5.899.000.909,09	820.000.000,00	578.978.366,31	4.100.877.409,10	0,4759	1.951.411.987,76	0,4371	1.792.531.310,16	
6	2008	23.786.275.000,00	12.957.835.086,00	5.536.363.636,36	820.000.000,00	670.811.441,65	4.621.264.835,99	0,4102	1.895.516.069,99	0,3704	1.711.862.246,15	
7	2009	26.276.862.500,00	13.633.798.320,45	5.173.636.363,64	820.000.000,00	997.414.172,39	6.472.013.643,53	0,3536	2.288.234.200,90	0,3139	2.031.727.097,93	
8	2010	26.516.871.500,00	13.657.223.093,85	4.810.909.090,91	820.000.000,00	1.084.310.897,29	6.964.428.417,95	0,3048	2.122.467.079,99	0,2660	1.852.803.747,75	
9	2011	29.261.281.350,00	14.363.931.022,56	4.448.181.818,18	820.000.000,00	9.628.168.509,26	9.004.793.232,87	0,2255	2.365.503.877,76	0,1911	1.811.789.917,72	
10	2012	29.478.188.750,00	14.381.427.748,83	4.085.454.545,45	820.000.000,00	10.191.306.455,72	9.482.610.487,36	0,2264	2.147.198.852,39	0,1619	1.892.062.646,56	
11	2013	32.439.695.565,00	15.114.534.404,61	3.722.727.272,73	820.000.000,00	1.917.395.083,15	11.685.238.804,51	0,1952	2.280.743.167,32	0,1372	1.661.320.855,36	
12	2014	32.582.631.285,00	15.123.772.896,33	3.360.000.000,00	820.000.000,00	13.278.658.368,67	12.107.029.613,37	0,1682	2.086.905.263,31	0,1163	1.685.564.515,22	
13	2015	35.795.731.173,50	15.890.487.992,40	2.997.272.727,27	820.000.000,00	16.087.970.453,83	14.494.774.885,75	0,1450	2.102.031.094,18	0,0985	1.462.387.529,70	
14	2016	35.844.076.149,50	15.896.350.642,81	2.634.545.454,55	820.000.000,00	16.493.180.052,14	14.839.203.044,32	0,1250	1.854.951.991,31	0,0835	1.450.809.874,49	
15	2017	39.258.573.501,25	16.694.246.096,42	2.271.818.181,82	820.000.000,00	19.472.509.253,02	17.371.632.865,06	0,1077	1.871.790.222,95	0,0708	1.368.880.858,47	
16	2018	39.308.752.974,85	16.700.401.849,34		820.000.000,00	21.789.351.125,51	19.340.948.458,68	0,0929	1.796.340.804,47	0,0600	1.310.165.137,37	
17	2019	43.094.382.104,49	17.540.974.810,35		820.000.000,00	24.733.407.294,13	21.843.996.200,01	0,0801	1.748.741.297,41	0,0508	1.111.289.522,19	
18	2020	43.119.387.226,16	17.543.295.892,85		820.000.000,00	25.576.091.333,30	21.862.677.533,31	0,0690	1.508.701.039,88	0,0431	1.061.920.126,15	
19	2021	47.282.837.216,44	18.425.334.960,75		820.000.000,00	28.857.502.255,69	24.651.876.917,34	0,0595	1.466.372.356,03	0,0309	901.425.990,93	
20	2022	47.335.848.484,12	18.430.209.234,01		820.000.000,00	28.905.639.250,11	24.682.793.362,60	0,0513	1.266.073.537,55	0,0222	729.474.324,46	
21	2023	51.892.089.529,75	19.354.278.689,17		820.000.000,00	32.537.810.840,59	27.760.139.214,50	0,0442	1.227.771.541,81	0,0188	569.520.467,89	
22	2024	51.948.401.924,19	19.359.396.676,08		820.000.000,00	31.769.005.248,11	27.823.854.460,89	0,0381	1.059.965.552,99	0,0160	561.069.605,15	
23	2025	56.984.665.750,50	20.332.740.396,15		820.000.000,00	35.841.945.354,35	31.285.653.551,20	0,0328	1.027.347.214,32	0,0115	452.644.115,49	
24	2026	57.024.657.587,44	20.335.427.339,28		820.000.000,00	35.869.230.228,16	31.308.845.693,93	0,0283	886.203.595,24	0,0097	364.518.317,49	
25	2027	62.579.561.321,46	21.357.841.286,82		820.000.000,00	40.401.720.034,64	35.161.462.025,44	0,0244	857.882.506,13	0,0070	309.310.718,76	
26	2028	62.643.499.318,73	21.363.483.867,40		820.000.000,00	40.460.015.451,33	35.211.013.133,63	0,0210	740.514.971,97	0,0052	203.000.000,00	
27	2029	68.760.681.047,61	22.437.582.770,37		820.000.000,00	45.503.098.277,23	39.497.633.535,65	0,0181	616.012.878,68	0,0035	161.843.714,72	
28	2030	68.825.012.844,61	22.443.507.479,98		820.000.000,00	45.565.505.364,63	39.550.679.559,94	0,0166	514.868.934,63	0,0022	92.929.089,60	
29	2031	75.528.986.617,42	23.568.793.326,52		820.000.000,00	51.140.203.290,90	44.289.172.797,26	0,0135	514.868.934,63	0,0016	161.843.714,72	
30	2032	75.602.161.594,12	23.575.014.271,61		820.000.000,00	51.207.147.322,52	44.346.075.224,14	0,0116	161.843.714,72	0,0010	92.929.089,60	
30	2032	16.400.000.000,00			16.400.000.000,00	2.460.000.000,00	13.940.000.000,00	0,0116	7.934.522.231,78		-929.089.605,57	
Total												

Net Benefit-Cost Ratio = 1,1935
 Net Present Value = Rp 7.934.522.232
 Internal Rate of Return = 17,7917%

ATCF Analysis – 100% Dana Investor

After Tax - Cash Flow Analysis (ATCF Analysis), 100% Dana Investor

k	Tahun	BTCF			Revenue	BTCF	Depresiasi	Pendapatan Kena Pajak	Pajak Penghasilan (PPH)	ATCF	P/F, i, k	PV - ATCF	P/F, i, k	PV - ATCF	Scenario: Pesimis
		Pendapatan	Pengeluaran	BTCF											
1	2	3	4	5	6=3-4-5	7	8=5-7	9=8*15%	10=6-8	11	12=10*11	11	12=10*11		
0	2002	17.412.000,00	41.000.000,00	3.362.688.680,91	-41.000.000,00	820.000,00	-41.000.000,00	261.650.866,36	-41.000.000,00	1,0000	-41.000.000,00	1,0000	-41.000.000,00	-41.000.000,00	
1	2003	17.522.000,00	11.484.992.200,00	3.362.688.680,91	2.564.339.109,09	820.000,00	1.744.339.109,09	261.650.866,36	2.302.688.242,73	0,9620	1.984.858.625,74	0,8602	1.984.858.625,74	1.984.858.625,74	
2	2004	17.522.000,00	11.497.116.800,00	3.362.688.680,91	2.662.214.509,09	820.000,00	1.842.214.509,09	276.332.176,36	2.395.892.332,73	0,7430	1.772.710.806,66	0,7430	1.772.710.806,66	1.766.481.203,54	
3	2005	19.309.300,00	12.086.353.020,00	3.362.688.680,91	3.860.278.289,09	820.000,00	3.040.278.289,09	456.041.748,36	3.404.238.545,73	0,6404	2.180.233.639,08	0,6365	2.180.233.639,08	2.166.909.856,46	
4	2006	19.427.300,00	12.099.083.850,00	3.362.688.680,91	3.965.547.459,09	820.000,00	3.145.547.459,09	471.832.118,86	3.493.716.340,23	0,5520	1.928.702.567,82	0,5476	1.928.702.567,82	1.913.003.085,65	
5	2007	21.407.980,00	12.718.457.860,50	3.362.688.680,91	5.326.853.448,59	820.000,00	4.506.853.448,59	676.028.017,29	4.660.825.431,30	0,4759	2.213.106.001,78	0,4710	2.213.106.001,78	2.190.610.831,78	
6	2008	21.588.340,00	12.737.303.113,50	3.362.688.680,91	5.488.368.195,59	820.000,00	4.668.368.195,59	700.255.229,34	4.788.112.966,25	0,4102	1.963.952.596,22	0,4052	1.963.952.596,22	1.940.021.838,87	
7	2009	23.764.154,00	13.388.204.009,25	3.362.688.680,91	7.013.281.239,84	820.000,00	6.193.281.239,84	928.992.194,98	6.208.129.104,86	0,3536	2.151.150.988,57	0,3485	2.151.150.988,57	2.120.601.728,89	
8	2010	23.926.930,00	13.404.058.378,20	3.362.688.680,91	7.160.202.930,89	820.000,00	6.340.202.930,89	951.030.439,63	6.209.172.491,26	0,3048	1.892.296.597,83	0,2998	1.892.296.597,83	1.861.615.697,08	
9	2011	26.367.712,00	14.090.159.146,46	3.362.688.680,91	8.914.884.662,64	820.000,00	8.094.884.662,64	1.214.232.699,40	7.700.651.963,24	0,2627	2.022.913.975,84	0,2579	2.022.913.975,84	1.986.053.034,63	
10	2012	26.543.266,00	14.106.806.233,95	3.362.688.680,91	9.073.791.175,24	820.000,00	8.253.791.175,24	1.238.088.676,29	7.855.722.498,95	0,2284	1.774.285.085,30	0,2219	1.774.285.085,30	1.738.998.871,94	
11	2013	29.252.591,00	14.828.839.287,36	3.362.688.680,91	11.061.083.181,73	820.000,00	10.241.083.181,73	1.536.162.477,26	9.524.920.704,47	0,1952	1.869.088.905,20	0,1908	1.869.088.905,20	1.817.769.413,98	
12	2014	29.442.200,00	14.846.318.729,12	3.362.688.680,91	11.233.212.699,97	820.000,00	10.413.212.699,97	1.561.981.904,99	9.671.230.794,97	0,1682	1.627.102.727,76	0,1642	1.627.102.727,76	1.587.691.825,34	
13	2015	32.418.145,00	15.604.882.789,19	3.362.688.680,91	13.450.593.531,91	820.000,00	12.630.593.531,91	1.894.569.029,79	11.556.004.502,12	0,1450	1.675.850.848,28	0,1412	1.675.850.848,28	1.587.691.825,34	
14	2016	32.621.443,00	15.622.410.169,09	3.362.688.680,91	13.636.364.448,00	820.000,00	12.816.364.448,00	1.922.454.687,20	11.713.909.780,80	0,1250	1.464.278.463,59	0,1215	1.464.278.463,59	1.422.995.297,63	
15	2017	35.959.164,00	16.422.801.761,04	3.362.688.680,91	16.173.694.027,95	820.000,00	15.353.694.027,95	2.303.064.104,10	13.870.639.923,25	0,1077	1.494.558.882,06	0,1045	1.494.558.882,06	1.449.446.114,26	
16	2018	36.145.061,00	16.439.862.280,83	3.362.688.680,91	16.342.530.865,57	820.000,00	15.522.530.865,57	2.328.379.629,83	14.014.151.235,73	0,0929	1.301.600.682,16	0,0899	1.301.600.682,16	1.259.735.635,66	
17	2019	39.845.208,00	17.281.179.340,91	3.362.688.680,91	19.201.360.937,46	820.000,00	18.381.360.937,46	2.757.204.140,62	16.444.156.796,84	0,0801	1.316.488.325,74	0,0773	1.316.488.325,74	1.271.543.618,49	
18	2020	40.085.993,00	17.301.413.979,38	3.362.688.680,91	19.421.910.824,45	820.000,00	18.601.910.824,45	2.790.286.623,67	16.631.624.200,78	0,0690	1.147.716.173,99	0,0665	1.147.716.173,99	1.106.270.560,27	
19	2021	44.163.228,00	18.185.293.912,44	3.362.688.680,91	22.605.286.056,15	820.000,00	21.785.286.056,15	3.267.789.908,42	19.337.476.147,72	0,0595	1.150.294.928,60	0,0572	1.150.294.928,60	1.106.454.402,97	
20	2022	44.895.614,00	18.215.204.451,24	3.362.688.680,91	22.917.741.031,03	820.000,00	22.097.741.031,03	3.314.661.154,65	19.603.079.876,37	0,0513	1.005.108.669,62	0,0492	1.005.108.669,62	964.861.723,96	
21	2023	49.058.581,00	19.147.269.312,41	3.362.688.680,91	26.548.643.120,89	820.000,00	25.728.643.120,89	3.859.296.468,13	22.889.346.652,76	0,0442	1.002.778.780,46	0,0423	1.002.778.780,46	960.660.198,42	
22	2024	49.179.737,00	19.154.946.292,78	3.362.688.680,91	26.662.122.096,46	820.000,00	26.842.122.096,46	3.876.318.314,47	22.785.803.781,99	0,0381	868.044.387,92	0,0364	868.044.387,92	829.887.453,44	
23	2025	54.106.132,00	20.123.441.379,95	3.362.688.680,91	30.620.022.136,14	820.000,00	29.800.022.136,14	4.470.003.320,42	26.150.018.815,72	0,0328	858.705.059,20	0,0313	858.705.059,20	819.282.898,81	
24	2026	54.285.200,00	20.133.134.899,29	3.362.688.680,91	30.789.396.918,93	820.000,00	29.969.396.918,93	4.495.409.537,84	26.299.987.381,09	0,0283	744.256.954,67	0,0270	744.256.954,67	708.639.626,39	
25	2027	59.732.834,00	21.151.076.805,41	3.362.688.680,91	35.219.088.624,44	820.000,00	34.399.088.624,44	5.159.863.293,67	30.059.225.330,78	0,0244	733.396.226,17	0,0232	733.396.226,17	696.873.171,11	
26	2028	59.927.309,00	21.161.255.000,72	3.362.688.680,91	36.403.395.561,47	820.000,00	35.583.395.561,47	5.187.507.894,22	30.215.677.727,25	0,0210	635.463.392,18	0,0199	635.463.392,18	602.894.857,21	
27	2029	66.891.178,00	22.228.204.815,17	3.362.688.680,91	40.300.395.249,70	820.000,00	39.480.395.249,70	5.922.045.787,46	34.376.299.462,25	0,0181	623.208.894,26	0,0172	623.208.894,26	589.758.111,46	
28	2030	66.928.796,00	22.232.329.484,10	3.362.688.680,91	40.333.798.750,48	820.000,00	39.513.798.750,48	5.927.069.812,57	34.406.728.937,91	0,0156	597.635.056,73	0,0148	597.635.056,73	507.738.928,64	
29	2031	72.375.556,00	23.348.276.860,69	3.362.688.680,91	45.664.611.053,13	820.000,00	44.844.611.053,13	6.726.691.657,97	38.937.919.395,16	0,0135	524.468.792,29	0,0127	524.468.792,29	494.284.346,89	
30	2032	72.415.936,00	23.352.607.763,07	3.362.688.680,91	45.700.660.137,44	820.000,00	44.880.660.137,44	6.732.089.020,62	38.968.561.116,82	0,0116	452.425.874,34	0,0109	452.425.874,34	425.525.433,92	
30	2032	16.400.000,00	16.400.000,00	16.400.000,00	16.400.000,00	16.400.000,00	16.400.000,00	2.460.000,00	13.940.000,00	0,0116	161.843.714,72	0,0109	161.843.714,72	152.220.774,36	
Total														-930.361.201,71	

Net Benefit:Cost Ratio = 1,0017
 Net Present Value = Rp 68.477.505
 Internal Rate of Return = 16,0290%

After Tax - Cash Flow Analysis (ATCF Analysis), 100% Dana Investor

k	Tahun	BTCF			BTCF 6-3+4-5	Depresiasi 7	Pendapatan Kena Pajak 6=6-7	Pajak Penghasilan (PPh) 15%		ATCF 10=6-9	P/F, i, k	PV - ATCF 12=10+11	PV - ATCF 12=10+11	P/F, i, k	PV - ATCF 12=10+11
		Pendapatan 3	Pengeluaran 4	Revenue 5				9=8*15%	11						
0	2002		41.000.000,00		-41.000.000,00				-41.000.000,00	1,0000	-41.000.000,00	-41.000.000,00	1,0000	-41.000.000,00	
1	2003	18.104.500,00	11.558.709,20	3.362.668,69	3.183.122,10	820.000,00	2.363.122,10	354.468,31	2.828.653,79	0,8620	2.438.227,53	2.438.227,53	0,8511	2.407.364.929,98	
2	2004	18.266.500,00	11.579.816,40	3.362.668,69	3.344.014,90	820.000,00	2.524.014,90	378.602,23	2.965.412,67	0,7430	2.203.301,90	2.203.301,90	0,7243	2.147.876.992,47	
3	2005	20.202.050,00	12.190.054,18	3.362.668,69	4.659.327,12	820.000,00	3.839.327,12	575.899,36	4.083.428,09	0,6404	2.615.219,91	2.615.219,91	0,6164	2.517.162.823,48	
4	2006	20.392.250,00	12.199.651,00	3.362.668,69	4.829.929,71	820.000,00	4.009.929,71	601.489,86	4.228.440,21	0,5520	2.334.306,83	2.334.306,83	0,5246	2.218.343.180,37	
5	2007	22.474.785,00	12.825.786,15	3.362.668,69	6.286.330,29	820.000,00	5.466.330,29	819.949,54	5.466.380,74	0,4759	2.601.189,89	2.601.189,89	0,4465	2.440.678.330,52	
6	2008	22.697.975,00	12.848.095,33	3.362.668,69	6.487.210,96	820.000,00	5.667.210,96	850.081,64	5.637.129,38	0,4102	2.312.195,82	2.312.195,82	0,3900	2.142.055.897,80	
7	2009	24.990.048,50	13.506.354,48	3.362.668,69	8.121.025,35	820.000,00	7.301.025,35	1.095.153,80	7.025.871,54	0,3536	2.484.055,26	2.484.055,26	0,3234	2.272.140.271,51	
8	2010	25.209.409,50	13.527.247,04	3.362.668,69	8.319.493,76	820.000,00	7.499.493,76	1.124.924,04	7.194.568,70	0,3048	2.192.604,53	2.192.604,53	0,2752	1.980.167.332,65	
9	2011	27.813.398,50	14.227.045,08	3.362.668,69	10.223.695,74	820.000,00	9.403.695,74	1.410.552,76	8.813.132,31	0,2342	2.315.155,73	2.315.155,73	0,2234	2.064.379.277,21	
10	2012	28.015.913,50	14.244.852,49	3.362.668,69	10.408.392,76	820.000,00	9.588.392,76	1.438.258,91	8.970.133,85	0,2264	2.031.155,99	2.031.155,99	0,1984	1.788.217.157,26	
11	2013	30.886.824,50	14.978.910,85	3.362.668,69	12.544.244,95	820.000,00	11.725.244,95	1.758.766,74	10.766.458,21	0,1952	2.105.317,67	2.105.317,67	0,1697	1.830.047.375,68	
12	2014	31.227.390,18	15.012.661,40	3.362.668,69	12.852.070,09	820.000,00	12.032.070,09	1.804.810,51	11.047.259,57	0,1692	1.858.607,92	1.858.607,92	0,1444	1.596.144.972,96	
13	2015	34.366.699,50	15.781.637,38	3.362.668,69	15.242.382,98	820.000,00	14.422.382,98	2.163.368,97	13.079.034,01	0,1450	1.866.720,48	1.866.720,48	0,1229	1.607.249.887,70	
14	2016	34.623.342,50	15.801.270,05	3.362.668,69	15.459.403,56	820.000,00	14.639.403,56	2.195.910,53	13.263.493,03	0,1260	1.657.982,76	1.657.982,76	0,1046	1.387.163.911,31	
15	2017	38.065.497,02	16.602.386,32	3.362.668,69	18.100.442,03	820.000,00	17.280.442,03	2.692.066,30	15.508.375,73	0,1077	1.671.024,60	1.671.024,60	0,0880	1.380.378.907,26	
16	2018	38.268.066,94	16.614.782,32	3.362.668,69	18.200.635,82	820.000,00	17.470.635,82	2.620.595,32	15.670.040,41	0,0929	1.455.395,68	1.455.395,68	0,0758	1.187.036.979,06	
17	2019	42.091.946,90	17.456.216,46	3.362.668,69	21.273.061,74	820.000,00	20.453.061,74	3.067.959,26	18.205.102,48	0,0801	1.457.466,31	1.457.466,31	0,0645	1.173.679.166,62	
18	2020	42.232.700,76	17.464.589,72	3.362.668,69	21.405.441,92	820.000,00	20.586.441,92	3.087.816,26	18.317.625,22	0,0690	1.264.063,86	1.264.063,86	0,0549	1.005.049.795,98	
19	2021	46.325.197,90	18.344.606,12	3.362.668,69	24.617.922,87	820.000,00	23.797.922,87	3.569.698,43	21.048.234,44	0,0595	1.252.016,19	1.252.016,19	0,0467	982.870.298,60	
20	2022	46.354.061,15	18.347.998,37	3.362.668,69	24.634.393,07	820.000,00	23.823.393,07	3.573.508,96	21.069.884,11	0,0513	1.080.316,12	1.080.316,12	0,0397	837.345.739,42	
21	2023	50.959.467,15	19.272.525,44	3.362.668,69	28.224.273,01	820.000,00	27.404.273,01	4.110.540,92	24.113.632,09	0,0442	1.065.726,52	1.065.726,52	0,0338	815.581.622,45	
22	2024	50.890.217,03	19.276.088,48	3.362.668,69	28.251.459,13	820.000,00	27.431.459,13	4.114.718,96	24.136.740,25	0,0381	919.509,47	919.509,47	0,0288	694.777.208,75	
23	2025	55.817.563,73	20.243.634,11	3.362.668,69	32.211.260,93	820.000,00	31.391.260,93	4.708.699,14	27.502.571,76	0,0328	903.119,71	903.119,71	0,0245	673.755.590,13	
24	2026	55.847.535,53	20.246.321,03	3.362.668,69	32.238.545,80	820.000,00	31.471.545,80	4.712.871,37	27.525.763,39	0,0283	779.122,65	779.122,65	0,0208	573.862.544,00	
25	2027	61.298.727,10	21.264.279,68	3.362.668,69	36.772.778,28	820.000,00	35.952.778,28	5.377.916,89	31.294.861,39	0,0244	763.543,74	763.543,74	0,0177	555.298.339,08	
26	2028	61.331.696,10	21.267.100,97	3.362.668,69	36.701.926,43	820.000,00	35.881.926,43	5.382.288,96	31.319.537,45	0,0210	658.676,31	658.676,31	0,0151	472.968.476,15	
27	2029	67.397.833,40	22.333.418,36	3.362.668,69	41.603.444,52	820.000,00	40.783.444,52	6.126.877,44	35.485.927,86	0,0181	643.288.700,76	643.288.700,76	0,0129	488.072.374,76	
28	2030	67.367.863,40	22.339.343,08	3.362.668,69	41.655.851,62	820.000,00	40.845.851,62	6.126.877,44	35.538.973,88	0,0166	565.327,36	565.327,36	0,0109	366.726.921,76	
29	2031	73.938.732,39	23.459.420,71	3.362.668,69	47.116.642,81	820.000,00	46.296.642,81	6.944.496,42	40.172.146,40	0,0135	541.082,72	541.082,72	0,0093	373.961.510,39	
30	2032	73.975.314,72	23.462.531,18	3.362.668,69	47.150.114,84	820.000,00	46.330.114,84	6.949.517,22	40.200.697,62	0,0116	466.729,84	466.729,84	0,0079	318.490.520,68	
30	2032	16.400.000,00			16.400.000,00		16.400.000,00	2.460.000,00	13.940.000,00	0,0116	161.843,74	161.843,74	0,0079	110.440.096,01	
												Total		5.684.295.934,90	

Net Benefit-Cost Ratio = 1,1386
 Net Present Value = Rp 5.684.295.935
 Internal Rate of Return = 17,3578%

ATCF Analysis – 100% Dana Investor

After Tax - Cash Flow Analysis (ATCF Analysis), 100% Dana Investor

k	Tahun	BTCF			BTCF 6-3+4-5	Depresiasi 7	Pendapatan Kena Pajak 8-6-7	Pajak Penghasilan (PPH) 15%	ATCF 10-6-9	P.F., i, k 11	PV - ATCF 12-10+11	P.F., i, k 18,75%	PV - ATCF 12=10+11
		Pendapatan 3	Pengeluaran 4	Revenue 5									
0	2002	41.000.000,00			-41.000.000,00			-41.000.000,00	1,0000	-41.000.000,00	1,0000	-41.000.000,00	
1	2003	18.849.500,00	11.639.837,80	3.362.688,91	3.846.993.509,09	820.000,00	454.049,026,36	3.392.944,482,73	0,8620	2.924.631.740,52	0,8421	2.657.216.406,51	
2	2004	19.085.500,00	11.663.215,00	3.362.688,91	4.059.617.309,09	820.000,00	485.942,446,36	3.573.673.862,73	0,7430	2.655.240,029,66	0,7091	2.534.239.939,73	
3	2005	21.045.150,00	12.285.325,94	3.362.688,91	5.417.155.369,09	820.000,00	589.573.305,36	4.727.582.063,73	0,6404	3.027.766.522,21	0,5972	2.823.177.742,09	
4	2006	21.281.150,00	12.290.787,60	3.362.688,91	5.627.693.709,09	820.000,00	721.154,056,36	4.906.539.652,73	0,5520	2.708.661,022,12	0,5029	2.467.407.268,63	
5	2007	23.508.315,00	12.929.368,31	3.362.688,91	7.216.277.993,59	820.000,00	959.441,699,04	6.256.838.294,55	0,4759	2.977.329.972,96	0,4235	2.649.638.958,06	
6	2008	23.786.275,00	12.957.835,08	3.362.688,91	7.465.771,223,09	820.000,00	996.866,683,46	6.468.905.539,63	0,4102	2.663.367,604,07	0,3566	2.306.901.756,65	
7	2009	26.276.852,00	13.633.798,32	3.362.688,91	9.280.395,488,64	820.000,00	1.269.059,323,30	8.011.336.165,34	0,3536	2.832.474,469,02	0,3003	2.405.855.999,05	
8	2010	26.516.871,50	13.657,223,09	3.362.688,91	9.486.979,715,24	820.000,00	1.301,546,957,29	8.195.432,757,95	0,3048	2.497.625,818,48	0,2529	2.072.540.113,46	
9	2011	29.261.281,35	14.363,931,02	3.362.688,91	11.534.681,636,53	820.000,00	1.607,202,245,48	9.927.479,391,05	0,2627	2.607.887,964,68	0,2130	2.114.153,076,66	
10	2012	29.478.188,75	14.381,427,74	3.362.688,91	11.734.092,310,26	820.000,00	1.637,113,846,54	10.096.978,463,73	0,2264	2.286.313,520,82	0,1793	1.810.736.462,38	
11	2013	32.439.836,55	15.114,534,04	3.362.688,91	13.962,692,469,48	820.000,00	1.971,403,870,42	11.991,288,599,06	0,1952	2.340,478,444,41	0,1510	1.810.906,610,92	
12	2014	32.592,631,28	15.123,772,89	3.362.688,91	14.096,189,677,76	820.000,00	1.991,428,451,66	12.104,761,226,10	0,1682	2.066,523,626,35	0,1272	1.539.404,697,94	
13	2015	35.795,731,17	15.890,487,99	3.362.688,91	16.542,574,490,19	820.000,00	2.358,388,173,53	14.184,188,316,66	0,1450	2.058,989,854,78	0,1071	1.519,033,846,31	
14	2016	35.844,076,14	16.896,350,84	3.362.688,91	16.585,056,815,78	820.000,00	2.364,758,522,37	14.220,298,293,41	0,1250	1.777,596,744,89	0,0902	1.282,442,937,91	
15	2017	39.258,573,50	16.694,246,06	3.362.688,91	19.201,658,743,93	820.000,00	2.757,248,811,59	16.444,409,932,34	0,1077	1.771,882,123,72	0,0759	1.248,860,760,09	
16	2018	39.309,752,97	16.700,401,84	3.362.688,91	19.246,682,434,60	820.000,00	2.764,002,365,19	16.482,690,069,41	0,0929	1.530,871,706,84	0,0640	1.054,119,715,78	
17	2019	43.094,382,10	17.540,974,81	3.362.688,91	22.190,738,603,22	820.000,00	3.205,610,790,48	18.985,127,812,74	0,0801	1.519,913,695,60	0,0639	1.022,449,846,86	
18	2020	43.119,387,22	17.543,295,89	3.362.688,91	22.213,422,642,39	820.000,00	3.209,013,396,36	19.004,402,246,03	0,0690	1.311,457,474,36	0,0454	861.884.845,75	
19	2021	47.282,837,21	18.425,334,90	3.362.688,91	25.494,833,564,78	820.000,00	3.701,225,034,72	21.793,608,530,07	0,0595	1.296,353,425,49	0,0382	832.320.129,20	
20	2022	47.355,848,48	18.430,209,23	3.362.688,91	25.542,970,559,20	820.000,00	3.708,445,583,88	21.834,524,975,32	0,0513	1.119,521,549,07	0,0322	702.217.069,44	
21	2023	51.892,089,52	19.354,278,69	3.362.688,91	29.175,142,149,68	820.000,00	4.253,271,322,45	24.921,870,827,23	0,0442	1.101,447,459,79	0,0271	674.954.747,54	
22	2024	51.948,401,92	19.359,396,67	3.362.688,91	29.226,336,557,20	820.000,00	4.260,950,483,58	24.965,965,073,62	0,0381	951,077,411,21	0,0228	589.375.379,78	
23	2025	56.994,665,75	20.332,740,39	3.362.688,91	33.298,276,663,44	820.000,00	4.871,891,499,52	28.427,385,163,92	0,0328	933,488,409,02	0,0182	545.963.605,30	
24	2026	57.024,657,57	20.335,427,39	3.362.688,91	33.328,581,537,25	820.000,00	4.875,984,230,59	28.450,577,306,66	0,0283	805,299,695,25	0,0162	460.133.914,26	
25	2027	62.579,561,32	21.357,841,29	3.362.688,91	37.859,051,343,73	820.000,00	5.555,857,701,56	32.303,193,642,17	0,0244	788,145,404,61	0,0136	439.951.703,24	
26	2028	62.643,499,31	21.363,483,86	3.362.688,91	37.917,346,776,40	820.000,00	5.564,502,014,06	32.352,744,746,36	0,0210	680,403,366,36	0,0115	371.053.946,93	
27	2029	68.760,681,04	22.437,582,70	3.362.688,91	43.000,429,586,32	820.000,00	6.321,064,437,95	36.639,965,148,38	0,0181	664,198,205,42	0,0097	363.867.148,11	
28	2030	68.829,012,84	22.443,507,47	3.362.688,91	43.022,836,673,72	820.000,00	6.330,425,501,06	36.662,411,172,66	0,0166	573,350,829,08	0,0081	298.424.819,06	
29	2031	75.528,996,61	23.568,793,32	3.362.688,91	48.597,534,599,99	820.000,00	7.168,630,190,00	41.430,904,409,99	0,0135	558,037,060,73	0,0068	283.758.894,28	
30	2032	75.602,161,54	23.575,014,27	3.362.688,91	48.664,478,631,61	820.000,00	7.176,671,794,74	41.487,908,836,87	0,0116	481,674,374,03	0,0058	239.283.046,00	
30	2032	16.400.000,00			16.400.000,00		2.460.000,000,00	13.940.000,000,00	0,0116	161.843.714,72	0,0058	80.999.862,35	
Total												10.631.833.140,26	

Net Benefit-Cost Ratio = 1,2593
 Net Present Value = Rp 10.631.833.140
 Internal Rate of Return = 18,6657%

ATCF Analysis – 75% Kredit Investasi ~25% Dana Investor
(tanpa grace period)

After Tax - Cash Flow Analysis (ATCF Analysis), 75% Kredit Investasi - 25% Dana Investor
Tanpa Grace Period
i = 16,0127%

k	Tahun	BTCF			Revenue	BTCF	Depresiasi	Pendapatan Kena Pajak	Pejakin Penghasilan (PPh)	ATCF	PF, i, k	PV - ATCF	PF, i, k	PV - ATCF	Scenario: Pesimis
		Pendapatan	Pengeluaran	Pelunasan Pinjaman											
0	2002	17.412.000,00	41.000.000,00	4.042.500,00	-41.000.000,00	820.000,00	223.840.627,27	33.576.084,09	-41.000.000,00	1,0000	-41.000.000,00	1,0000	-41.000.000,00	-41.000.000,00	
1	2003	17.522.000,00	11.484.982,20	3.843.000,00	1.043.840.627,27	820.000,00	521.215.027,27	78.182.404,09	1.010.284.533,18	0,8658	870.822.300,54	0,8658	874.687.907,52	874.687.907,52	
2	2004	19.308.300,00	12.088.363,02	3.643.500,00	1.341.216.027,27	820.000,00	1.918.779.807,27	287.816.917,09	1.263.033.623,18	0,7490	938.434.105,60	0,7490	946.784.073,15	946.784.073,15	
3	2005	18.427.300,00	12.089.083,85	3.444.000,00	2.738.779.807,27	820.000,00	2.223.548.977,27	333.532.346,89	2.450.662.838,18	0,6404	1.496.062.364,97	0,6404	1.550.709.128,95	1.550.709.128,95	
4	2006	21.407.980,00	12.718.467,86	3.244.500,00	4.604.354.966,77	820.000,00	3.784.354.966,77	567.653.245,02	4.036.701.721,76	0,4759	1.820.873.819,02	0,4759	1.983.888.100,80	1.983.888.100,80	
5	2007	21.588.340,00	12.737.303,11	3.045.000,00	4.965.368.713,77	820.000,00	4.145.368.713,77	821.805.457,07	5.809.315.395,32	0,4102	1.781.810.908,97	0,4102	1.829.592.390,35	1.829.592.390,35	
6	2008	23.764.154,00	13.385.204,09	2.845.000,00	6.688.762.818,02	820.000,00	5.868.762.818,02	880.487.422,70	7.500.515.395,32	0,3536	2.053.691.728,75	0,3536	2.118.610.234,54	2.118.610.234,54	
7	2009	23.926.930,00	13.404.058,37	2.645.000,00	7.036.204.448,07	820.000,00	6.216.204.448,07	932.430.667,36	8.433.964.256,71	0,3048	1.860.175.470,61	0,3048	1.927.289.975,06	1.927.289.975,06	
8	2010	26.367.712,50	14.090.159,16	2.445.000,00	8.990.368.180,82	820.000,00	8.170.368.180,82	1.225.557.927,12	9.659.923.180,82	0,2627	2.039.772.888,19	0,2627	2.122.726.277,74	2.122.726.277,74	
9	2011	28.543.286,10	14.106.806,23	2.247.000,00	9.348.792.893,42	820.000,00	8.528.792.893,42	1.279.318.904,01	10.938.246.894,93	0,2284	1.827.214.656,04	0,2284	1.908.964.842,16	1.908.964.842,16	
10	2012	29.282.591,18	14.828.839,28	2.047.000,00	11.535.684.689,92	820.000,00	10.715.684.689,92	1.607.337.704,99	12.288.480.792,57	0,1952	1.937.810.760,74	0,1952	2.034.581.145,88	2.034.581.145,88	
11	2013	32.418.146,01	15.604.892,79	1.848.000,00	11.907.214.218,15	820.000,00	11.087.214.218,15	1.663.082.132,72	14.952.268.213,70	0,1682	1.723.468.521,07	0,1682	1.817.570.891,29	1.817.570.891,29	
12	2014	32.621.443,07	15.822.410,16	1.648.000,00	14.324.095.050,09	820.000,00	13.504.095.050,09	2.025.614.257,51	16.157.852.526,19	0,1450	1.578.289.047,01	0,1450	1.679.255.064,50	1.679.255.064,50	
13	2015	35.959.164,47	16.432.801,76	1.448.000,00	17.446.195.545,53	820.000,00	16.626.195.545,53	2.083.404.894,93	18.587.658.087,30	0,1250	1.488.109.027,10	0,1250	1.529.283.849,32	1.529.283.849,32	
14	2016	38.145.081,84	17.301.413,97	1.249.000,00	18.864.532.383,75	820.000,00	18.044.532.383,75	2.708.679.857,56	20.288.480.792,57	0,1077	1.315.504.368,35	0,1077	1.403.174.742,28	1.403.174.742,28	
15	2017	39.845.208,98	18.185.283,91	1.048.000,00	21.943.912.342,63	820.000,00	20.903.912.342,63	3.195.504.368,35	22.492.268.213,70	0,0891	1.161.103.914,47	0,0891	1.271.778.408,25	1.271.778.408,25	
16	2018	44.485.814,17	18.215.204,45	848.000,00	25.438.742.548,21	820.000,00	24.619.742.548,21	3.646.080.136,15	24.928.505.072,44	0,0690	1.049.710.484,25	0,0690	1.106.912.280,63	1.106.912.280,63	
17	2019	49.058.581,12	18.154.946,29	648.000,00	29.070.644.639,07	820.000,00	28.250.644.639,07	4.237.596.695,86	26.833.047.943,21	0,0492	949.710.484,25	0,0492	1.004.484.833,43	1.004.484.833,43	
18	2020	54.106.132,00	20.123.441,37	448.000,00	33.141.998.437,11	820.000,00	32.322.023.654,33	4.648.303.548,16	28.293.720.106,18	0,0381	829.099.163,18	0,0381	949.710.484,25	949.710.484,25	
19	2021	59.732.834,12	21.161.076,80	248.000,00	37.925.367.079,65	820.000,00	36.921.367.079,65	5.538.163.521,51	32.202.926.621,23	0,0283	785.689.052,31	0,0283	865.213.605,27	865.213.605,27	
20	2022	65.891.176,75	22.228.204,81	48.000,00	42.822.306.787,88	820.000,00	42.002.306.787,88	6.300.346.015,18	36.550.430.228,38	0,0210	690.547.096,39	0,0210	773.608.412,63	773.608.412,63	
21	2023	65.828.796,92	22.328.484,10	28.000,00	42.855.800.288,68	820.000,00	42.035.800.288,68	7.104.991.885,70	41.081.620.685,62	0,0166	571.132.253,37	0,0166	646.542.286,74	646.542.286,74	
22	2024	72.415.936,59	23.352.607,76	28.000,00	48.222.661.655,92	820.000,00	47.402.661.655,92	7.104.991.885,70	41.112.962.007,28	0,0135	477.314.294,72	0,0135	546.144.769,97	546.144.769,97	
23	2025	16.400.000,00	16.400.000,00	16.400.000,00	16.400.000,00	820.000,00	16.400.000,00	2.460.000,00	13.940.000,00	0,0116	181.843.714,72	0,0116	184.843.101,47	184.843.101,47	
24	2026	16.400.000,00	16.400.000,00	16.400.000,00	16.400.000,00	820.000,00	16.400.000,00	2.460.000,00	13.940.000,00	0,0116	181.843.714,72	0,0116	184.843.101,47	184.843.101,47	
25	2027	16.400.000,00	16.400.000,00	16.400.000,00	16.400.000,00	820.000,00	16.400.000,00	2.460.000,00	13.940.000,00	0,0116	181.843.714,72	0,0116	184.843.101,47	184.843.101,47	
26	2028	16.400.000,00	16.400.000,00	16.400.000,00	16.400.000,00	820.000,00	16.400.000,00	2.460.000,00	13.940.000,00	0,0116	181.843.714,72	0,0116	184.843.101,47	184.843.101,47	
27	2029	16.400.000,00	16.400.000,00	16.400.000,00	16.400.000,00	820.000,00	16.400.000,00	2.460.000,00	13.940.000,00	0,0116	181.843.714,72	0,0116	184.843.101,47	184.843.101,47	
28	2030	16.400.000,00	16.400.000,00	16.400.000,00	16.400.000,00	820.000,00	16.400.000,00	2.460.000,00	13.940.000,00	0,0116	181.843.714,72	0,0116	184.843.101,47	184.843.101,47	
29	2031	16.400.000,00	16.400.000,00	16.400.000,00	16.400.000,00	820.000,00	16.400.000,00	2.460.000,00	13.940.000,00	0,0116	181.843.714,72	0,0116	184.843.101,47	184.843.101,47	
30	2032	16.400.000,00	16.400.000,00	16.400.000,00	16.400.000,00	820.000,00	16.400.000,00	2.460.000,00	13.940.000,00	0,0116	181.843.714,72	0,0116	184.843.101,47	184.843.101,47	
31	2033	16.400.000,00	16.400.000,00	16.400.000,00	16.400.000,00	820.000,00	16.400.000,00	2.460.000,00	13.940.000,00	0,0116	181.843.714,72	0,0116	184.843.101,47	184.843.101,47	
32	2034	16.400.000,00	16.400.000,00	16.400.000,00	16.400.000,00	820.000,00	16.400.000,00	2.460.000,00	13.940.000,00	0,0116	181.843.714,72	0,0116	184.843.101,47	184.843.101,47	
33	2035	16.400.000,00	16.400.000,00	16.400.000,00	16.400.000,00	820.000,00	16.400.000,00	2.460.000,00	13.940.000,00	0,0116	181.843.714,72	0,0116	184.843.101,47	184.843.101,47	
34	2036	16.400.000,00	16.400.000,00	16.400.000,00	16.400.000,00	820.000,00	16.400.000,00	2.460.000,00	13.940.000,00	0,0116	181.843.714,72	0,0116	184.843.101,47	184.843.101,47	
35	2037	16.400.000,00	16.400.000,00	16.400.000,00	16.400.000,00	820.000,00	16.400.000,00	2.460.000,00	13.940.000,00	0,0116	181.843.714,72	0,0116	184.843.101,47	184.843.101,47	
36	2038	16.400.000,00	16.400.000,00	16.400.000,00	16.400.000,00	820.000,00	16.400.000,00	2.460.000,00	13.940.000,00	0,0116	181.843.714,72	0,0116	184.843.101,47	184.843.101,47	
37	2039	16.400.000,00	16.400.000,00	16.400.000,00	16.400.000,00	820.000,00	16.400.000,00	2.460.000,00	13.940.000,00	0,0116	181.843.714,72	0,0116	184.843.101,47	184.843.101,47	
38	2040	16.400.000,00	16.400.000,00	16.400.000,00	16.400.000,00	820.000,00	16.400.000,00	2.460.000,00	13.940.000,00	0,0116	181.843.714,72	0,0116	184.843.101,47	184.843.101,47	
39	2041	16.400.000,00	16.400.000,00	16.400.000,00	16.400.000,00	820.000,00	16.400.000,00	2.460.000,00	13.940.000,00	0,0116	181.843.714,72	0,0116	184.843.101,47	184.843.101,47	
40	2042	16.400.000,00	16.400.000,00	16.400.000,00	16.400.000,00	820.000,00	16.400.000,00	2.460.000,00	13.940.000,00	0,0116	181.843.714,72	0,0116	184.843.101,47	184.843.101,47	
41	2043	16.400.000,00	16.400.000,00	16.400.000,00	16.400.000,00	820.000,00	16.400.000,00	2.460.000,00	13.940.000,00	0,0116	181.843.714,72	0,0116	184.843.101,47	184.843.101,47	
42	2044	16.400.000,00	16.400.000,00	16.400.000,00	16.400.000,00	820.000,00	16.400.000,00	2.460.000,00	13.940.000,00	0,0116	181.843.714,72	0,0116	184.843.101,47	184.843.101,47	
43	2045	16.400.000,00	16.400.000,00	16.400.000,00	16.400.000,00	820.000,00	16.400.000,00	2.460.000,00	13.940.000,00	0,0116	181.843.714,72	0,0116	184.843.101,47	184.843.101,47	
44	2046	16.400.000,00	16.400.000,00	16.400.000,00	16.400.000,00	820.000,00	16.400.000,00	2.460.000,00	13.940.000,00	0,0116	181.843.714,72	0,0116	184.843.101,47	184.843.101,47	
45	2047	16.400.000													

Lampiran 15
ATCF Analysis – 75% Kredit Investasi~25% Dana Investor
(tanpa grace period)

After Tax - Cash Flow Analysis (ATCF Analysis), 75% Kredit Investasi - 25% Dana Investor
 Tanpa Grace Period
 i = 16,0127%

k	Tahun	BTCF			Revenue	BTCF	Depresiasi	Pendapatan Kena Pajak	Pajak Penghasilan (PPH)	ATCF	PIF, i, k	PV - ATCF	PIF, i, k	PV - ATCF
		Pendapatan	Pengeluaran	Pelunasan Pinjaman										
0	2002	18.104.500.000,00	41.000.000.000,00	4.042.500.000,00	-41.000.000.000,00	820.000.000,00	-41.000.000.000,00	128.995.544,09	-41.000.000.000,00	1,0000	-41.000.000.000,00	1,0000	-41.000.000.000,00	
1	2003	18.104.500.000,00	11.588.709.200,00	4.042.500.000,00	1.682.623.927,27	820.000.000,00	842.623.927,27	128.995.544,09	1.536.230.083,18	0,8620	1.324.191.210,58	0,8647	1.313.017.165,11	
2	2004	18.286.500.000,00	11.579.816.400,00	3.843.000.000,00	2.023.016.427,27	820.000.000,00	2.023.016.427,27	128.995.544,09	1.842.563.963,18	0,7430	1.369.025.204,92	0,7305	1.346.017.943,74	
3	2005	20.202.050.000,00	12.180.054.180,00	3.643.500.000,00	3.937.828.847,27	820.000.000,00	2.717.828.847,27	407.874.297,08	3.130.150.360,18	0,6244	2.004.698.474,41	0,6244	1.954.376.213,34	
4	2006	20.202.050.000,00	12.189.651.580,00	3.444.000.000,00	3.907.951.237,27	820.000.000,00	3.087.951.237,27	463.189.695,58	3.444.741.551,68	0,5620	1.901.696.495,21	0,5620	1.838.268.495,21	
5	2007	22.474.785.000,00	12.825.785.015,00	3.244.500.000,00	5.583.831.812,27	820.000.000,00	4.743.831.812,27	711.574.771,84	4.852.257.040,43	0,4759	2.308.957.697,29	0,4581	2.213.168.580,14	
6	2008	22.697.975.000,00	12.848.095.323,00	3.045.000.000,00	5.964.212.504,27	820.000.000,00	5.144.212.504,27	771.831.875,64	5.192.580.928,63	0,4102	2.129.854.136,39	0,3998	2.024.268.319,76	
7	2009	24.990.048.500,00	13.506.354.458,10	2.845.500.000,00	7.797.528.988,17	820.000.000,00	6.977.528.988,17	1.046.629.030,38	6.790.897.939,80	0,3536	2.396.836.025,44	0,3382	2.249.867.954,24	
8	2010	25.208.408.500,00	13.527.247.042,58	2.646.000.000,00	8.185.495.284,70	820.000.000,00	7.375.495.284,70	1.066.324.292,70	7.089.170.991,99	0,3048	2.160.483.408,77	0,2848	2.018.970.944,64	
9	2011	27.813.988.850,00	14.227.045.084,51	2.446.500.000,00	10.289.188.592,77	820.000.000,00	9.479.188.592,77	1.421.677.988,91	8.777.308.903,85	0,2627	2.332.014.448,69	0,2484	2.160.770.101,50	
10	2012	28.015.913.950,00	14.244.852.464,17	2.247.000.000,00	10.683.394.283,10	820.000.000,00	9.863.394.283,10	1.479.509.142,47	9.203.885.140,64	0,2264	2.084.085.962,50	0,2080	1.914.752.180,72	
11	2013	30.886.824.925,00	14.978.910.854,88	2.047.500.000,00	12.198.746.477,39	820.000.000,00	12.198.746.477,39	1.828.961.971,81	11.380.784.565,78	0,1952	2.184.039.623,18	0,1778	1.989.952.953,94	
12	2014	31.227.390.185,00	15.012.651.400,04	1.848.000.000,00	13.528.071.612,23	820.000.000,00	12.705.071.612,23	1.905.910.741,84	11.820.160.970,40	0,1850	1.954.983.717,97	0,1683	1.765.963.810,97	
13	2015	34.396.699.059,50	15.781.837.383,90	1.648.500.000,00	16.115.894.502,88	820.000.000,00	15.295.894.502,88	2.294.384.175,43	13.821.510.327,44	0,1452	2.004.394.321,90	0,1289	1.795.308.378,71	
14	2016	34.623.342.330,50	15.801.270.063,05	1.448.000.000,00	16.532.405.104,72	820.000.000,00	16.712.405.104,72	2.358.660.765,71	14.175.544.939,01	0,1250	1.771.992.344,94	0,1110	1.573.757.019,74	
15	2017	36.065.497.023,75	16.602.398.328,52	1.249.500.000,00	19.372.943.921,50	820.000.000,00	18.552.943.921,50	2.782.841.528,22	16.590.001.893,27	0,1077	1.787.589.641,32	0,0949	1.574.194.939,71	
16	2018	38.268.086.694,35	16.614.782.321,41	1.049.000.000,00	20.812.837.200,22	820.000.000,00	19.992.837.200,22	2.988.865.580,03	17.813.741.920,18	0,0929	1.654.487.504,31	0,0811	1.444.712.268,57	
17	2019	42.232.700.376,23	17.464.589.772,93	848.000.000,00	23.927.443.430,57	820.000.000,00	23.107.443.430,57	3.466.116.514,59	20.461.326.915,99	0,0890	1.411.996.541,01	0,0692	1.212.238.086,16	
18	2020	46.325.167.679,90	18.344.606.012,25	663.000.000,00	27.185.924.391,92	820.000.000,00	26.319.924.391,92	3.947.998.658,79	23.191.935.733,14	0,0595	1.379.530.392,59	0,0506	1.174.371.831,50	
19	2021	46.354.061.156,43	18.347.999.387,59	480.000.000,00	27.185.924.391,92	820.000.000,00	26.345.394.998,11	3.981.893.189,72	23.213.585.408,40	0,0513	1.180.230.111,50	0,0493	1.004.873.596,39	
20	2022	50.859.467.153,64	19.272.525.445,18	300.000.000,00	30.746.274.836,72	820.000.000,00	29.926.274.836,72	4.488.941.180,36	26.257.333.955,37	0,0442	1.160.469.598,16	0,0370	971.286.877,35	
21	2023	55.847.535.553,24	19.276.088.489,29	150.000.000,00	30.773.461.431,30	820.000.000,00	29.953.461.431,30	4.493.019.214,69	26.290.442.116,60	0,0381	1.001.175.592,87	0,0318	830.890.340,92	
22	2024	55.817.563.736,30	20.243.634.110,07	0,000.000,00	34.783.262.453,50	820.000.000,00	33.913.262.453,50	5.086.999.368,03	26.646.273.055,48	0,0328	973.513.819,03	0,0270	801.115.776,81	
23	2025	58.890.217.093,32	20.246.321.053,20	0,000.000,00	34.780.547.327,31	820.000.000,00	33.940.547.327,31	5.091.082.099,10	26.688.465.228,22	0,0283	839.800.579,40	0,0231	685.249.988,02	
24	2026	55.817.563.736,30	21.264.279.686,44	0,000.000,00	38.194.780.246,68	820.000.000,00	38.374.780.246,68	5.758.217.037,00	33.438.563.209,67	0,0244	815.846.576,11	0,0197	680.086.825,29	
25	2027	61.298.727.105,84	21.287.100.976,72	0,000.000,00	39.223.927.855,03	820.000.000,00	38.403.927.855,03	5.760.588.183,25	33.463.338.761,77	0,0210	703.760.021,65	0,0169	564.984.787,84	
26	2028	61.331.696.104,48	22.338.416.380,36	0,000.000,00	44.125.446.060,33	820.000.000,00	43.305.446.060,33	6.495.816.909,05	37.629.629.151,28	0,0181	682.149.705,70	0,0144	542.639.893,90	
27	2029	67.599.591.613,42	22.338.416.380,36	0,000.000,00	44.187.853.147,73	820.000.000,00	43.367.853.147,73	6.505.177.972,16	37.872.675.175,57	0,0166	588.824.565,17	0,0123	464.448.534,54	
28	2030	73.998.792.239,82	23.459.420.717,01	0,000.000,00	49.638.644.360,08	820.000.000,00	48.818.644.360,08	7.322.796.692,51	42.315.847.987,57	0,0135	569.956.451,78	0,0105	445.772.759,89	
29	2031	73.975.314.728,17	23.482.931.189,55	0,000.000,00	49.672.116.966,89	820.000.000,00	48.852.116.966,89	7.327.817.454,88	42.344.298.911,01	0,0116	491.616.268,35	0,0090	381.258.113,24	
30	2032	18.400.000.000,00	18.400.000.000,00	0,000.000,00	16.400.000.000,00	820.000.000,00	16.400.000.000,00	2.460.000.000,00	13.940.000.000,00	0,0116	161.843.714,72	0,0090	125.612.483,03	
Totol														
Net Benefit-Cost Ratio = 1,0566 Net Present Value = Rp 3.958.102.899 Internal Rate of Return = 16,8798%														

Lampiran 15
ATCF Analysis – 75% Kredit Investasi~25% Dana Investor
 (tanpa grace period)

After Tax - Cash Flow Analysis (ATCF Analysis), 75% Kredit Investasi - 25% Dana Investor
 Tanpa Grace Period
 i = 16,0127%

k	Tahun	BTCF				BTCF	Depresiasi	Pendapatan Kena Pajak	Pajak Penghasilan (PPH)	ATCF	PF, i, k	PV - ATCF	PV - ATCF	PF, i, k	PV - ATCF
		Pendapatan	Pengeluaran	Pelunasan Pinjaman	Revenue										
1	2	3	4	5	6	7=3-4-5+6	8	9=7-8	10=9-10	11=9	12	13=11-12	14	15=11-14	
0	2002		41.000.000,00		4.042.500,00	-41.000.000,00						-41.000.000,00	1,0000	-41.000.000,00	
1	2003	18.949.500,00	11.639.837,80		4.042.500,00	2.326.495,02	820.000,00	225.974.254,09	2.100.520.773,18	0,8620	1.810.595.415,32	0,8457	1.776.338.920,24		
2	2004	19.065.500,00	11.663.215,00		3.843.000,00	2.739.617,82	820.000,00	1.916.617,82	2.560.855.353,18	0,7430	1.820.963.328,61	0,7430	1.752.709.861,08		
3	2005	21.045.150,00	12.265.325,90		3.643.500,00	4.295.656,88	820.000,00	521.348.533,09	3.774.358.354,18	0,6404	2.417.245.079,04	0,6404	2.282.621.639,58		
4	2006	21.281.150,00	12.280.787,60		3.444.000,00	4.705.995,27	820.000,00	582.854.284,09	4.122.840.943,18	0,5524	2.278.010.819,27	0,5524	2.108.589.231,71		
5	2007	23.569.315,00	12.928.368,35		3.244.500,00	6.463.779.511,77	820.000,00	851.066.926,77	5.642.712.595,01	0,4759	2.685.097.790,20	0,4325	2.440.518.941,80		
6	2008	23.786.275,00	12.957.835,06		3.045.000,00	6.942.772.741,27	820.000,00	918.415.911,19	6.024.356.830,08	0,4102	2.471.025.917,81	0,3658	2.203.452.999,58		
7	2009	26.276.892,50	13.633.798,32		2.845.500,00	8.956.897.008,82	820.000,00	1.220.534.551,02	7.736.362.455,80	0,3083	2.795.255.229,20	0,3083	2.392.923.213,61		
8	2010	26.516.871,00	13.657.223,09		2.646.000,00	9.372.981.233,42	820.000,00	1.282.947.185,01	8.090.034.046,41	0,2816	2.465.504.691,27	0,2816	2.116.124.201,62		
9	2011	29.281.281,350	14.383.931,02		2.446.500,00	11.610.183.154,71	820.000,00	1.618.527.473,21	9.991.655.681,51	0,2627	2.624.746.592,03	0,2627	2.210.177.303,88		
10	2012	29.478.188,750	14.381.427,48		2.247.000,00	12.009.083.828,45	820.000,00	1.678.364.074,27	10.330.728.754,18	0,2284	2.339.243.091,56	0,1871	1.932.500.018,32		
11	2013	32.438.895,665	15.114.534,40		2.047.500,00	14.437.193.987,66	820.000,00	2.042.579.098,15	12.394.614.889,51	0,1952	2.149.200.299,95	0,1582	1.960.741.739,07		
12	2014	32.592.631,265	15.123.772,89		1.848.500,00	17.470.191.195,94	820.000,00	2.092.528.679,39	12.677.662.516,55	0,1662	2.132.919.419,66	0,1338	1.695.988.275,85		
13	2015	35.796.731,173	15.890.497,89		1.648.500,00	17.416.076.008,37	820.000,00	2.489.411.401,26	14.926.694.607,11	0,1450	2.184.663.707,02	0,1131	1.888.681.837,08		
14	2016	35.844.076,149	15.896.350,64		1.448.000,00	17.658.058.333,96	820.000,00	2.525.708.750,09	15.132.349.593,67	0,1250	1.881.596.328,31	0,0857	1.447.739.000,47		
15	2017	39.259.573,501	16.694.246,06		1.249.500,00	20.474.160.262,11	820.000,00	2.948.124.039,32	17.526.036.222,79	0,1077	1.888.427.196,14	0,0809	1.417.968.110,34		
16	2018	39.308.752,974	16.700.401,84		1.049.000,00	21.768.683.952,78	820.000,00	3.142.302.562,92	18.628.381.359,66	0,0929	1.729.973.530,06	0,0684	1.274.412.727,15		
17	2019	43.084.382,104	17.543.295,88		840.867,172	24.754.424.160,57	820.000,00	3.583.911.018,21	21.128.829.103,19	0,0801	1.691.534.396,96	0,0579	1.222.519.768,29		
18	2020	43.119.387,228	17.543.295,88		640.867,172	24.754.424.160,57	820.000,00	3.587.319.924,09	21.148.110.536,49	0,0680	1.459.390.148,50	0,0489	1.034.786.805,27		
19	2021	47.282.837,216	18.425.334,96		440.867,172	28.016.835.082,97	820.000,00	4.078.525.262,44	23.937.320.520,52	0,0595	1.423.867.623,39	0,0414	990.497.770,01		
20	2022	47.335.484,12	18.430.209,23		240.867,172	28.064.972.077,39	820.000,00	4.088.745.911,61	23.975.228.265,78	0,0513	1.229.455.540,43	0,0350	839.062.024,92		
21	2023	51.892.089,529	19.354.278,69		40.867,172	31.697.143.667,86	820.000,00	4.639.250.711,31	27.065.572.117,68	0,0442	1.198.190.521,31	0,0286	800.927.257,71		
22	2024	51.946.401,924	19.359.396,87		40.867,172	31.748.338.075,38	820.000,00	4.639.250.711,31	27.109.087.364,08	0,0381	1.032.743.517,54	0,0250	678.405.860,45		
23	2025	56.984.685,750	20.332.740,39		40.867,172	35.821.278.181,62	820.000,00	5.254.284.458,31	30.571.056.454,38	0,0328	1.003.892.512,99	0,0212	646.970.437,83		
24	2026	57.024.657,567	20.335.427,39		40.867,172	35.846.563.055,43	820.000,00	5.834.157.929,29	34.446.894.932,92	0,0244	865.977.620,24	0,0179	547.535.939,96		
25	2027	62.575.591,321	21.357.841,26		40.867,172	40.381.052.881,91	820.000,00	5.942.902.241,79	34.496.444.036,82	0,0210	725.487.070,56	0,0151	521.340.357,18		
26	2028	62.643.499,318	21.363.493,87		40.867,172	40.338.348.278,61	820.000,00	5.942.902.241,79	34.496.444.036,82	0,0210	725.487.070,56	0,0128	441.513.990,59		
27	2029	68.760.881,047	22.437.582,77		40.867,172	45.482.431.104,51	820.000,00	6.898.364.866,68	38.783.068.438,63	0,0181	703.059.210,36	0,0108	419.769.722,43		
28	2030	68.828.012,844	22.443.507,47		40.867,172	45.544.838.191,90	820.000,00	6.708.725.728,79	38.938.112.463,12	0,0156	606.848.026,72	0,0092	355.470.501,24		
29	2031	75.528.996,174	23.588.793,26		40.867,172	51.119.586.118,17	820.000,00	7.544.930.417,73	43.574.605.100,45	0,0135	568.910.791,21	0,0077	337.287.411,99		
30	2032	75.602.166,612	23.575.014,27		40.867,172	51.186.460.149,79	820.000,00	7.544.972.022,47	43.631.837.127,42	0,0116	161.843.714,72	0,0065	285.804.599,41		
30	2032	18.400.000,000				18.400.000,000		2.480.000,000	13.940.000,000	0,0116	161.843.714,72	0,0065	91.249.037,35		
Total												8.906.640.104,54	-1.085.560.163,28		

Net Benefit:Cost Ratio = 1,2172
 Net Present Value = Rp 8.906.640.105
 Internal Rate of Return = 18,0069%

ATCF Analysis – 50% Kredit Investasi~50% Dana Investor
(tanpa grace period)

After Tax - Cash Flow Analysis (ATCF Analysis), 50% Kredit Investasi - 50% Dana Investor
Tanpa Grace Period
i = 16,0127%

k	Tahun	BTCF				Revenue	BTCF	Depresiasi	Kena Pajak	Pajak Penghasilan (PPH)	ATCF	PF, i, k	PV - ATCF	PF, i, k	PV - ATCF	P/F, i, k	PV - ATCF
		Pendapatan	Pengeluaran	Penjualan	Pembelian												
1	2	3	4	5	6	7-3-4-5-6	8	9-7-8	10-9*15%	11-7-8	12	13=11*12	14	15=11*14	15	16=11*15	
0	2002		41.000.000,00			-41.000.000,00		-41.000.000,00		-41.000.000,00	1,0000	-41.000.000,00	1,0000	-41.000.000,00	1,0000	-41.000.000,00	
1	2003	17.412.000,00	11.484.992,00	2.695.000,00	1.881.334,34	1.550.673,45	820.000,00	730.673,45	109.601,18	1.441.072,43	0,8920	1.242.167,74	0,8939	1.244.986,96	0,8939	1.244.986,96	
2	2004	17.522.000,00	11.497.116,80	2.562.000,00	1.881.334,34	1.781.548,85	820.000,00	961.548,85	144.232,28	1.637.316,56	0,7430	1.216.528,39	0,7464	1.222.054,70	0,7464	1.222.054,70	
3	2005	19.309.300,00	12.086.353,00	2.428.000,00	1.881.334,34	3.112.612,83	820.000,00	2.292.612,83	343.881,89	2.768.730,93	0,6404	1.173.219,34	0,6448	1.185.320,37	0,6448	1.185.320,37	
4	2006	19.427.300,00	12.089.083,00	2.298.000,00	1.881.334,34	3.350.881,90	820.000,00	2.530.881,90	379.632,70	2.971.248,93	0,5571	1.040.275,95	0,5571	1.040.275,95	0,5571	1.040.275,95	
5	2007	21.407.980,00	12.718.457,00	2.163.000,00	1.881.334,34	4.845.187,78	820.000,00	4.025.187,78	603.778,11	4.241.409,67	0,4759	2.018.284,56	0,4813	2.041.292,42	0,4813	2.041.292,42	
6	2008	21.588.340,00	12.737.303,00	2.030.000,00	1.881.334,34	5.139.702,51	820.000,00	4.319.702,51	647.955,39	4.491.747,90	0,4102	1.842.391,47	0,4158	1.867.623,97	0,4158	1.867.623,97	
7	2009	23.764.154,00	13.388.204,00	1.887.000,00	1.881.334,34	6.797.615,64	820.000,00	5.977.615,64	886.942,34	5.900.973,26	0,3536	2.086.338,42	0,3592	2.119.710,99	0,3592	2.119.710,99	
8	2010	23.928.960,00	13.404.058,00	1.764.000,00	1.881.334,34	7.077.537,27	820.000,00	6.257.537,27	938.630,59	6.138.908,89	0,3048	1.870.892,51	0,3103	1.905.123,06	0,3103	1.905.123,06	
9	2011	26.397.712,00	14.090.159,00	1.631.000,00	1.881.334,34	8.985.219,00	820.000,00	8.145.219,00	1.221.792,85	7.743.486,15	0,2627	2.034.153,12	0,2681	2.076.083,00	0,2681	2.076.083,00	
10	2012	26.543.268,00	14.106.806,00	1.498.000,00	1.881.334,34	9.257.125,20	820.000,00	8.437.125,20	1.265.568,28	7.991.568,92	0,2264	1.908.571,46	0,2316	1.951.063,00	0,2316	1.951.063,00	
11	2013	29.262.591,00	14.828.839,00	1.365.000,00	1.881.334,34	11.377.417,57	820.000,00	10.557.417,57	1.583.812,82	9.763.804,88	0,2001	1.911.570,12	0,2051	1.939.808,51	0,2051	1.939.808,51	
12	2014	29.442.200,00	14.846.318,00	1.232.000,00	1.881.334,34	11.692.547,04	820.000,00	10.872.547,04	1.629.392,06	10.053.164,98	0,1882	1.691.359,23	0,1928	1.738.004,18	0,1928	1.738.004,18	
13	2015	32.418.145,00	15.604.892,00	1.098.000,00	1.881.334,34	14.032.927,36	820.000,00	13.212.927,36	1.981.938,16	12.053.988,66	0,1450	1.747.633,41	0,1484	1.799.905,43	0,1484	1.799.905,43	
14	2016	32.621.443,00	15.622.410,00	966.000,00	1.881.334,34	14.351.698,75	820.000,00	13.531.698,75	2.028.754,81	12.321.943,85	0,1250	1.540.285,85	0,1286	1.589.668,46	0,1286	1.589.668,46	
15	2017	35.995.164,00	16.422.801,00	833.000,00	1.881.334,34	17.022.028,37	820.000,00	16.202.028,37	2.580.579,65	14.581.724,16	0,1077	1.572.255,70	0,1115	1.626.540,62	0,1115	1.626.540,62	
16	2018	36.145.061,00	16.439.892,00		1.881.334,34	18.023.865,21	820.000,00	17.203.865,21	2.690.579,65	15.443.285,42	0,0929	1.434.335,23	0,0963	1.487.317,52	0,0963	1.487.317,52	
17	2019	39.846.208,00	17.281.179,00		1.881.334,34	20.882.895,22	820.000,00	20.062.895,22	3.009.404,29	17.873.290,90	0,0801	1.430.902,12	0,0832	1.487.125,19	0,0832	1.487.125,19	
18	2020	40.985.988,00	17.301.413,00		1.881.334,34	21.103.245,16	820.000,00	20.283.245,16	3.042.468,75	18.060.768,42	0,0680	1.246.337,58	0,0719	1.288.248,97	0,0719	1.288.248,97	
19	2021	44.163.228,00	18.185.293,00		1.881.334,34	24.286.600,40	820.000,00	23.466.600,40	3.519.990,80	20.766.610,31	0,0595	1.235.284,29	0,0621	1.289.834,43	0,0621	1.289.834,43	
20	2022	44.615.173,00	18.215.204,00		1.881.334,34	24.599.075,37	820.000,00	23.779.075,37	3.568.861,30	21.032.214,07	0,0513	1.076.394,63	0,0557	1.128.404,99	0,0557	1.128.404,99	
21	2023	49.058.581,00	19.147.269,00		1.881.334,34	28.229.977,46	820.000,00	27.409.977,46	4.111.496,95	24.326.214,07	0,0442	1.065.940,82	0,0464	1.117.915,44	0,0464	1.117.915,44	
22	2024	49.179.797,00	19.154.946,00		1.881.334,34	28.343.456,44	820.000,00	27.523.456,44	4.128.518,46	24.214.486,29	0,0381	922.488,45	0,0400	969.864,21	0,0400	969.864,21	
23	2025	54.285.200,00	20.123.441,00		1.881.334,34	32.301.358,48	820.000,00	31.481.358,48	4.722.203,47	27.579.153,00	0,0328	905.634,48	0,0346	954.108,86	0,0346	954.108,86	
24	2026	54.285.200,00	20.123.441,00		1.881.334,34	32.470.731,26	820.000,00	31.650.731,26	4.722.203,47	27.723.121,57	0,0283	784.708,94	0,0289	828.597,04	0,0289	828.597,04	
25	2027	59.732.834,00	21.151.076,00		1.881.334,34	36.900.422,96	820.000,00	36.080.422,96	5.412.063,44	31.465.011,92	0,0244	768.264,77	0,0258	813.064,59	0,0258	813.064,59	
26	2028	59.927.309,00	21.161.295,00		1.881.334,34	37.084.719,93	820.000,00	36.264.719,93	5.412.063,44	31.645.011,92	0,0210	665.518,19	0,0223	705.928,15	0,0223	705.928,15	
27	2029	65.881.178,00	22.228.204,00		1.881.334,34	41.981.639,56	820.000,00	41.161.639,56	6.174.245,99	35.807.365,88	0,0181	648.116,23	0,0193	690.089,76	0,0193	690.089,76	
28	2030	65.928.798,00	22.232.329,00		1.881.334,34	42.015.133,06	820.000,00	41.195.133,06	6.179.269,94	35.835.863,13	0,0156	559.956,52	0,0166	596.864,03	0,0166	596.864,03	
29	2031	72.375.556,00	23.348.276,00		1.881.334,34	47.345.945,96	820.000,00	46.525.945,96	6.978.891,80	40.367.053,66	0,0135	549.707,94	0,0144	580.854,07	0,0144	580.854,07	
30	2032	72.415.936,00	23.352.607,00		1.881.334,34	47.381.964,89	820.000,00	46.561.964,89	6.984.268,17	40.393.860,10	0,0116	468.018,15	0,0124	502.026,49	0,0124	502.026,49	
30	2032	16.400.000,00				16.400.000,00		16.400.000,00	2.480.000,00	13.940.000,00	0,0116	161.843,74	0,0124	173.293,89	0,0124	173.293,89	
Total																	
-1.081.651.185,71																	

Net Benefit-Cost Ratio = 0,9736
 Net Present Value = Rp (1.081.651.188)
 Internal Rate of Return = 15,733%

ATCF Analysis – 50% Kredit Investasi–50% Dana Investor
(tanpa grace period)

After Tax - Cash Flow Analysis (ATCF Analysis), 50% Kredit Investasi - 50% Dana Investor
Tanpa Grace Period
i = 16,0127%

k	Tahun	BTCF			BTCF	Depresiasi	Pendapatan Kena Pajak	Pejaks Penghasilan (PPh)	ATCF	P/F, i,k	PV - ATCF	P/F, i,k	PV - ATCF	PV - ATCF
		Pendapatan	Pengeluaran	Paluasan Pinjaman										
1	2	3	4	5	6	7=3-4-5-6	8	9=7-8	10=9*16%	11=7-9	12	13=11*12	14	15=11*14
0	2002	18.104.500.000,00	41.000.000.000,00	2.695.000.000,00	1.681.334.345,45	-41.000.000.000,00	820.000.000,00	-41.000.000.000,00	202.418.468,18	1.967.037.988,36	1,0000	-41.000.000.000,00	1,0000	-41.000.000.000,00
1	2003	18.286.500.000,00	11.558.709.200,00	2.562.000.000,00	1.681.334.345,45	2.169.466.454,55	820.000.000,00	1.349.456.454,55	246.502.388,18	1.967.037.988,36	0,8529	1.695.536.652,31	0,8529	1.677.644.338,05
2	2004	20.202.050.000,00	11.579.816.400,00	2.562.000.000,00	1.681.334.345,45	2.463.349.254,55	820.000.000,00	1.643.349.254,55	463.749.221,16	2.216.846.868,36	0,7430	1.647.117.438,61	0,7430	1.612.538.125,48
3	2005	20.382.250.000,00	12.180.054.180,00	2.298.000.000,00	1.681.334.345,45	3.811.661.474,55	820.000.000,00	3.091.861.474,55	509.289.603,68	3.447.912.253,36	0,6404	2.208.205.622,14	0,6404	2.139.033.817,43
4	2006	22.474.785.000,00	12.180.651.590,00	2.298.000.000,00	1.681.334.345,45	4.216.264.064,55	820.000.000,00	3.395.264.064,55	463.749.221,16	3.705.974.454,86	0,5281	2.045.880.030,66	0,5281	1.960.879.895,10
5	2007	22.697.975.000,00	12.848.095.323,00	2.030.000.000,00	1.681.334.345,45	5.804.684.639,55	820.000.000,00	4.984.894.639,55	747.699.895,93	5.095.984.943,61	0,4513	2.408.366.424,87	0,4513	2.282.052.787,13
6	2008	24.980.048.500,00	13.506.354.458,10	1.887.000.000,00	1.681.334.345,45	6.138.545.331,55	820.000.000,00	5.318.545.331,55	787.781.789,73	5.340.763.531,81	0,3849	2.190.634.698,48	0,3849	2.055.541.461,60
7	2009	25.208.408.500,00	13.527.247.042,58	1.784.000.000,00	1.681.334.345,45	7.905.359.696,45	820.000.000,00	7.085.359.696,45	1.082.803.954,47	6.842.555.741,98	0,3283	2.419.242.438,71	0,3283	2.246.098.361,42
8	2010	27.813.988.850,00	14.227.045.084,51	1.631.000.000,00	1.681.334.345,45	8.236.828.111,97	820.000.000,00	9.454.918.420,04	1.112.524.216,80	7.124.303.895,17	0,2800	2.171.180.451,17	0,2800	1.994.525.648,22
9	2011	30.886.824.505,00	14.244.852.494,17	1.488.000.000,00	1.681.334.345,45	10.591.727.110,37	820.000.000,00	9.771.727.110,37	1.418.102.913,01	8.855.916.503,03	0,2388	2.066.442.372,25	0,2388	1.868.448.068,10
10	2012	31.227.360.185,00	14.978.910.854,88	1.365.000.000,00	1.681.334.345,45	12.861.578.304,66	820.000.000,00	12.041.578.304,66	1.465.769.069,58	11.055.342.408,96	0,1952	2.157.789.004,87	0,1952	1.920.130.883,74
11	2013	34.366.668.059,50	15.012.651.400,04	1.232.000.000,00	1.681.334.345,45	13.301.404.439,51	820.000.000,00	12.481.404.439,51	1.872.210.665,93	11.428.183.773,68	0,1481	1.922.865.120,20	0,1481	1.693.017.235,02
12	2014	34.623.342.330,50	15.781.637.383,90	1.099.000.000,00	1.681.334.345,45	15.824.727.330,15	820.000.000,00	15.004.727.330,15	2.250.709.099,52	13.574.018.230,63	0,1050	1.988.603.037,72	0,1050	1.714.910.107,75
13	2015	38.065.497.023,75	16.602.396.329,52	966.000.000,00	1.681.334.345,45	16.174.737.931,99	820.000.000,00	15.354.737.931,99	2.303.210.669,80	13.871.527.242,20	0,0750	1.733.988.150,46	0,0750	1.484.688.702,80
14	2016	38.288.086.694,36	16.814.792.321,41	833.000.000,00	1.681.334.345,45	18.948.776.348,77	820.000.000,00	18.128.776.348,77	2.719.316.452,32	16.228.459.896,46	0,0519	1.748.721.297,18	0,0519	1.491.458.921,41
15	2017	42.091.946.580,49	17.458.216.146,45		1.681.334.345,45	19.971.970.027,49	820.000.000,00	19.151.970.027,49	2.872.795.504,12	17.098.174.523,37	0,0299	1.588.130.228,90	0,0299	1.340.199.719,75
16	2018	42.232.705.376,23	17.464.589.772,93		1.681.334.345,45	22.954.398.088,58	820.000.000,00	22.134.398.088,58	3.320.159.413,29	19.634.238.675,29	0,0081	1.571.890.132,69	0,0081	1.312.468.625,03
17	2019	46.325.197.576,90	18.344.606.012,25		1.681.334.345,45	23.098.776.257,84	820.000.000,00	22.268.776.257,84	3.920.188.592,88	22.498.018.311,58	0,0042	1.362.685.649,63	0,0042	1.125.808.489,52
18	2020	46.354.061.158,43	18.347.999.387,59		1.681.334.345,45	26.299.257.219,20	820.000.000,00	25.479.257.219,20	3.920.188.592,88	22.498.018.311,58	0,0016	1.337.025.659,95	0,0016	1.092.962.510,19
19	2021	50.859.467.153,64	19.275.525.445,18		1.681.334.345,45	26.324.727.425,39	820.000.000,00	25.504.727.425,39	4.362.841.104,45	25.542.766.258,55	0,0084	1.128.888.585,65	0,0084	933.437.989,31
20	2022	50.890.217.093,32	19.276.088.489,29		1.681.334.345,45	29.932.794.258,57	820.000.000,00	28.112.794.258,57	4.362.841.104,45	25.542.766.258,55	0,0302	973.953.547,23	0,0302	771.219.379,92
21	2023	55.817.563.736,30	20.243.634.110,07		1.681.334.345,45	33.892.595.280,78	820.000.000,00	33.072.595.280,78	4.960.889.292,12	28.931.705.988,66	0,0257	950.049.117,70	0,0257	744.352.174,00
22	2024	55.847.535.553,24	20.246.321.053,20		1.681.334.345,45	33.919.860.154,59	820.000.000,00	33.099.860.154,59	4.964.982.023,19	28.954.888.131,40	0,0219	819.574.604,40	0,0219	635.350.839,43
23	2025	61.299.727.105,84	21.264.279.686,44		1.681.334.345,45	38.354.113.073,95	820.000.000,00	37.534.113.073,95	5.630.116.991,09	32.723.986.112,86	0,0244	798.412.300,73	0,0244	612.413.911,81
24	2026	61.331.666.104,48	21.267.100.976,72		1.681.334.345,45	38.354.113.073,95	820.000.000,00	37.534.113.073,95	5.634.488.117,34	32.748.771.664,95	0,0210	688.732.120,24	0,0210	522.710.084,77
25	2027	67.298.531.613,42	22.339.418.390,36		1.681.334.345,45	43.294.776.887,61	820.000.000,00	42.464.776.887,61	6.399.716.833,14	36.915.082.054,47	0,0181	669.198.037,39	0,0181	429.207.569,13
26	2028	67.367.983.410,43	22.339.343.089,97		1.681.334.345,45	43.347.165.975,00	820.000.000,00	42.527.165.975,00	6.379.077.898,25	36.998.108.078,75	0,0116	577.659.832,96	0,0116	429.207.569,13
27	2029	73.938.732.239,82	23.459.420.717,01		1.681.334.345,45	48.797.977.177,36	820.000.000,00	47.977.977.177,36	7.198.696.576,60	41.801.280.600,75	0,0069	560.331.874,96	0,0069	411.940.042,41
28	2030	73.975.314.728,17	23.462.531.189,55		1.681.334.345,45	48.831.449.193,16	820.000.000,00	48.011.449.193,16	7.201.717.379,97	41.829.731.814,19	0,0084	483.322.126,22	0,0084	351.575.069,68
29	2031	16.400.000.000,00			1.681.334.345,45	16.400.000.000,00	820.000.000,00	16.400.000.000,00	2.460.000.000,00	13.940.000.000,00	0,0116	117.727.313,09	0,0116	-937.545.689,45
30	2032													
30	2032					Total						4.534.167.244,42		

Net Benefit-Cost Ratio = 1,1108
Net Present Value = Rp 4.534.167.244
Internal Rate of Return = 17,0380%

ATCF Analysis – 50% Kredit Investasi~50% Dana Investor
(tanpa grace period)

After Tax - Cash Flow Analysis (ATCF Analysis), 50% Kredit Investasi - 50% Dana Investor
Tanpa Grace Period
i = 16,0127%

k	Tahun	BTCF			Revenue	BTCF	Depresiasi	Pendapatan Kena Pajak	Pajak Penghasilan (PPh)	ATCF	PF, i, k	PV - ATCF	PV - ATCF	PF, i, k	PV - ATCF
		Pendapatan	Pengeluaran	Pelunasan Pinjaman											
0	2002		41.000.000,00		-41.000.000,00		-41.000.000,00		-41.000.000,00	1,0000	-41.000.000,00	-41.000.000,00	1,0000	-41.000.000,00	
1	2003	18.949.500,00	11.639.837,90	2.695.000,00	2.633.327,85	820.000,00	2.013.327,85	301.999,17	2.631.328,67	0,9620	2.181.840,85	2.140.656,50	0,8457	2.140.656,50	
2	2004	19.065.500,00	11.693.215,00	2.562.000,00	3.178.990,54	820.000,00	2.359.990,54	353.842,99	2.825.108,05	0,7430	2.099.055,56	2.020.378,62	0,7152	2.020.378,62	
3	2005	21.045.150,00	12.265.325,90	2.428.000,00	4.689.489,71	820.000,00	4.869.489,71	577.423,46	4.092.066,25	0,6404	2.620.752,28	2.474.794,87	0,6048	2.474.794,87	
4	2006	21.281.150,00	12.290.787,00	2.296.000,00	5.013.028,04	820.000,00	4.193.028,04	628.954,20	4.384.074,84	0,5520	2.420.224,22	2.242.184,39	0,5114	2.242.184,39	
5	2007	23.509.315,00	12.929.368,31	2.163.000,00	6.734.612,33	820.000,00	5.914.612,33	687.191,85	5.847.420,48	0,4759	2.782.508,51	2.529.058,76	0,4325	2.529.058,76	
6	2008	23.785.275,00	12.957.835,08	2.030.000,00	7.117.105,66	820.000,00	6.297.105,66	944.565,35	6.172.539,31	0,4102	2.531.806,47	2.257.851,90	0,3658	2.257.851,90	
7	2009	26.278.882,50	13.633.798,32	1.887.000,00	9.064.729,83	820.000,00	8.244.729,83	1.236.709,47	7.828.020,36	0,3538	2.767.661,62	2.421.273,78	0,3093	2.421.273,78	
8	2010	26.516.871,50	13.657.223,09	1.764.000,00	9.414.314,06	820.000,00	8.594.314,06	1.289.147,10	8.125.166,95	0,3048	2.478.211,73	2.125.313,97	0,2616	2.125.313,97	
9	2011	29.281.281,35	14.383.991,02	1.631.000,00	11.985.015,99	820.000,00	10.765.015,99	1.614.752,39	9.970.263,60	0,2627	2.618.127,09	2.205.445,32	0,2212	2.205.445,32	
10	2012	29.478.188,75	14.381.427,74	1.498.000,00	11.917.426,65	820.000,00	11.097.426,65	1.664.613,99	10.252.812,65	0,2264	2.321.599,91	1.917.924,59	0,1871	1.917.924,59	
11	2013	32.439.895,65	15.114.534,04	1.365.000,00	14.279.028,81	820.000,00	13.459.028,81	2.018.854,02	12.260.172,79	0,1952	2.392.959,81	1.899.473,86	0,1582	1.899.473,86	
12	2014	32.592.631,26	15.123.772,89	1.232.000,00	14.545.524,02	820.000,00	13.725.524,02	2.446.738,32	14.878.172,51	0,1692	2.100.780,82	1.670.450,94	0,1338	1.670.450,94	
13	2015	35.785.731,17	15.990.487,99	1.099.000,00	17.124.908,63	820.000,00	16.480.391,16	2.472.058,67	14.828.332,48	0,1450	2.128.772,42	1.660.862,58	0,1131	1.660.862,58	
14	2016	35.844.076,14	15.896.350,84	986.000,00	17.300.391,16	820.000,00	16.480.391,16	2.472.058,67	14.828.332,48	0,1250	1.853.593,13	1.418.653,14	0,0957	1.418.653,14	
15	2017	39.258.573,01	16.694.248,06	833.000,00	20.928.016,79	820.000,00	20.108.016,79	3.016.202,51	17.911.814,29	0,1077	1.849.578,81	1.398.797,55	0,0809	1.398.797,55	
16	2018	43.119.387,22	17.543.295,82	683.000,00	23.894.756,87	820.000,00	23.074.756,87	3.457.819,42	20.414.282,00	0,0929	1.634.327,49	1.225.622,10	0,0679	1.225.622,10	
17	2019	47.355.848,48	18.430.209,24	533.000,00	27.176.167,91	820.000,00	26.356.167,91	3.960.645,75	23.222.742,73	0,0860	1.410.079,27	986.822,70	0,0489	986.822,70	
18	2020	51.948.401,92	19.359.396,67	383.000,00	30.856.476,46	820.000,00	30.036.476,46	4.505.471,47	26.351.005,00	0,0813	1.192.797,54	814.057,41	0,0350	814.057,41	
19	2021	56.994.685,75	20.332.740,39	233.000,00	34.980.611,09	820.000,00	34.160.611,09	5.124.091,61	28.826.519,48	0,0765	1.005.521,49	660.523,82	0,0260	660.523,82	
20	2022	57.024.657,56	21.357.841,26	183.000,00	35.007.670,90	820.000,00	34.187.895,82	5.128.184,39	28.879.711,50	0,0719	890.417,81	631.848,12	0,0212	631.848,12	
21	2023	57.024.657,56	21.357.841,26	133.000,00	35.007.670,90	820.000,00	34.187.895,82	5.128.184,39	28.879.711,50	0,0674	845.751,64	534.747,58	0,0179	534.747,58	
22	2024	57.024.657,56	21.357.841,26	83.000,00	35.007.670,90	820.000,00	34.187.895,82	5.128.184,39	28.879.711,50	0,0629	820.013,95	510.525,62	0,0128	510.525,62	
23	2025	57.024.657,56	21.357.841,26	33.000,00	35.007.670,90	820.000,00	34.187.895,82	5.128.184,39	28.879.711,50	0,0584	820.013,95	492.398,37	0,0108	492.398,37	
24	2026	57.024.657,56	21.357.841,26	3.000,00	35.007.670,90	820.000,00	34.187.895,82	5.128.184,39	28.879.711,50	0,0539	820.013,95	412.038,58	0,0092	412.038,58	
25	2027	57.024.657,56	21.357.841,26	0,000,00	35.007.670,90	820.000,00	34.187.895,82	5.128.184,39	28.879.711,50	0,0494	820.013,95	348.930,03	0,0077	348.930,03	
26	2028	57.024.657,56	21.357.841,26	0,000,00	35.007.670,90	820.000,00	34.187.895,82	5.128.184,39	28.879.711,50	0,0449	820.013,95	331.756,35	0,0065	331.756,35	
27	2029	57.024.657,56	21.357.841,26	0,000,00	35.007.670,90	820.000,00	34.187.895,82	5.128.184,39	28.879.711,50	0,0404	820.013,95	280.927,51	0,0051	280.927,51	
28	2030	57.024.657,56	21.357.841,26	0,000,00	35.007.670,90	820.000,00	34.187.895,82	5.128.184,39	28.879.711,50	0,0359	820.013,95	91.249,93	0,0039	91.249,93	
29	2031	57.024.657,56	21.357.841,26	0,000,00	35.007.670,90	820.000,00	34.187.895,82	5.128.184,39	28.879.711,50	0,0314	820.013,95	0,0029	0,0029		
30	2032	57.024.657,56	21.357.841,26	0,000,00	35.007.670,90	820.000,00	34.187.895,82	5.128.184,39	28.879.711,50	0,0269	820.013,95	0,0024	0,0024		
Total															
16.400.000,00															

Net Benefit-Cost Ratio = 1,2313
 Net Present Value = Rp 9.481.704,450
 Internal Rate of Return = 18,1614%

ATCF Analysis – 25% Kredit Investasi~75% Dana Investor
(tanpa grace period)

After Tax - Cash Flow Analysis (ATCF Analysis), 25% Kredit Investasi - 75% Dana Investor
Tanpa Grace Period
i = 16,0127%

k	Tahun	BTCF			Revenue	BTCF	Depresiasi	Pendapatan Kena Pajak	Pajak Penghasilan (PPH)	ATCF	PV - ATCF	PV - ATCF	PF, i, k	PF, i, k
		Pendapatan	Pengeluaran	Pelunasan Pinjaman										
0	2002		41.000.000,00		-41.000.000,00		-41.000.000,00		-41.000.000,00	-41.000.000,00	-41.000.000,00	1,0000	15=1114	
1	2003	17.412.000,00	11.484.892,20	1.347.500,00	2.057.506.281,82	820.000,00	1.237.506.281,82	185.825.942,27	1.871.880.339,55	1.613.513.184,01	1.613.513.184,01	0,8659	14	
2	2004	17.522.000,00	11.497.116,80	1.281.000,00	2.221.881.881,82	820.000,00	1.401.881.881,82	210.282.252,27	2.011.599.629,55	1.494.618.572,97	1.501.410.692,44	0,7484	13=1112	
3	2005	19.309.000,00	12.086.353,00	1.214.500,00	3.468.445.461,82	820.000,00	2.668.445.461,82	399.968.819,27	3.068.476.642,55	1.976.726.491,35	1.800.216.291,96	0,6448	12	
4	2006	19.427.000,00	12.098.083,80	1.148.000,00	3.658.214.831,82	820.000,00	2.838.214.831,82	425.732.194,77	3.232.482.637,05	1.784.489.166,87	1.600.744.824,12	0,5571	11	
5	2007	21.407.000,00	12.718.457,80	1.081.500,00	5.086.020.821,32	820.000,00	4.268.020.821,32	639.903.083,20	4.446.117.528,12	2.115.695.274,19	2.139.813.583,82	0,4813	10=91153	
6	2008	21.588.340,00	12.737.303,10	1.015.000,00	5.314.035.368,32	820.000,00	4.494.035.368,32	674.105.305,25	4.639.930.063,07	1.903.172.034,14	1.929.236.351,16	0,4158	9	
7	2009	23.784.154,00	13.388.204,00	948.500,00	6.905.448.472,57	820.000,00	6.085.448.472,57	912.817.270,89	5.982.631.201,68	2.118.744.555,30	2.152.635.772,72	0,3592	8	
8	2010	23.926.930,00	13.404.058,70	882.000,00	7.118.870.103,62	820.000,00	6.298.870.103,62	944.830.515,54	6.174.039.589,08	1.881.589.555,42	1.916.026.063,04	0,3103	7	
9	2011	26.367.712,00	14.080.159,10	815.500,00	8.940.051.835,36	820.000,00	8.120.051.835,36	1.218.007.775,30	7.722.044.060,06	2.028.533.548,29	2.070.347.851,59	0,2681	6	
10	2012	26.543.286,00	14.106.806,20	749.000,00	9.165.458.347,97	820.000,00	8.345.458.347,97	1.251.818.752,19	7.913.639.586,77	1.791.928.275,54	1.833.016.083,02	0,2316	5	
11	2013	29.252.591,00	14.828.839,20	682.500,00	11.219.250.354,46	820.000,00	10.396.250.354,46	1.589.887.553,17	9.808.362.801,29	1.885.329.523,71	1.932.896.011,25	0,2021	4	
12	2014	29.442.200,00	14.846.318,20	616.000,00	11.457.878.872,69	820.000,00	10.637.878.872,69	1.595.881.980,90	9.882.187.891,79	1.659.231.325,53	1.704.989.530,00	0,1729	3	
13	2015	32.418.145,00	15.604.882,70	549.500,00	13.741.760.704,63	820.000,00	12.921.760.704,63	1.938.284.105,69	11.803.496.596,94	1.711.742.132,36	1.762.940.615,03	0,1484	2	
14	2016	32.621.443,00	15.622.410,00	483.000,00	13.984.031.820,73	820.000,00	13.174.031.820,73	1.976.104.743,11	12.017.926.877,62	1.502.282.658,07	1.550.727.760,73	0,1280	1	
15	2017	35.959.164,00	16.422.801,70	416.500,00	16.597.891.200,08	820.000,00	15.777.891.200,08	2.366.679.180,01	14.231.182.020,07	1.533.407.226,20	1.586.446.498,76	0,1115		
16	2018	36.145.061,00	16.439.862,80		17.183.198.038,29	820.000,00	16.363.198.038,29	2.454.478.705,74	14.728.718.328,55	1.367.987.956,56	1.418.468.764,60	0,0953		
17	2019	39.845.208,99	17.281.179,30		20.042.028.110,19	820.000,00	19.222.028.110,19	2.893.304.216,53	17.168.723.893,66	1.373.695.226,19	1.427.670.517,84	0,0832		
18	2020	40.085.983,00	17.301.413,90		20.282.577.897,17	820.000,00	19.462.577.897,17	2.916.396.699,58	17.346.191.297,60	1.197.027.055,37	1.246.884.244,16	0,0719		
19	2021	44.163.228,00	18.185.293,10		23.445.933.228,87	820.000,00	22.625.933.228,87	3.393.869.984,33	20.052.043.244,54	1.192.759.561,24	1.245.268.854,33	0,0621		
20	2022	44.465.614,00	18.215.204,10		23.758.408.203,76	820.000,00	22.938.408.203,76	3.440.761.230,56	20.317.646.973,19	1.041.745.666,74	1.084.794.552,02	0,0537		
21	2023	49.558.581,00	19.147.269,10		27.389.310.283,62	820.000,00	26.569.310.283,62	3.985.396.544,04	23.403.913.749,58	1.034.359.800,97	1.090.067.592,08	0,0464		
22	2024	49.179.737,00	19.154.946,00		27.532.789.268,19	820.000,00	26.892.789.268,19	4.002.418.390,36	23.500.370.878,81	895.286.423,36	941.060.052,16	0,0400		
23	2025	54.106.132,00	20.123.441,00		31.630.064.091,66	820.000,00	30.810.064.091,66	4.621.509.613,75	27.008.554.477,91	892.169.760,53	928.988.208,08	0,0346		
24	2026	54.285.200,00	20.133.134,00		36.059.755.797,17	820.000,00	35.239.755.797,17	5.285.963.369,58	30.773.792.427,60	764.482.929,67	807.230.101,70	0,0269		
25	2027	58.730.834,00	21.151.076,00		38.244.052.734,20	820.000,00	37.424.052.734,20	5.313.807.910,13	30.930.444.824,07	750.830.501,55	794.613.682,23	0,0223		
26	2028	59.927.309,00	21.161.255,00		41.140.972.422,43	820.000,00	40.320.972.422,43	6.048.145.893,38	35.082.826.559,06	689.965.833,20	689.965.833,20	0,0189		
27	2029	65.891.178,00	22.228.204,00		41.174.465.923,21	820.000,00	40.354.465.923,21	6.053.168.898,48	35.121.296.034,73	538.162.562,57	676.318.841,82	0,0166		
28	2030	65.928.796,00	22.232.329,00		48.505.278.225,86	820.000,00	47.685.278.225,86	6.652.791.793,88	39.652.488.481,98	548.800.798,94	584.766.577,46	0,0144		
29	2031	72.375.556,00	23.348.276,00		46.541.327.310,17	820.000,00	45.721.327.310,17	6.858.198.086,52	38.638.128.213,64	460.722.014,47	470.376.251,69	0,0124		
30	2032	16.400.000,00			16.400.000,00	820.000,00	16.400.000,00	2.460.000,00	13.940.000,00	161.843.714,72	173.293.890,24	0,0124		
					Total					-506.586.840,47	661.949.101,74			

Net Benefit-Cost Ratio = 0,9876
 Net Present Value = Rp (506.586.840)
 Internal Rate of Return = 15,8688%

Lampiran 17
ATCF Analysis – 25% Kredit Investasi ~75% Dana Investor
 (tanpa grace period)

After Tax - Cash Flow Analysis (ATCF Analysis), 25% Kredit Investasi - 75% Dana Investor
 Tanpa Grace Period
 i = 16,0127%

k	Tahun	BTCF				Revenue	BTCF	Depresiasi	Pendapatan Kena Pajak	Pajak Penghasilan (PPH)	ATCF	PIF, i, k	PV - ATCF	PIF, i, k	PV - ATCF	Skenario: Moderat
		Pendapatan	Pengeluaran	Pelunasan Pinjaman	Revenue											
1	2	3	4	5	6	7-3-4-5-6	8	9-7-8	10-9*16%	11-7-9	12	13-11*12	14	15-11*14		
0	2002	41.000.000,00	41.000.000,00			-41.000.000,00		-41.000.000,00		-41.000.000,00	1,000	-41.000.000,00	1,000	-41.000.000,00	-41.000.000,00	
1	2003	18.104.500,00	11.588.709,20	1.347.500,00	2.522.001,51	2.676.289,28	820.000,00	1.856.289,28	278.443,32	2.397.845,96	0,862	2.066.882,04	0,852	2.045.071,12	2.045.071,12	
2	2004	18.286.500,00	11.579.816,40	1.281.000,00	2.522.001,51	2.903.682,08	820.000,00	2.093.682,08	312.552,32	2.591.129,76	0,743	1.925.209,67	0,724	1.894.792,19	1.894.792,19	
3	2005	20.202.050,00	12.180.054,18	1.214.500,00	2.522.001,51	4.285.494,81	820.000,00	3.465.494,81	3.765.620,16	3.765.620,16	0,604	2.411.712,69	0,620	2.398.166,12	2.398.166,12	
4	2006	20.392.250,00	12.199.851,90	1.148.000,00	2.522.001,51	4.522.986,91	820.000,00	3.702.986,91	565.989,53	3.987.207,38	0,520	2.190.003,43	0,528	2.099.101,77	2.099.101,77	
5	2007	22.474.785,00	12.825.786,01	1.081.500,00	2.522.001,51	6.045.497,46	820.000,00	5.225.497,46	783.824,82	5.281.672,64	0,479	2.003.779,15	0,453	2.374.431,68	2.374.431,68	
6	2008	22.997.975,00	12.848.095,32	1.015.000,00	2.522.001,51	6.312.878,15	820.000,00	5.492.878,15	1.078.978,76	5.484.946,35	0,402	2.251.415,26	0,394	2.276.183,45	2.276.183,45	
7	2009	24.980.048,00	13.506.354,46	946.500,00	2.522.001,51	8.013.192,52	820.000,00	7.193.192,52	1.178.724,14	6.994.213,64	0,356	2.451.648,51	0,328	2.276.183,45	2.276.183,45	
8	2010	25.209.409,00	13.527.247,04	882.000,00	2.522.001,51	8.278.160,93	820.000,00	7.458.160,93	1.414.327,87	7.159.438,78	0,304	2.181.897,49	0,280	2.004.361,48	2.004.361,48	
9	2011	27.813.398,00	14.227.045,08	815.500,00	2.522.001,51	10.248.852,24	820.000,00	9.428.852,24	1.452.008,90	8.934.524,14	0,262	2.320.775,30	0,238	2.109.441,62	2.109.441,62	
10	2012	28.015.913,00	14.244.852,49	749.000,00	2.522.001,51	10.500.059,93	820.000,00	9.680.059,93	1.782.511,81	10.920.900,32	0,203	2.048.799,18	0,203	1.842.590,72	1.842.590,72	
11	2013	30.886.824,00	15.012.651,40	616.000,00	2.522.001,51	12.703.412,13	820.000,00	11.883.412,13	1.838.510,59	11.238.226,67	0,182	1.890.736,52	0,182	1.664.728,09	1.664.728,09	
12	2014	31.227.390,00	15.012.651,40	549.500,00	2.522.001,51	15.533.660,15	820.000,00	14.713.660,15	2.207.034,02	13.326.626,13	0,145	1.932.611,72	0,145	1.664.728,09	1.664.728,09	
13	2015	34.386.899,00	15.801.270,05	483.000,00	2.522.001,51	18.524.808,17	820.000,00	17.704.808,17	2.249.560,13	15.988.917,79	0,107	1.695.985,95	0,107	1.461.908,69	1.461.908,69	
14	2016	38.065.497,00	16.602.398,22	416.500,00	2.522.001,51	21.113.728,91	820.000,00	20.293.728,91	2.665.891,37	18.919.669,47	0,080	1.521.762,85	0,080	1.284.189,33	1.284.189,33	
15	2017	38.268.088,00	17.456.216,14	349.000,00	2.522.001,51	22.113.728,91	820.000,00	21.293.728,91	3.194.059,33	18.919.669,47	0,068	1.284.189,33	0,068	1.284.189,33	1.284.189,33	
16	2018	42.091.946,00	17.456.216,14	282.500,00	2.522.001,51	22.246.109,05	820.000,00	21.426.109,05	3.213.915,32	19.032.192,72	0,059	1.313.374,75	0,059	1.085.069,34	1.085.069,34	
17	2019	46.325.197,00	18.344.608,01	216.000,00	2.522.001,51	25.458.590,06	820.000,00	24.638.590,06	3.695.786,50	21.782.801,53	0,046	1.294.520,92	0,046	1.085.069,34	1.085.069,34	
18	2020	46.325.197,00	18.344.608,01	149.500,00	2.522.001,51	25.458.590,06	820.000,00	24.638.590,06	3.695.786,50	21.782.801,53	0,046	1.294.520,92	0,046	1.085.069,34	1.085.069,34	
19	2021	46.325.197,00	18.344.608,01	83.000,00	2.522.001,51	25.458.590,06	820.000,00	24.638.590,06	3.695.786,50	21.782.801,53	0,046	1.294.520,92	0,046	1.085.069,34	1.085.069,34	
20	2022	46.325.197,00	18.344.608,01	17.500,00	2.522.001,51	25.458.590,06	820.000,00	24.638.590,06	3.695.786,50	21.782.801,53	0,046	1.294.520,92	0,046	1.085.069,34	1.085.069,34	
21	2023	50.890.217,00	19.276.088,48	10.000,00	2.522.001,51	29.084.940,19	820.000,00	28.264.940,19	4.236.741,02	24.828.199,16	0,042	1.116.954,11	0,042	903.419,78	903.419,78	
22	2024	55.847.535,00	20.243.634,10	3.500,00	2.522.001,51	33.051.928,10	820.000,00	32.231.928,10	4.834.789,21	28.217.138,89	0,038	946.731,51	0,038	749.863,78	749.863,78	
23	2025	55.847.535,00	20.243.634,10	0,00	2.522.001,51	33.051.928,10	820.000,00	32.231.928,10	4.834.789,21	28.217.138,89	0,038	946.731,51	0,038	749.863,78	749.863,78	
24	2026	61.289.727,00	21.264.279,86	0,00	2.522.001,51	37.513.445,90	820.000,00	36.693.445,90	5.504.016,85	32.009.428,05	0,024	780.978,02	0,024	589.041,13	589.041,13	
25	2027	61.289.727,00	21.264.279,86	0,00	2.522.001,51	37.513.445,90	820.000,00	36.693.445,90	5.504.016,85	32.009.428,05	0,024	780.978,02	0,024	589.041,13	589.041,13	
26	2028	67.599.531,00	22.333.418,38	0,00	2.522.001,51	42.444.111,74	820.000,00	41.624.111,74	6.243.616,75	36.200.494,95	0,018	656.242,36	0,018	492.766,38	492.766,38	
27	2029	67.599.531,00	22.333.418,38	0,00	2.522.001,51	42.444.111,74	820.000,00	41.624.111,74	6.243.616,75	36.200.494,95	0,018	656.242,36	0,018	492.766,38	492.766,38	
28	2030	73.938.732,00	23.459.420,71	0,00	2.522.001,51	47.957.310,04	820.000,00	47.137.310,04	7.075.617,30	40.886.713,53	0,009	550.707,29	0,009	404.864,37	404.864,37	
29	2031	73.938.732,00	23.459.420,71	0,00	2.522.001,51	47.957.310,04	820.000,00	47.137.310,04	7.075.617,30	40.886.713,53	0,009	550.707,29	0,009	404.864,37	404.864,37	
30	2032	16.400.000,00	16.400.000,00		2.522.001,51	16.400.000,00	820.000,00	16.400.000,00	2.460.000,00	13.940.000,00	0,016	161.843,71	0,016	117.727,31	117.727,31	
Total															5.109.231.589,86	

Net Benefit-Cost Ratio = 1,1246
 Net Present Value = Rp 5.109.231.590
 Internal Rate of Return = 17,1836%

Lampiran 17
ATCF Analysis – 25% Kredit Investasi~75% Dana Investor
(tanpa grace period)

After Tax - Cash Flow Analysis (ATCF Analysis), 25% Kredit Investasi - 75% Dana Investor
 Tanpa Grace Period
 i = 16,0127%

k	Tahun	BTCF				Revenue	BTCF	Depresiasi	Kena Pajak	Pajak Penghasilan (PPH)	ATCF	PIF, i, k	PV - ATCF	PIF, i, k	PV - ATCF	Skenario: Optimis
		Pendapatan	Pengeluaran	Pelunasan Pinjaman	Neto											
1	2	3	4	5	6	7-3-4-5-6	8	9-7-8	10-9-15%	11-7-9	12	13-11-12	14	15-11-14		
0	2002	18.849.500,00	41.000.000,00	1.347.500,00	2.922.001,518,18	-41.000.000,00	820.000,00	-41.000.000,00	378.024,102,27	-41.000.000,00	1,0000	-41.000.000,00	1,0000	-41.000.000,00		
1	2003	19.085.500,00	11.639.837,800,00	1.281.000,00	2.922.001,518,18	3.340.160,681,82	820.000,00	2.520.160,681,82	2.982.136,679,55	2.982.136,679,55	0,8439	2.553.266,298,79	0,8439	2.469.693,316,07		
2	2004	21.045.150,00	12.265.325,940,00	1.214.500,00	2.922.001,518,18	3.619.283,481,82	820.000,00	2.798.283,481,82	419.892,522,27	3.199.390,969,55	0,7430	2.377.147,795,98	0,7430	2.278.403,360,96		
3	2005	21.281.150,00	12.290.787,940,00	1.148.000,00	2.922.001,518,18	5.043.322,541,82	820.000,00	4.223.322,541,82	633.498,381,27	4.408.824,160,55	0,6404	2.624.259,374,48	0,6404	2.650.124,160,74		
4	2006	23.508.315,00	12.929.369,315,50	1.081.500,00	2.922.001,518,18	5.320.360,981,82	820.000,00	4.500.360,981,82	675.054,192,27	4.646.308,749,55	0,5520	2.564.437,621,17	0,5520	2.355.613,998,42		
5	2007	23.786.275,00	12.957.835,088,00	1.015.000,00	2.922.001,518,18	6.875.445,166,32	820.000,00	6.155.445,166,32	923.916,774,65	5.922.128,391,37	0,4280	2.679.919,245,37	0,4280	2.590.099,099,84		
6	2008	26.276.862,500,00	13.633.796,320,45	948.500,00	2.922.001,518,18	7.281.438,395,82	820.000,00	6.471.438,395,82	970.715,759,37	6.320.722,636,45	0,3612	2.592.587,041,98	0,3612	2.282.740,957,58		
7	2009	26.516.871,500,00	13.657.223,093,85	882.000,00	2.922.001,518,18	9.172.562,861,37	820.000,00	8.352.562,861,37	1.252.884,399,21	7.919.678,262,16	0,3048	2.600.088,055,74	0,3048	2.413.676,634,38		
8	2010	28.281.261,350,00	14.383.931,022,56	815.500,00	2.922.001,518,18	9.455.646,887,97	820.000,00	8.635.646,887,97	1.610.977,321,39	9.948.671,487,87	0,2627	2.619.507,437,13	0,2627	2.159.278,596,77		
9	2011	28.478.188,750,00	14.381.427,748,83	749.000,00	2.922.001,518,18	11.559.848,808,26	820.000,00	10.739.848,808,26	1.650.863,922,45	10.174.895,560,54	0,1952	2.366.718,062,92	0,1952	1.874.157,411,95		
10	2012	32.439.895,665,00	15.114.534,404,81	682.500,00	2.922.001,518,18	14.120.869,642,21	820.000,00	13.300.869,642,21	1.985.128,946,33	12.125.730,865,88	0,1546	2.092.881,138,96	0,1546	1.603.740,344,25		
11	2013	32.592.631,265,00	15.123.772,896,39	616.000,00	2.922.001,518,18	14.320.858,850,49	820.000,00	13.500.858,850,49	2.025.126,527,57	12.286.728,322,92	0,1482	2.068.652,224,12	0,1482	1.568.467,554,29		
12	2014	35.795.731,173,50	15.890.487,992,40	549.500,00	2.922.001,518,18	16.833.741,862,92	820.000,00	16.013.741,862,92	2.418.408,598,28	14.431.680,413,48	0,1250	1.815.589,939,36	0,1250	1.349.083,268,25		
13	2015	35.844.076,149,50	15.896.350,642,81	483.000,00	2.922.001,518,18	18.942.723,998,51	820.000,00	18.122.723,998,51	2.418.408,598,28	14.431.680,413,48	0,1101	1.615.589,939,36	0,1101	1.099.632,442,54		
14	2016	39.309.792,674,85	16.700.401,849,34	416.500,00	2.922.001,518,18	20.087.349,607,32	820.000,00	19.267.349,607,32	2.890.102,441,10	17.197.247,168,22	0,0929	1.597.238,981,24	0,0929	1.137.539,465,76		
15	2017	43.084.392,104,49	17.540.874,810,35	352.000,00	2.922.001,518,18	23.031.405,775,95	820.000,00	22.211.405,775,95	3.331.710,886,39	16.804.952,029,15	0,0801	1.577.120,596,05	0,0801	1.069.632,442,54		
16	2018	43.119.387,226,16	17.543.295,892,85	300.000,00	2.922.001,518,18	23.054.089,815,12	820.000,00	22.234.089,815,12	3.335.113,472,27	16.718.978,942,85	0,0680	1.360.768,365,74	0,0680	928.868,124,65		
17	2019	47.292.837,216,44	18.425.334,960,75	250.000,00	2.922.001,518,18	26.335.500,737,51	820.000,00	25.515.500,737,51	3.894.545,659,79	22.508.175,629,88	0,0595	1.158.159,546,19	0,0595	756.418,344,98		
18	2020	47.335.848,484,12	18.430.209,234,01	200.000,00	2.922.001,518,18	26.383.637,731,93	820.000,00	25.563.637,731,93	4.379.371,398,38	25.638.437,924,04	0,0442	1.133.028,480,30	0,0442	725.725,401,58		
19	2021	51.892.069,629,75	19.354.278,698,17	150.000,00	2.922.001,518,18	30.015.809,322,40	820.000,00	29.195.809,322,40	4.367.050,599,49	25.679.963,170,44	0,0381	978.299,446,96	0,0381	613.468,030,93		
20	2022	51.948.401,924,19	19.359.396,676,08	100.000,00	2.922.001,518,18	30.067.003,729,93	820.000,00	29.247.003,729,93	4.867.991,575,42	28.145.471,506,81	0,0328	966.963,110,34	0,0328	587.484,732,18		
21	2023	56.964.665,750,50	20.332.740,398,15	50.000,00	2.922.001,518,18	34.139.943,836,17	820.000,00	33.319.943,836,17	5.681.957,777,47	28.145.471,506,81	0,0283	925.525,670,25	0,0283	496.162,255,05		
22	2024	57.024.657,567,44	20.335.427,339,28	0,000,00	2.922.001,518,18	34.187.228,709,98	820.000,00	33.347.228,709,98	6.002.084,306,50	28.185.144,403,48	0,0244	805.579,679,99	0,0244	474.011,477,34		
23	2025	62.643.499,319,73	21.363.483,867,40	0,000,00	2.922.001,518,18	38.689.718,516,45	820.000,00	37.879.718,516,45	5.690.702,089,97	33.067.311,843,15	0,0210	695.431,297,76	0,0210	400.809,996,42		
24	2026	68.780.681,047,61	22.437.582,770,37	0,000,00	2.922.001,518,18	43.801.098,759,05	820.000,00	42.981.098,759,05	6.447.164,513,98	37.363.932,245,19	0,0181	677.151,873,74	0,0181	381.892,289,63		
25	2027	75.528.996,617,42	23.588.793,326,52	0,000,00	2.922.001,518,18	49.438.201,772,72	820.000,00	48.618.201,772,72	6.456.625,676,97	37.406.978,268,48	0,0156	584.516,561,29	0,0156	322.729.613,38		
26	2028	75.602.161,594,12	23.575.014,271,61	0,000,00	2.922.001,518,18	49.505.145,804,33	820.000,00	48.685.145,804,33	7.282.730,265,91	42.145.471,506,81	0,0135	567.661,697,96	0,0135	306.844.792,26		
27	2029	16.400.000,000,00	16.400.000,000,00	0,000,00	2.922.001,518,18	16.400.000,000,00	820.000,00	16.400.000,000,00	7.302.771.870,66	42.202.373,933,68	0,0116	489.970,514,15	0,0116	259.290.360,09		
28	2030								2.460.000,000,00	13.940.000,000,00	0,0116	161.843,714,72	0,0116	85.847,021,31		
29	2031															
30	2032															
Totol																
															10.056.768.795,02	

Net Benefit:Cost Ratio = 1,2463
 Net Present Value = Rp 10.056.768.795
 Internal Rate of Return = 18,3591%

Lampiran 18
ATCF Analysis – 75% Kredit Investasi ~25% Dana Investor
(dengan grace period)

After Tax - Cash Flow Analysis (ATCF Analysis), 75% Kredit Investasi - 25% Dana Investor
 Dengan Grace Period
 i = 18,0127%

k	Tahun	BTCF				Revenue	BTCF	Depresiasi	Pendapatan 9=7-8	Pejabat Penghasilan (PPH) 10-9*15%	ATCF	PF, i, k 12	PV - ATCF 13=11*12	PF, i, k 14, 15	PV - ATCF 15=11*14	Skenario: Pesimis
		Pendapatan 3	Pengeluaran 4	Pelunasan Pinjaman 5	6											
0	2002															
1	2003	17.412.000,00	41.000.000,00	2.992.500,00	840.667,172,73	-41.000.000,00	820.000,00	1.273.840,827,27	191.076,094,09	-41.000.000,00	1,0000	-41.000.000,00	1,0000	-41.000.000,00		
2	2004	17.522.000,00	11.484.992,200,00	2.992.500,00	840.667,172,73	2.083.840,827,27	820.000,00	1.371.716,027,27	205.757,404,09	1.902.764,533,18	0,8620	1.640.134,572,44	0,8628	1.647.415.160,24		
3	2005	19.309.300,00	12.086.850,00	2.992.500,00	840.667,172,73	3.399.779,807,27	820.000,00	1.579.879,807,27	385.466,917,09	3.004.312.838,18	0,7430	1.475.567,451,33	0,7496	1.489.696.705,97		
4	2006	19.427.300,00	12.089.063,850,00	2.992.500,00	840.667,172,73	3.495.046,917,27	820.000,00	2.675.048,917,27	401.257,346,59	3.093.791.830,68	0,6404	1.924.103.633,74	0,6480	1.949.891.011,00		
5	2007	21.407.990,00	12.718.457,880,50	4.424.318,181,82	840.667,172,73	3.424.538,784,65	820.000,00	2.604.538,784,65	390.680,517,74	3.033.855,287,21	0,4759	1.443.667,487,88	0,4885	1.475.995.660,17		
6	2008	21.588.340,00	12.737.303,113,50	4.152.272,727,27	840.667,172,73	3.858.096,986,50	820.000,00	3.038.096,986,50	455.714,547,98	3.402.392,438,53	0,4102	1.395.563,945,67	0,4212	1.433.148.566,56		
7	2009	23.784.154,00	13.388.204,099,25	3.880.227,272,73	840.667,172,73	5.685.055,545,30	820.000,00	4.835.055,545,30	725.258,331,79	4.929.797,213,50	0,3586	1.742.970,767,48	0,3647	1.797.867.082,98		
8	2010	23.926.890,00	13.404.058,378,20	3.608.181,818,18	840.667,172,73	6.074.022,630,89	820.000,00	5.255.919,236,26	798.103,394,63	5.285.919,236,26	0,3048	1.610.927,543,28	0,3158	1.686.031.846,28		
9	2011	26.387.712,500,00	14.090.159,148,46	3.338.136,363,64	840.667,172,73	8.100.748,817,18	820.000,00	7.280.748,817,18	1.092.112,472,59	7.008.637,344,60	0,2627	1.841.125.995,65	0,2734	1.916.000.995,32		
10	2012	26.544.268,100,00	14.106.606,233,85	3.064.090,909,09	840.667,172,73	8.531.701,784,33	820.000,00	7.711.701,784,33	1.156.755,267,65	7.374.946,516,68	0,2264	1.669.949,093,97	0,2367	1.745.577.088,09		
11	2013	29.252.591,180,00	14.828.639,297,36	2.782.045,454,55	840.667,172,73	10.791.039,245,37	820.000,00	9.971.039,245,37	1.496.655,886,81	9.295.383,398,56	0,1952	1.814.287,447,38	0,2048	1.904.870.600,71		
12	2014	29.442.200,120,00	14.846.318,728,12	2.520.000,000,00	840.667,172,73	11.235.214,218,15	820.000,00	10.415.214,218,15	1.562.282,132,72	9.672.992,085,43	0,1650	1.627.398,655,48	0,1774	1.716.225.410,34		
13	2015	32.418.145,012,00	15.604.892,798,19	2.247.954,545,45	840.667,172,73	13.724.840,504,63	820.000,00	12.904.840,504,63	1.936.696,075,69	11.788.944,428,94	0,1452	1.709.631,777,83	0,1536	1.810.981.116,31		
14	2016	32.621.443,507,00	15.622.410,168,09	1.975.908,090,91	840.667,172,73	14.182.458,875,28	820.000,00	13.362.458,875,28	2.004.368,531,29	12.178.088,343,98	0,1250	1.522.303,398,40	0,1330	1.619.887.912,24		
15	2017	35.959.164,479,30	16.422.801,781,04	1.703.863,638,36	840.667,172,73	16.991.831,906,17	820.000,00	16.171.831,906,17	2.706.679,657,56	16.157.852,926,19	0,1029	1.500.702,505,38	0,0997	1.610.912.280,63		
16	2018	36.145.061,847,30	16.439.692,290,83		840.667,172,73	18.864.532,383,75	820.000,00	18.044.532,383,75	3.135.504,368,35	18.587.958,087,30	0,0801	1.488.108,027,10	0,0863	1.604.484.833,43		
17	2019	39.845.208,968,99	17.281.179,340,61		840.667,172,73	21.723.362,455,65	820.000,00	20.903.362,455,65	3.646.090,136,15	18.775.325,491,24	0,0680	1.295.648,848,13	0,0747	1.403.174.742,28		
18	2020	40.085.993,684,74	17.301.413,979,38		840.667,172,73	21.943.912,342,83	820.000,00	21.123.912,342,83	3.168.968,851,39	16.157.852,926,19	0,0595	1.277.769,026,51	0,0647	1.393.953.654,23		
19	2021	44.153.228,659,49	18.185.293,912,44		840.667,172,73	25.127.297,574,33	820.000,00	24.307.297,574,33	4.237.598,695,86	24.833.047,943,21	0,0442	1.115.022,660,98	0,0485	1.216.302.960,96		
20	2022	44.495.614,173,18	18.215.204,451,24		840.667,172,73	25.439.742,549,21	820.000,00	24.619.742,549,21	3.692.961,392,38	21.746.781,198,83	0,0381	1.097.521.841,98	0,0420	1.204.504.309,60		
21	2023	49.058.581,124,21	19.147.269,312,41		840.667,172,73	29.070.644,639,07	820.000,00	28.250.644,639,07	4.234.818,542,20	24.629.505,072,44	0,0328	949.710.494,25	0,0364	1.046.911.579,70		
22	2024	49.179.737,080,15	19.154.946,292,78		840.667,172,73	29.184.123,614,64	820.000,00	28.364.123,614,64	4.873.709,795,57	28.293.720.106,18	0,0283	929.098.163,18	0,0275	1.029.737.131,70		
23	2025	54.106.132,207,00	20.123.441,379,95		840.667,172,73	33.142.023,654,33	820.000,00	32.322.023,654,33	5.538.163,591,39	32.202.926,621,23	0,0244	785.699,052,31	0,0236	773.609.412,63		
24	2026	54.285.200,508,13	20.133.134,899,29		840.667,172,73	33.311.398,437,11	820.000,00	32.491.398,437,11	5.666.808,061,95	32.359.579,017,71	0,0210	690.547,068,39	0,0204	676.609.412,63		
25	2027	59.792.834,120,76	21.151.078,805,41		840.667,172,73	37.741.090,142,63	820.000,00	36.921.090,142,63	6.300.346,015,18	36.512.960,792,70	0,0181	682.069,699,20	0,0177	748.174.685,61		
26	2028	59.927.309,253,11	21.161.255,000,72		840.667,172,73	37.925.387,079,65	820.000,00	37.105.387,079,65	6.305.370,040,30	36.550.430,228,36	0,0156	571.132,253,37	0,0153	646.542.284,74		
27	2029	65.891.178,755,78	22.228.204,815,17		840.667,172,73	42.822.306,787,88	820.000,00	42.002.306,787,88	7.104.991,885,70	41.081.820,685,62	0,0133	477.314,294,72	0,0133	546.144.769,87		
28	2030	65.928.796,925,49	22.232.329,484,10		840.667,172,73	42.855.800,288,66	820.000,00	42.035.800,288,66	7.110.399,248,34	41.112.262,407,28	0,0116	161.843,714,72	0,0116	184.843.101,47		
29	2031	72.375.558,904,73	23.348.275,880,69		840.667,172,73	48.188.612,571,31	820.000,00	47.402.612,571,31	2.460.000,000,00	13.940.000,000,00	0,0116	161.843,714,72	0,0116	184.843.101,47		
30	2032	72.415.936,891,42	23.352.607,783,07		840.667,172,73	48.222.661,655,62	820.000,00	47.402.661,655,62			0,0116	161.843,714,72	0,0116	184.843.101,47		
30	2032	16.400.000,000,00				16.400.000,000,00		16.400.000,000,00						398.450.620,49		
Total																

Net Benefit-Cost Ratio = 0,9523
 Net Present Value = Rp (1.954.505.677)
 Internal Rate of Return = 15,5848%

Lampiran 18
ATCF Analysis – 75% Kredit Investasi~25% Dana Investor
(dengan grace period)

After Tax - Cash Flow Analysis (ATCF Analysis), 75% (Kredit Investasi) - 25% Dana Investor
 Dengan Grace Period
 i = 16,0127%

k	Tahun	BTCF				Revenue	BTCF	Depresiasi	Pembapatan Kena Pajak	Pajak Penghasilan (PPH)	ATCF	PI, i, k	PV - ATCF	PF, i, k	PV - ATCF	PI, i, k	PV - ATCF
		Pendapatan	Pengeluaran	Pelunasan Pinjaman	6												
0	2002		41.000.000,00			-41.000.000,00		-41.000.000,00		-41.000.000,00	1,0000	-41.000.000,00	1,0000	-41.000.000,00	1,0000	-41.000.000,00	
1	2003	18.104.500,00	11.558.709,20	2.992.500,00	840.667,17	2.712.623,92	820.000,00	1.892.623,92	283.893,54	2.428.730,38	0,8620	2.093.503,48	0,8547	2.093.503,48	0,8547	2.093.503,48	
2	2004	18.266.500,00	11.578.816,40	2.992.500,00	840.667,17	2.873.516,42	820.000,00	2.053.516,42	308.027,46	2.565.488,96	0,7430	1.908.168,50	0,7305	1.908.168,50	0,7305	1.908.168,50	
3	2005	20.202.050,00	12.180.054,18	2.992.500,00	840.667,17	4.188.828,64	820.000,00	3.368.828,64	505.924,28	3.683.504,36	0,6404	1.595.088,91	0,6244	1.595.088,91	0,6244	1.595.088,91	
4	2006	20.392.250,00	12.198.651,59	2.992.500,00	840.667,17	4.359.431,27	820.000,00	3.539.431,27	530.914,65	3.828.516,55	0,5520	1.113.529,29	0,5337	1.113.529,29	0,5337	1.113.529,29	
5	2007	22.474.795,00	12.825.785,01	4.424.318,18	840.667,17	4.384.013,60	820.000,00	3.564.013,60	534.602,44	3.849.411,95	0,4759	634.751,37	0,4561	634.751,37	0,4561	634.751,37	
6	2008	22.697.975,00	12.848.095,32	4.152.272,27	840.667,17	4.856.939,77	820.000,00	4.036.939,77	605.540,96	4.251.398,81	0,4102	174.807,17	0,3988	174.807,17	0,3988	174.807,17	
7	2009	24.990.048,00	13.508.354,45	3.880.227,27	840.667,17	6.782.799,56	820.000,00	5.942.799,56	891.419,93	5.871.379,63	0,3536	2.075,87	0,3332	2.075,87	0,3332	2.075,87	
8	2010	25.200.409,00	13.527.247,04	3.608.181,18	840.667,17	7.233.313,46	820.000,00	6.413.313,46	961.997,01	6.271.316,46	0,3048	1.911.235,48	0,2848	1.911.235,48	0,2848	1.911.235,48	
9	2011	27.813.398,00	14.227.046,08	3.336.136,36	840.667,17	9.409.550,22	820.000,00	8.589.550,22	1.288.432,53	8.121.117,84	0,2627	2.133.387,41	0,2434	2.133.387,41	0,2434	2.133.387,41	
10	2012	28.015.813,00	14.244.852,46	3.064.090,90	840.667,17	9.866.303,74	820.000,00	9.046.303,74	1.356.945,96	8.509.357,87	0,2284	1.926.819,99	0,2080	1.926.819,99	0,2080	1.926.819,99	
11	2013	30.898.824,00	14.978.910,85	2.792.045,45	840.667,17	12.275.201,02	820.000,00	11.455.201,02	1.718.280,15	10.556.920,86	0,1952	2.060.516,30	0,1778	2.060.516,30	0,1778	2.060.516,30	
12	2014	31.227.390,00	15.012.651,00	2.520.000,00	840.667,17	12.854.071,61	820.000,00	12.034.071,61	1.805.110,74	11.048.960,87	0,1682	1.958.894,15	0,1520	1.958.894,15	0,1520	1.958.894,15	
13	2015	34.396.699,00	15.781.837,38	2.247.954,45	840.667,17	15.516.439,97	820.000,00	14.696.439,97	2.204.465,93	13.311.973,04	0,1450	1.930.501,39	0,1299	1.930.501,39	0,1299	1.930.501,39	
14	2016	34.823.342,00	16.602.398,32	1.975.909,90	840.667,17	16.005.496,01	820.000,00	15.185.496,01	2.277.824,02	13.727.671,11	0,1250	1.716.006,66	0,1110	1.716.006,66	0,1110	1.716.006,66	
15	2017	36.065.497,00	16.602.398,32	1.703.893,63	840.667,17	18.918.579,85	820.000,00	18.098.579,85	2.714.786,98	16.203.792,87	0,1077	1.454.497,50	0,0949	1.454.497,50	0,0949	1.454.497,50	
16	2018	38.268.088,00	16.614.782,32	1.461.146,45	840.667,17	20.812.637,20	820.000,00	19.992.637,20	2.988.895,80	17.813.741,92	0,0929	1.184.986,54	0,0811	1.184.986,54	0,0811	1.184.986,54	
17	2019	42.091.946,00	17.456.216,14	1.146,45	840.667,17	23.795.063,26	820.000,00	22.975.063,26	3.446.259,49	20.348.803,77	0,0801	629.087,03	0,0683	629.087,03	0,0683	629.087,03	
18	2020	42.232.700,00	17.464.589,72		840.667,17	23.927.443,50	820.000,00	23.107.443,50	3.468.116,54	20.461.328,95	0,0596	1.411.986,54	0,0582	1.411.986,54	0,0582	1.411.986,54	
19	2021	46.354.061,00	18.344.608,00		840.667,17	27.139.924,39	820.000,00	26.319.924,39	3.947.898,68	23.181.835,73	0,0506	1.379.630,39	0,0506	1.379.630,39	0,0506	1.379.630,39	
20	2022	50.856.467,00	19.272.525,45		840.667,17	27.185.384,59	820.000,00	26.345.384,59	3.951.809,19	23.213.585,08	0,0442	1.180.230,11	0,0433	1.180.230,11	0,0433	1.180.230,11	
21	2023	55.847.535,00	19.276.088,48		840.667,17	30.773.461,43	820.000,00	29.953.461,43	4.488.941,18	26.287.333,95	0,0381	1.001.175,92	0,0316	1.001.175,92	0,0316	1.001.175,92	
22	2024	58.890.217,00	20.243.634,10		840.667,17	34.733.262,45	820.000,00	33.913.262,45	5.088.899,38	29.646.273,05	0,0328	873.513,81	0,0270	873.513,81	0,0270	873.513,81	
23	2025	58.847.535,00	20.246.321,03		840.667,17	34.780.547,37	820.000,00	33.940.547,37	5.091.082,09	29.659.465,22	0,0283	639.800,57	0,0231	639.800,57	0,0231	639.800,57	
24	2026	61.298.727,00	21.294.279,68		840.667,17	38.184.780,24	820.000,00	36.374.780,24	5.756.217,07	33.438.563,29	0,0244	415.846,57	0,0197	415.846,57	0,0197	415.846,57	
25	2027	61.331.696,00	21.297.104,72		840.667,17	39.223.927,95	820.000,00	36.403.927,95	5.760.589,19	33.643.381,77	0,0210	703.760,02	0,0169	703.760,02	0,0169	703.760,02	
26	2028	67.599.591,00	22.333.418,38		840.667,17	44.125.446,00	820.000,00	43.305.446,00	6.495.816,90	37.829.628,10	0,0181	682.149,70	0,0144	682.149,70	0,0144	682.149,70	
27	2029	67.367.863,00	22.339.343,08		840.667,17	44.187.853,17	820.000,00	43.367.853,17	6.505.177,92	37.892.675,57	0,0156	568.824,55	0,0123	568.824,55	0,0123	568.824,55	
28	2030	73.938.732,00	23.459.420,17		840.667,17	49.638.644,35	820.000,00	48.818.644,35	7.322.786,62	42.315.847,57	0,0135	569.956,45	0,0105	569.956,45	0,0105	569.956,45	
29	2031	73.975.314,00	23.462.531,18		840.667,17	49.672.116,95	820.000,00	48.852.116,95	7.327.817,45	42.344.288,01	0,0116	491.618,29	0,0090	491.618,29	0,0090	491.618,29	
30	2032	16.400.000,00				16.400.000,00		16.400.000,00	2.460.000,00	13.940.000,00	0,0116	3.661.312,75	0,0090	3.661.312,75	0,0090	3.661.312,75	
						Totol											

Net Benefit-Cost Ratio = 1,0893
 Net Present Value = Rp 3.661.312,754
 Internal Rate of Return = 16,8345%

Lampiran 18
ATCF Analysis – 75% Kredit Investasi ~25% Dana Investor
(dengan grace period)

Alter Tex - Cash Flow Analysis (ATCF Analysis), 75% Kredit Investasi - 25% Dana Investor
 Dengan Grace Period
 i = 16,0127%

k	Tahun	BTCF				Revenue	BTCF	Depresiasi	Pendapatan Kena Pajak	Pajak Penghasilan (PPH)	ATCF	PF, i, k	PV - ATCF	PF, i, k	PV - ATCF	Scenario: Optimis
		Pendapatan	Pengeluaran	Pelepasan Pinjaman	Revenue											
1	2	3	4	5	6	7-3-4-5-6	8	9-7-8	10-9-15%	11-7-8	12	13-11-12	14	15-11-14		
0	2002	18.849.500,00	41.000.000,00	2.992.500,00	840.667,172,73	-41.000.000,00	820.000,00	-41.000.000,00	383.474.254,09	-41.000.000,00	1,0000	-41.000.000,00	1,0000	-41.000.000,00		
1	2003	18.065.500,00	11.639.837,800,00	2.992.500,00	840.667,172,73	3.376.495,027,27	820.000,00	2.566.495,027,27	416.367,674,09	2.983.020,773,18	0,8475	2.979.907,687,22	0,8475	2.698.468.282,36		
2	2004	21.045.150,00	11.663.215,000,00	2.992.500,00	840.667,172,73	3.589.117,827,27	820.000,00	2.769.117,827,27	618.988.583,09	3.173.750,163,18	0,7430	2.358.096,674,34	0,7430	2.279.337.943,97		
3	2005	21.045.150,00	12.285.325,940,00	2.992.500,00	840.667,172,73	4.948.658,887,27	820.000,00	4.128.658,887,27	650.378.288,09	4.327.659,354,18	0,6086	2.771.636,516,87	0,6086	2.633.946.480,76		
4	2006	21.281.150,00	12.290.787,600,00	2.992.500,00	840.667,172,73	5.157.195,227,27	820.000,00	4.337.195,227,27	674.094.199,49	4.506.816,943,18	0,5158	2.487.873,480,05	0,5158	2.823.462.368,08		
5	2007	23.508.315,00	12.929.368,315,00	4.424.318,181,82	840.667,172,73	5.313.961,329,95	820.000,00	4.493.961,329,95	752.325,002,10	4.639.667,130,46	0,4371	2.207.891,469,06	0,4371	2.028.128.684,81		
6	2008	23.786.275,00	12.957.835,096,00	4.152.272,727,27	840.667,172,73	5.835.500,014,00	820.000,00	5.015.500,014,00	1.065.325,460,11	5.083.175,011,90	0,3704	2.094.978,953,51	0,3704	1.892.868.343,57		
7	2009	26.276.862,500,00	13.633.798,320,45	3.860.227,272,73	840.667,172,73	7.922.169,734,10	820.000,00	7.102.169,734,10	1.388.619,912,29	6.686.644,273,98	0,3139	2.024.284,267,93	0,3139	2.152.535.086,37		
8	2010	26.516.871,500,00	13.657.223,093,85	3.808.181,818,18	840.667,172,73	8.410.769,415,24	820.000,00	7.590.769,415,24	1.485.082,018,66	8.256.464,772,41	0,2264	2.428.089,874,49	0,2264	2.082.161,601,06		
9	2011	29.261.281,350,00	14.363.931,022,56	3.336.186,363,64	840.667,172,73	10.720.546,791,08	820.000,00	9.900.546,791,08	1.555.800,437,90	9.336.202,481,45	0,1911	2.181.877,519,50	0,1911	1.841.135.880,19		
10	2012	29.478.188,750,00	14.381.427,748,83	3.064.090,909,09	840.667,172,73	11.192.002,919,36	820.000,00	10.372.002,919,36	1.930.897,278,97	11.761.751,253,15	0,1619	2.295.676,998,90	0,1619	1.904.451,468,77		
11	2013	32.439.895,585,00	15.114.534,404,61	2.782.045,454,55	840.667,172,73	13.692.646,533,12	820.000,00	12.872.646,533,12	2.399.493,219,44	14.417.128,243,49	0,1450	2.090.770,784,33	0,1450	1.676.535,163,20		
12	2014	32.592.631,265,00	15.123.772,896,33	2.520.000,000,00	840.667,172,73	14.098.191,165,94	820.000,00	13.278.191,165,94	2.448.672,386,46	16.628.321,359,86	0,1250	1.835.610,673,70	0,1250	1.447.139.430,00		
13	2015	35.795.173,173,50	15.990.487,892,42	2.247.954,545,45	840.667,172,73	16.816.621,462,92	820.000,00	15.996.621,462,92	3.142.302,592,92	18.228.871,831,88	0,1077	1.846.813,198,14	0,1077	1.431.450,477,75		
14	2016	35.844.076,149,50	15.896.350,642,81	1.975.908,080,81	840.667,172,73	17.131.149,243,05	820.000,00	16.311.149,243,05	3.583.911,018,21	19.628.103,19	0,0901	1.691.534,396,96	0,0901	1.267.305,460,70		
15	2017	39.258.573,501,25	16.694.246,086,42	1.703.863,638,36	840.667,172,73	20.018.798,625,74	820.000,00	19.199.798,625,74	4.079.525,262,44	23.937.309,320,52	0,0680	1.459.390,148,50	0,0680	1.074.967,762,30		
16	2018	39.308.752,974,85	16.700.401,849,34		840.667,172,73	21.768.683,952,78	820.000,00	20.948.683,952,78	4.086.745,811,61	23.978.226,285,78	0,0565	1.229.435,540,43	0,0565	875.340,288,51		
17	2019	43.094.382,104,49	17.540.874,810,35		840.667,172,73	24.712.740,121,41	820.000,00	23.892.740,121,41	4.639.250,711,31	27.065.572,117,69	0,0442	1.168.190,921,31	0,0442	837.326.928,35		
18	2020	43.119.387,226,16	17.543.295,892,85		840.667,172,73	24.735.424,160,57	820.000,00	23.915.424,160,57	5.250.191,727,24	30.571.086,454,38	0,0328	1.033.882,512,99	0,0328	679.242,270,76		
19	2021	47.282.837,616,44	18.425.334,980,75		840.667,172,73	28.016.835,082,97	820.000,00	27.196.835,082,97	5.934.157,929,29	34.446.894,932,62	0,0283	865.977,620,24	0,0283	578.065.732,46		
20	2022	47.835.648,464,12	18.430.209,234,01		840.667,172,73	28.084.672,077,39	820.000,00	27.244.672,077,39	6.208.448,458,31	30.594.276,597,12	0,0262	710.739.964,78	0,0262	546.887,295,46		
21	2023	51.832.089,629,75	19.354.279,689,17		840.667,172,73	31.697.143,667,86	820.000,00	30.877.143,667,86	6.699.364,685,68	34.986.446,036,82	0,0181	840.448.230,75	0,0181	466.489.813,42		
22	2024	51.948.401,824,19	19.359.396,678,08		840.667,172,73	31.748.338,075,38	820.000,00	30.928.338,075,38	6.708.726,728,79	38.836.112,463,12	0,0156	725.487,070,56	0,0156	444.455.154,22		
23	2025	56.984.685,750,50	20.332.740,396,15		840.667,172,73	35.821.278,181,62	820.000,00	35.001.278,181,62	6.831.571,550,18	43.574.605,700,45	0,0135	586.910,791,21	0,0135	377.172,067,55		
24	2026	57.024.657,587,44	20.335.427,339,28		840.667,172,73	35.848.563,055,43	820.000,00	35.028.563,055,43	7.554.930,417,73	43.631.508,127,32	0,0116	161.843,714,72	0,0116	304.326.664,11		
25	2027	62.579.581,321,46	21.357.941,266,82		840.667,172,73	40.381.052,861,91	820.000,00	39.561.052,861,91	7.554.972,022,47	43.940.000,000,00	0,0116	161.843,714,72	0,0116	97.230.507,95		
26	2028	62.643.498,318,73	21.363.463,867,40		840.667,172,73	40.439.346,278,61	820.000,00	39.618.346,278,61	2.460.000,000,00	13.940.000,000,00	0,0116	8.608.849,959,90	0,0116	-214.926.021,94		
27	2029	68.780.681,047,61	22.437.582,770,37		840.667,172,73	45.482.431,104,51	820.000,00	44.662.431,104,51								
28	2030	68.828.012,544,61	22.443.507,478,98		840.667,172,73	45.544.838,191,90	820.000,00	44.724.838,191,90								
29	2031	75.528.968,617,42	23.588.789,326,52		840.667,172,73	51.119.556,118,17	820.000,00	50.299.556,118,17								
30	2032	75.602.161,594,12	23.575.014,271,61		840.667,172,73	51.196.480,149,79	820.000,00	50.366.480,149,79								
30	2032	16.400.000,000,00	16.400.000,000,00		840.667,172,73	16.400.000,000,00	820.000,00	16.400.000,000,00								
Total																

Net Benefit-Cost Ratio = 1,2100
 Net Present Value = Rp 8.608.849.959
 Internal Rate of Return = 17,9516%

Lampiran 19
ATCF Analysis – 50% Kredit Investasi ~ 50% Dana Investor
(dengan grace period)

After Tax - Cash Flow Analysis (ATCF Analysis), 50% Kredit Investasi - 50% Dana Investor
 Dengan Grace Period
 i = 16,0127%

k	Tahun	BTCF				Revenue	BTCF	Depresiasi	Pendapatan Pajak	Pajak Penghasilan (PPH)	ATCF	PV - ATCF	PV - ATCF	PF, i, k	PF, i, k	PV - ATCF	PV - ATCF
		Pendapatan	Pengeluaran	Pelunasan Pinjaman	Total												
1	2	3	4	5	6	7-3-4-5-6	8	9-7-3	10-9-15%	11-7-9	12	13-11-12	14	15	15-11-14	16	
0	2002	17.412.000,00	41.000.000,00	1.955.000,00	1.681.334.345,45	-41.000.000,00	820.000,00	-41.000.000,00	214.601,018,18	-41.000.000,00	1.000	-41.000.000,00	1.000	-41.000.000,00	-41.000.000,00	1.000	
1	2003	17.522.000,00	11.484.992,200,00	1.955.000,00	1.681.334.345,45	2.250.673.454,55	820.000,00	1.430.673.454,55	228.282.328,18	2.038.072.636,36	0,8620	1.755.042.590,21	0,8658	1.762.833.278,24	1.762.833.278,24	0,8658	
2	2004	19.309.300,00	11.497.116.800,00	1.955.000,00	1.681.334.345,45	2.348.548.854,55	820.000,00	1.528.548.854,55	408.991.895,18	2.119.288.928,36	0,7430	1.574.615.233,44	0,7496	1.598.625.795,14	1.598.625.795,14	0,7496	
3	2005	19.309.300,00	12.086.353,020,00	1.955.000,00	1.681.334.345,45	3.546.812.834,55	820.000,00	2.726.812.834,55	424.782.270,88	3.137.620.739,36	0,6404	2.009.480.302,19	0,6480	2.036.358.702,83	2.036.358.702,83	0,6480	
4	2006	19.427.300,00	12.089.083,850,00	1.955.000,00	1.681.334.345,45	3.651.881.804,55	820.000,00	2.831.881.804,55	485.796.350,93	3.227.089.533,86	0,5520	1.781.517.539,77	0,5819	1.813.361.697,12	1.813.361.697,12	0,5819	
5	2007	21.407.980,00	12.718.457,860,50	2.946.545,454,55	1.681.334.345,45	4.058.642.339,50	820.000,00	3.238.642.339,50	537.228.108,43	3.572.846.988,58	0,4759	1.700.146.999,18	0,4685	1.739.218.527,55	1.739.218.527,55	0,4685	
6	2008	21.588.340,00	12.737.303,113,50	2.768.181,818,18	1.681.334.345,45	4.401.520.722,86	820.000,00	3.581.520.722,86	793.168,618,52	3.814.627.843,96	0,4102	1.595.026.829,19	0,4212	1.627.714.002,51	1.627.714.002,51	0,4212	
7	2009	23.926.930,00	13.388.204,008,25	2.858.818,181,82	1.681.334.345,45	6.107.797.463,48	820.000,00	5.287.797.463,48	932.442.409,83	5.314.627.843,96	0,3536	1.879.030.834,51	0,3647	1.938.201.684,48	1.938.201.684,48	0,3647	
8	2010	26.543.268,100,00	13.404.058,378,20	2.405.454.545,45	1.681.334.345,45	6.436.067.730,89	820.000,00	5.616.067.730,89	1.132.819,214,85	5.933.870.321,26	0,3048	1.704.717.228,13	0,3158	1.766.204.522,98	1.766.204.522,98	0,3158	
9	2011	28.367.712,500,00	14.090.159,146,48	2.224.090,909,09	1.681.334.345,45	8.372.128.099,00	820.000,00	7.552.128.099,00	1.833.859.737,19	7.239.308.884,15	0,2827	1.901.721.983,38	0,2734	1.979.061.313,27	1.979.061.313,27	0,2734	
10	2012	28.543.268,100,00	14.106.805,233,85	2.042.727.272,73	1.681.334.345,45	8.712.398.247,97	820.000,00	7.892.398.247,97	1.509.158.083,62	9.371.895.807,20	0,2049	1.829.221.293,65	0,2049	1.920.560.030,85	1.920.560.030,85	0,2049	
11	2013	29.252.591,160,00	14.828.039,287,36	1.861.363.636,36	1.681.334.345,45	10.881.053.890,82	820.000,00	10.061.053.890,82	842.412.409,83	9.672.384.988,61	0,1682	1.627.283.546,24	0,1774	1.716.124.792,87	1.716.124.792,87	0,1774	
12	2014	28.442.200,120,00	14.846.318,278,12	1.680.000,000,00	1.681.334.345,45	11.234.547.045,42	820.000,00	10.414.547.045,42	1.562.182.056,81	9.371.895.807,20	0,1650	1.698.371.467,98	0,1536	1.588.108.301,60	1.588.108.301,60	0,1536	
13	2015	32.418.145,012,00	15.604.882,789,19	1.498.636.363,64	1.681.334.345,45	13.633.291.513,72	820.000,00	12.813.291.513,72	1.921.983.727,08	11.711.297.786,67	0,1250	1.502.982.093,80	0,1330	1.559.612.969,85	1.559.612.969,85	0,1330	
14	2016	32.621.443,307,00	15.622.410,188,09	1.317.272.727,27	1.681.334.345,45	14.000.426.068,16	820.000,00	13.180.426.068,16	1.977.963.909,83	12.023.382.156,26	0,1077	1.544.512.931,87	0,1152	1.650.612.969,85	1.650.612.969,85	0,1152	
15	2017	35.959.164,479,30	16.422.801,781,04	1.135.909.090,91	1.681.334.345,45	16.719.119.281,90	820.000,00	15.899.119.281,90	2.384.987.892,28	14.334.251.399,61	0,0829	1.430.902.128,64	0,0863	1.542.804.134,99	1.542.804.134,99	0,0863	
16	2018	36.145.061,847,30	16.439.882,290,83	1.681.334.345,45	1.681.334.345,45	18.023.865.211,02	820.000,00	17.203.865.211,02	3.009.404.292,44	17.873.290.980,48	0,0801	1.246.337.953,75	0,0747	1.348.717.540,17	1.348.717.540,17	0,0747	
17	2019	39.845.208,988,98	17.281.179.340,81	1.681.334.345,45	1.681.334.345,45	20.882.695.282,92	820.000,00	20.062.695.282,92	3.042.168.775,49	20.766.610.341,36	0,0595	1.235.284.293,87	0,0647	1.478.384.663,86	1.478.384.663,86	0,0647	
18	2020	40.885.983,484,74	17.301.413,979,38	1.681.334.345,45	1.681.334.345,45	21.103.245.169,90	820.000,00	20.283.245.169,90	3.519.990.060,24	20.766.610.341,36	0,0442	1.078.384.663,86	0,0485	1.169.844.886,21	1.169.844.886,21	0,0485	
19	2021	44.153.228,659,49	18.185.293,812,44	1.681.334.345,45	1.681.334.345,45	24.589.075.376,46	820.000,00	23.466.800.401,60	4.128.318.488,29	24.214.837.975,63	0,0328	922.488.459,80	0,0420	1.016.803.420,06	1.016.803.420,06	0,0420	
20	2022	44.485.614,173,18	18.215.204,451,24	1.681.334.345,45	1.681.334.345,45	28.229.977.468,35	820.000,00	27.409.977.468,35	4.722.203.472,24	24.214.837.975,63	0,0293	905.634.461,85	0,0364	1.002.766.041,09	1.002.766.041,09	0,0364	
21	2023	49.178.737,080,15	19.154.946,292,78	1.681.334.345,45	1.681.334.345,45	28.343.458.441,91	820.000,00	27.523.458.441,91	4.747.839.899,88	24.214.837.975,63	0,0283	784.708.904,67	0,0315	872.718.154,53	872.718.154,53	0,0315	
22	2024	54.285.200,839,13	20.123.441,379,95	1.681.334.345,45	1.681.334.345,45	32.301.356.481,60	820.000,00	31.481.356.481,60	5.412.063.445,48	31.488.359.524,41	0,0244	768.284.779,93	0,0273	859.223.554,23	859.223.554,23	0,0273	
23	2025	54.285.200,839,13	20.133.134,899,29	1.681.334.345,45	1.681.334.345,45	32.470.731.284,38	820.000,00	31.650.731.284,38	5.439.707.986,04	31.645.011.920,89	0,0210	695.519.194,99	0,0238	746.747.321,78	746.747.321,78	0,0238	
24	2026	58.732.834.120,76	21.151.076.805,41	1.681.334.345,45	1.681.334.345,45	37.084.719.906,93	820.000,00	36.264.719.906,93	6.174.245.989,27	35.807.393.665,88	0,0181	649.116.230,88	0,0204	731.575.472,78	731.575.472,78	0,0204	
25	2027	59.927.309,253,11	21.161.255.000,72	1.681.334.345,45	1.681.334.345,45	41.981.639.595,16	820.000,00	41.161.639.595,16	6.179.289.964,39	35.835.853.131,55	0,0156	559.986.521,16	0,0177	633.902.275,61	633.902.275,61	0,0177	
26	2028	65.891.178,755,78	22.228.204,615,17	1.681.334.345,45	1.681.334.345,45	42.015.133.095,94	820.000,00	41.195.133.095,94	6.978.891.800,79	40.367.055.588,80	0,0135	543.707.945,94	0,0153	618.229.192,78	618.229.192,78	0,0153	
27	2029	65.928.798,925,49	22.232.328.494,10	1.681.334.345,45	1.681.334.345,45	47.345.946.388,59	820.000,00	46.525.946.388,59	6.978.891.800,79	40.367.055.588,80	0,0116	469.018.154,60	0,0133	535.669.676,73	535.669.676,73	0,0133	
28	2030	72.375.558,804,73	23.348.276.880,68	1.681.334.345,45	1.681.334.345,45	47.381.994.492,89	820.000,00	46.561.994.492,89	2.460.000,000,00	13.940.000,000,00	0,0116	161.843.714,72	0,0133	535.669.676,73	535.669.676,73	0,0133	
29	2031	72.375.558,804,73	23.352.607.783,07	1.681.334.345,45	1.681.334.345,45	16.400.000,000,00	820.000,00	16.400.000,000,00	2.460.000,000,00	13.940.000,000,00	0,0116	161.843.714,72	0,0133	535.669.676,73	535.669.676,73	0,0133	
30	2032	16.400.000,000,00	16.400.000,000,00	16.400.000,000,00	16.400.000,000,00	16.400.000,000,00	820.000,00	16.400.000,000,00	2.460.000,000,00	13.940.000,000,00	0,0116	161.843.714,72	0,0133	535.669.676,73	535.669.676,73	0,0133	
Total																	
-1.280.177.949,46																	

Net Benefit-Cost Ratio = 0,9688
 Net Present Value = Rp (1.280.177.949)
 Internal Rate of Return = 15,7303%

Lampiran 19
ATCF Analysis – 50% Kredit Investasi~50% Dana Investor
(dengan grace period)

After Tax - Cash Flow Analysis (ATCF Analysis), 50% Kredit Investasi - 50% Dana Investor
 Dengan Grace Period
 i = 16,0127%

k	Tahun	BTCF				Revenue	BTCF	Depresiasi	Pendapatan Kena Pajak	Pajak Penghasilan (PPH)	ATCF	PF, i, k 12	PV - ATCF	PF, i, k 17,25%	PV - ATCF	Skenario: Moderat
		Pendapatan	Pengeluaran	Penurunan Pinjaman	Total											
0	2002	41.000.000,00				-41.000.000,00		-41.000.000,00		-41.000.000,00	1,0000	-41.000.000,00	1,0000	-41.000.000,00		
1	2003	11.558.709,20		1.995.000,00	2.868.456,45	2.868.456,45	820.000,00	2.049.456,45	307.418,48	2.562.037,96	0,8620	2.208.411,50	0,8629	2.185.107,02		
2	2004	11.578.816,40		1.995.000,00	3.030.349,25	3.030.349,25	820.000,00	2.210.349,25	331.552,38	2.698.796,86	0,7430	2.005.206,33	0,7274	1.963.106,36		
3	2005	12.180.054,18		1.995.000,00	4.345.661,47	4.345.661,47	820.000,00	3.525.661,47	528.849,22	3.816.812,25	0,6404	2.444.466,68	0,6204	2.367.893,86		
4	2006	12.189.951,90		1.995.000,00	4.516.284,08	4.516.284,08	820.000,00	3.696.284,08	554.439,69	3.961.824,39	0,5920	2.187.121,80	0,5291	2.096.263,60		
5	2007	12.825.786,05		2.949.545,45	5.018.119,18	5.018.119,18	820.000,00	4.198.119,18	628.717,87	4.388.401,30	0,4759	2.088.230,87	0,4513	1.890.350,57		
6	2008	12.848.095,32		2.768.181,81	7.215.541,51	7.215.541,51	820.000,00	6.395.541,51	697.054,57	4.713.308,93	0,4102	1.933.270,05	0,3849	1.814.048,19		
7	2009	13.508.354,45		2.566.818,18	7.595.373,56	7.595.373,56	820.000,00	6.775.373,56	959.331,27	6.256.102,28	0,3538	2.211.935,13	0,3283	2.053.628,11		
8	2010	13.527.247,04		2.405.454,54	7.595.373,56	7.595.373,56	820.000,00	6.775.373,56	1.016.306,03	6.579.067,53	0,3048	2.005.025,16	0,2800	1.841.890,65		
9	2011	14.227.045,04		2.224.090,90	10.046.898,87	10.046.898,87	820.000,00	9.226.898,87	1.328.198,27	8.351.709,24	0,2827	2.183.663,73	0,2388	1.994.177,96		
10	2012	14.244.852,49		1.861.363,63	12.365.215,68	12.365.215,68	820.000,00	11.545.215,68	1.394.049,75	8.662.949,89	0,2264	1.961.568,67	0,2036	1.764.157,22		
11	2013	14.978.910,85		1.681.334,34	12.853.404,39	12.853.404,39	820.000,00	11.405.098,98	1.731.782,30	10.633.433,31	0,1952	2.075.450,12	0,1737	1.846.852,23		
12	2014	15.012.951,40		1.681.334,34	15.425.080,96	15.425.080,96	820.000,00	14.605.080,96	1.805.010,66	11.048.393,73	0,1822	1.858.788,74	0,1481	1.636.608,92		
13	2015	15.781.637,38		1.498.638,63	15.823.465,20	15.823.465,20	820.000,00	15.003.465,20	2.190.783,64	13.234.327,32	0,1460	1.919.241,08	0,1263	1.871.984,32		
14	2016	15.801.270,05		1.317.272,72	18.602.396,32	18.602.396,32	820.000,00	18.023.396,32	2.250.518,70	13.572.945,42	0,1250	1.698.665,38	0,1078	1.462.464,34		
15	2017	16.802.987,03		1.136.909,09	18.645.867,25	18.645.867,25	820.000,00	19.151.970,27	2.672.795,04	17.098.174,52	0,1077	1.588.130,23	0,0919	1.467.787,62		
16	2018	16.814.782,32			19.971.970,27	19.971.970,27	820.000,00	19.151.970,27	2.821.888,58	16.934.236,67	0,0901	1.571.890,13	0,0868	1.312.488,62		
17	2019	17.468.589,72			22.954.398,08	22.954.398,08	820.000,00	22.134.398,08	3.320.159,43	19.634.236,67	0,0801	1.571.890,13	0,0784	1.340.189,79		
18	2020	17.468.589,72			23.086.776,25	23.086.776,25	820.000,00	22.268.776,25	3.430.016,43	19.746.759,17	0,0680	1.382.665,64	0,0670	1.125.808,52		
19	2021	18.344.606,01			26.289,25	26.289,25	820.000,00	25.479,25	3.821.888,58	22.477.368,32	0,0565	1.337.025,65	0,0486	1.092.952,10		
20	2022	18.347.999,37			26.324,72	26.324,72	820.000,00	25.504,72	3.825.709,11	22.489.018,31	0,0513	1.153.562,11	0,0415	933.053,48		
21	2023	19.278.088,49			29.905,60	29.905,60	820.000,00	29.085,60	4.362.841,10	25.542.766,28	0,0442	1.128.898,55	0,0354	903.437,36		
22	2024	20.243.634,11			29.932,79	29.932,79	820.000,00	29.112,79	4.968.818,13	25.565,87	0,0381	973.953,57	0,0302	771.219,37		
23	2025	20.246,32			33.919,88	33.919,88	820.000,00	33.099,88	4.994.982,02	28.931.705,98	0,0328	850.049,11	0,0257	744.352,17		
24	2026	21.264,27			38.354,11	38.354,11	820.000,00	37.534,11	4.994.982,02	28.954.898,13	0,0283	819.574,60	0,0219	693.350,83		
25	2027	21.267,10			38.354,11	38.354,11	820.000,00	37.534,11	5.630.116,96	32.723.998,12	0,0244	798.412,30	0,0187	612.413,91		
26	2028	22.333,41			38.354,11	38.354,11	820.000,00	37.534,11	5.630.116,96	32.746.117,34	0,0210	688.732,12	0,0160	522.710,06		
27	2029	22.333,41			43.284,77	43.284,77	820.000,00	42.464,77	6.369.716,83	38.915.062,05	0,0161	688.198,03	0,0138	502.523,77		
28	2030	22.333,41			43.347,16	43.347,16	820.000,00	42.527,16	6.379.077,89	36.968.108,07	0,0158	577.658,83	0,0116	428.207,93		
29	2031	23.459,42			48.797,97	48.797,97	820.000,00	47.977,97	7.198.696,57	41.601.280,75	0,0135	580.331,87	0,0099	411.940,42		
30	2032	23.462,53			48.831,48	48.831,48	820.000,00	48.011,48	7.201.717,97	41.629.731,81	0,0116	483.322,12	0,0084	351.575,06		
30	2032	16.400.000,00			16.400.000,00	16.400.000,00		16.400.000,00	2.460.000,00	13.940.000,00	0,0116	181.843,71	0,0084	117.727,31		
					Total							4.335.640,46		-1.046.687,61		

Net Benefit-Cost Ratio = 1,1057
 Net Present Value = Rp 4.335.640,46
 Internal Rate of Return = 17,0094%

Lampiran 20
ATCF Analysis – 25% Kredit Investasi ~75% Dana Investor
(dengan grace period)

After Tax - Cash Flow Analysis (ATCF Analysis), 25% Kredit Investasi - 75% Dana Investor
 Dengan Grace Period
 i = 16,0127%

k	Tahun	BTCF			Revenue	BTCF	Depresiasi	Pendapatan Kena Pajak	Pajak Penghasilan (PPH)	ATCF	PF, i, k	PV - ATCF	PF, i, k	PV - ATCF	Skenario: Pesimis
		Pendapatan	Pengeluaran	Pelebaran Pinjaman											
0	2002	41.000.000.000,00			-41.000.000.000,00		-41.000.000.000,00		-41.000.000.000,00	1,0000	-41.000.000.000,00	1,0000	-41.000.000.000,00	15,17%	1,0000
1	2003	17.412.000.000,00	11.484.992.200,00	997.500.000,00	2.522.001.518,18	2.407.502.281,82	1.587.502.281,82	238.125.942,27	2.169.380.339,56	0,8620	1.869.950.607,97	0,8639	1.874.194.677,79	14,14	0,8639
2	2004	17.522.000.000,00	11.497.116.800,00	997.500.000,00	2.522.001.518,18	2.505.391.681,82	1.695.391.681,82	452.807.292,27	2.252.574.429,56	0,7430	1.673.663.021,55	0,7464	1.681.288.787,69		0,7464
3	2005	19.309.300.000,00	12.086.353.020,00	997.500.000,00	2.522.001.518,18	3.703.445.481,82	2.893.445.481,82	432.516.819,27	3.270.928.662,56	0,6404	2.094.856.970,63	0,6404	2.108.162.930,92		0,6404
4	2006	19.427.300.000,00	12.099.083.850,00	997.500.000,00	2.522.001.518,18	3.808.714.631,82	2.988.714.631,82	448.307.194,77	3.360.407.437,56	0,5571	1.855.110.053,79	0,5571	1.872.009.029,21		0,5571
5	2007	21.407.990.000,00	12.718.457.890,50	1.474.772.727,27	2.522.001.518,18	4.682.747.894,05	3.872.747.894,05	580.912.184,11	4.111.855.709,94	0,4759	1.956.626.500,48	0,4813	1.976.931.472,44		0,4813
6	2008	21.588.340.000,00	12.737.303.113,50	1.384.080.909,09	2.522.001.518,18	4.944.944.459,23	4.124.944.459,23	618.741.668,88	4.326.202.790,34	0,4102	1.774.489.712,70	0,4158	1.788.791.699,91		0,4158
7	2009	23.784.154.000,00	13.388.204.009,25	1.293.409.090,91	2.522.001.518,18	6.560.539.381,66	5.740.539.381,66	861.080.907,25	5.699.458.474,41	0,3536	2.015.080.901,54	0,3592	2.047.324.088,86		0,3592
8	2010	23.926.930.000,00	13.404.058.378,20	1.202.727.272,73	2.522.001.518,18	6.798.142.830,89	5.978.142.830,89	896.721.424,63	5.901.421.408,26	0,3048	1.788.506.912,98	0,3103	1.831.422.857,28		0,3103
9	2011	26.367.712.500,00	14.090.159.146,46	1.112.045.454,55	2.522.001.518,18	8.643.506.390,82	7.823.506.390,82	1.173.525.967,12	7.489.980.423,70	0,2627	1.982.317.973,11	0,2681	2.002.787.182,90		0,2681
10	2012	26.543.268.100,00	14.106.806.233,95	1.021.363.636,36	2.522.001.518,18	8.893.094.711,60	8.073.094.711,60	1.210.964.206,74	7.882.130.504,86	0,2264	1.739.506.418,19	0,2316	1.779.392.205,47		0,2316
11	2013	29.252.591.180,00	14.828.839.287,36	930.681.818,18	2.522.001.518,18	10.971.068.536,28	10.151.068.536,28	1.522.680.280,44	9.448.408.295,84	0,1952	1.844.155.085,93	0,2001	1.890.721.896,61		0,2001
12	2014	28.442.200.120,00	14.846.318.728,12	840.000.000,00	2.522.001.518,18	11.233.678.872,69	10.413.678.872,69	1.562.081.980,90	9.671.797.891,79	0,1682	1.627.198.137,00	0,1729	1.672.072.931,68		0,1729
13	2015	32.621.443.307,00	15.622.410.188,09	656.636.363,64	2.522.001.518,18	13.541.942.522,81	12.988.395.257,09	1.940.769.288,56	11.888.635.988,53	0,1250	1.483.620.775,20	0,1280	1.531.464.075,78		0,1280
14	2016	35.956.164.479,30	16.422.801.761,04	567.954.545,45	2.522.001.518,18	16.446.408.654,62	15.626.408.654,62	2.343.960.998,19	14.102.446.686,43	0,1077	1.519.535.906,87	0,1115	1.572.097.354,01		0,1115
15	2017	38.145.061.847,30	16.439.882.290,83		2.522.001.518,18	17.183.198.038,29	16.363.198.038,29	2.454.479.705,74	14.728.718.332,56	0,0929	1.367.967.956,56	0,0963	1.418.468.794,80		0,0963
16	2018	39.845.209.988,88	17.281.179.340,61		2.522.001.518,18	20.042.028.110,19	19.222.028.110,19	2.885.304.216,53	17.158.723.893,08	0,0801	1.373.695.228,19	0,0832	1.427.670.517,84		0,0832
17	2019	40.085.893.464,74	17.301.413.979,38		2.522.001.518,18	20.282.577.997,17	19.442.577.997,17	2.916.398.699,58	17.346.191.297,80	0,0690	1.197.027.065,37	0,0719	1.246.884.244,16		0,0719
18	2020	44.153.228.659,49	18.185.293.912,44		2.522.001.518,18	23.445.933.228,87	22.625.933.228,87	3.393.889.984,33	20.052.043.244,54	0,0595	1.192.759.561,24	0,0621	1.245.258.854,33		0,0621
19	2021	44.486.614.173,18	18.215.204.451,24		2.522.001.518,18	23.798.408.203,76	22.988.408.203,76	3.440.761.230,86	20.317.646.973,19	0,0513	1.041.746.866,74	0,0537	1.090.087.662,08		0,0537
20	2022	49.058.581.124,21	19.147.269.312,41		2.522.001.518,18	27.389.310.283,62	26.589.310.283,62	3.985.396.544,04	23.403.913.749,58	0,0442	1.034.359.800,97	0,0464	1.084.794.552,02		0,0464
21	2023	54.106.132.207,00	20.123.441.379,95		2.522.001.518,18	27.502.789.289,19	26.692.789.289,19	4.002.416.390,38	23.500.370.876,81	0,0381	895.288.423,36	0,0400	941.050.052,16		0,0400
22	2024	59.927.309.253,11	21.161.256.000,72		2.522.001.518,18	31.630.064.091,66	30.810.064.091,66	4.621.509.613,75	27.008.854.477,91	0,0283	764.482.929,67	0,0299	807.230.101,70		0,0299
23	2025	65.891.178.755,78	22.228.204.815,17		2.522.001.518,18	36.059.755.797,17	35.239.755.797,17	5.285.963.389,56	30.773.792.427,80	0,0244	750.630.501,55	0,0258	794.613.662,23		0,0258
24	2026	68.927.309.253,11	22.228.204.815,17		2.522.001.518,18	41.140.972.422,43	40.320.972.422,43	6.046.145.863,36	30.530.607.910,13	0,0210	650.491.293,59	0,0223	689.965.833,20		0,0223
25	2027	72.375.556.604,73	23.348.276.880,69		2.522.001.518,18	46.505.276.225,86	45.685.276.225,86	6.852.781.733,89	35.121.296.034,73	0,0166	548.800.789,94	0,0166	594.768.577,46		0,0166
26	2028	72.375.556.604,73	23.348.276.880,69		2.522.001.518,18	46.505.276.225,86	45.685.276.225,86	6.852.781.733,89	35.121.296.034,73	0,0135	534.083.369,11	0,0144	570.376.251,69		0,0144
27	2029	72.375.556.604,73	23.348.276.880,69		2.522.001.518,18	46.505.276.225,86	45.685.276.225,86	6.852.781.733,89	35.121.296.034,73	0,0116	480.722.014,47	0,0124	493.146.448,14		0,0124
28	2030	72.375.556.604,73	23.348.276.880,69		2.522.001.518,18	46.505.276.225,86	45.685.276.225,86	6.852.781.733,89	35.121.296.034,73	0,0116	480.722.014,47	0,0124	493.146.448,14		0,0124
29	2031	72.375.556.604,73	23.348.276.880,69		2.522.001.518,18	46.505.276.225,86	45.685.276.225,86	6.852.781.733,89	35.121.296.034,73	0,0116	480.722.014,47	0,0124	493.146.448,14		0,0124
30	2032	72.375.556.604,73	23.348.276.880,69		2.522.001.518,18	46.505.276.225,86	45.685.276.225,86	6.852.781.733,89	35.121.296.034,73	0,0116	480.722.014,47	0,0124	493.146.448,14		0,0124
30	2032	16.400.000.000,00			16.400.000.000,00		16.400.000.000,00	2.460.000.000,00	13.940.000.000,00	0,0116	-605.850.222,35	0,0116	173.293.860,24		0,0116
Total															

Net Benefit-Cost Ratio = 0,9852
 Net Present Value = Rp (605.850.222,35)
 Internal Rate of Return = 15,8753%

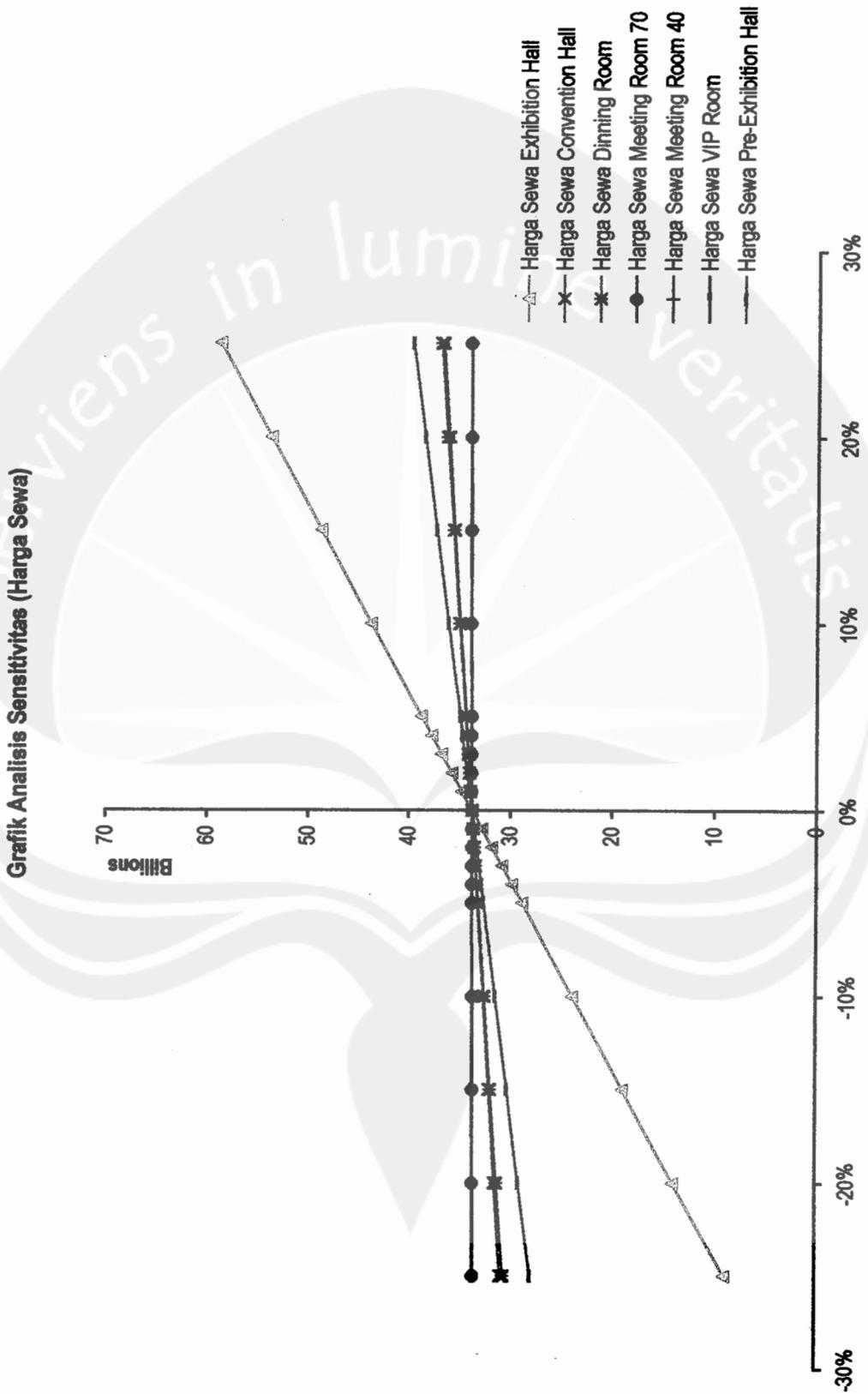
Lampiran 20
ATCF Analysis – 25% Kredit Investasi–75% Dana Investor
(dengan grace period)

After Tax - Cash Flow Analysis (ATCF Analysis), 25% Kredit Investasi - 75% Dana Investor
 Dengan Grace Period
 i = 16,0127%

k	Tahun	BTCF				Revenue	BTCF	Depresiasi	Pendapatan Kena Pajak	Pajak Penghasilan (PPh)	ATCF	PIF, i, k 12	PV - ATCF	PIF, i, k 14	PV - ATCF	Skenario: Moderat
		Pendapatan	Pengeluaran	Pelebaran Penerimaan	6											
0	2002	41.000.000,00				-41.000.000,00		-41.000.000,00		-41.000.000,00	1,0000	-41.000.000,00	1,0000	-41.000.000,00		
1	2003	18.104.500,00	11.558.709,20	997.500,00	2.522.001,51	3.026.292,81	820.000,00	2.206.292,81	330.943,36	2.695.349,55	0,8629	2.323.319,51	0,8529	2.298.820,46		
2	2004	18.286.500,00	11.578.816,40	997.500,00	2.522.001,51	3.197.182,91	820.000,00	2.367.182,91	355.077,31	2.832.104,78	0,7430	2.104.254,12	0,7274	2.060.077,75		
3	2005	20.202.050,00	12.180.054,18	997.500,00	2.522.001,51	4.502.484,30	820.000,00	3.682.494,30	552.374,15	3.950.120,15	0,6404	2.529.843,24	0,6204	2.450.596,18		
4	2006	20.392.250,00	12.189.851,50	997.500,00	2.522.001,51	4.673.096,89	820.000,00	3.853.096,89	577.984,53	4.095.132,36	0,5520	2.260.714,31	0,5291	2.168.788,57		
5	2007	22.474.785,00	12.825.768,05	1.474.772,72	2.522.001,51	5.652.224,78	820.000,00	4.832.224,78	724.833,70	4.927.391,02	0,4759	2.344.710,37	0,4513	2.225.580,06		
6	2008	22.697.975,00	12.848.095,32	1.384.090,90	2.522.001,51	5.943.787,24	820.000,00	5.123.787,24	768.588,07	5.175.211,92	0,4102	2.122.732,93	0,3849	1.991.827,10		
7	2009	24.980.048,50	13.506.354,48	1.293.409,09	2.522.001,51	7.688.283,43	820.000,00	6.848.283,43	1.027.242,54	6.641.040,91	0,3556	2.347.995,19	0,3283	2.179.948,31		
8	2010	26.208.409,50	13.527.247,58	1.202.727,27	2.522.001,51	7.957.433,66	820.000,00	7.137.433,66	1.070.615,04	6.866.818,61	0,3048	2.088.814,85	0,2800	1.928.039,06		
9	2011	27.813.398,85	14.227.045,08	1.112.045,45	2.522.001,51	9.952.306,79	820.000,00	9.132.306,79	1.369.846,01	8.562.460,73	0,2627	2.254.559,73	0,2388	2.049.265,70		
10	2012	28.016,913,95	14.244.852,49	1.021.363,63	2.522.001,51	10.227.696,30	820.000,00	9.407.696,30	1.411.154,45	8.816.541,86	0,2264	1.988.377,32	0,2036	1.796.435,00		
11	2013	30.886.824,50	14.978,910,85	890.881,81	2.522.001,51	12.455.230,31	820.000,00	11.635.230,31	1.745.284,54	10.709.945,76	0,1952	2.090.383,94	0,1737	1.860.141,17		
12	2014	31.227.390,18	15.012.861,40	840.000,00	2.522.001,51	12.852.737,26	820.000,00	12.032.737,26	2.177.081,28	13.156.860,76	0,1820	1.868.703,33	0,1601	1.638.524,96		
13	2015	34.362.942,33	15.801,270,05	749.318,18	2.522.001,51	15.333.741,97	820.000,00	14.513.741,97	2.223.215,15	13.418.219,28	0,1650	1.907.980,79	0,1481	1.692.184,94		
14	2016	36.095.487,03	16.802,366,32	658.636,36	2.522.001,51	15.641,434,36	820.000,00	14.821,434,36	2.263.973,19	13.418,219,28	0,1250	1.677,324,07	0,1078	1.448.822,45		
15	2017	38.288.088,94	16.614,782,32	567.954,54	2.522.001,51	18.373,154,63	820.000,00	17.553,154,63	2.748.695,42	16.384,607,42	0,0929	1.521,762,95	0,0784	1.284,193,36		
16	2018	42.232.700,37	17.464,588,72	463.285,88	2.522.001,51	22.113,728,91	820.000,00	21.293,728,91	3.194,059,33	18.919,669,78	0,0801	1.514,673,23	0,0688	1.264,722,00		
17	2019	42.991,946,59	17.456,216,14	363,329,52	2.522.001,51	25.458,590,46	820.000,00	24.638,590,46	3.696,788,50	17,602,807,50	0,0829	1.284,520,37	0,0486	1.058,208,98		
18	2020	46.325,197,57	18.344,016,25	263,772,93	2.522.001,51	28.246,109,08	820.000,00	27.426,109,08	4.236,741,02	24,828,188,16	0,0800	1.313,374,75	0,0570	1.085,088,96		
19	2021	46.354,081,15	18.347,999,37	163,359,59	2.522.001,51	28.082,127,08	820.000,00	28.082,127,08	3.696,609,07	21,704,451,21	0,0513	1.116,954,11	0,0415	903,419,78		
20	2022	50.850,217,09	19.272,525,44	102,25	2.522.001,51	28.064,940,19	820.000,00	28.244,940,19	4.838,881,94	24,828,188,16	0,0442	1.097,307,54	0,0354	878,163,41		
21	2023	55.847,538,53	20.243,634,11	489,29	2.522.001,51	33.051,928,10	820.000,00	32.231,928,10	4.240,819,02	24,861,308,02	0,0381	946,731,51	0,0302	749,683,68		
22	2024	58.169,727,05	21.284,279,68	107,72	2.522.001,51	33.079,212,98	820.000,00	32.259,212,98	4.834,789,21	28,217,138,99	0,0328	926,564,41	0,0257	725,959,84		
23	2025	61.331,698,10	21.267,100,97	380,36	2.522.001,51	37.513,448,90	820.000,00	36.693,448,90	5.504,016,88	32,008,428,01	0,0244	780,978,02	0,0219	619,671,25		
24	2026	67.293,513,42	22.338,418,38	104,43	2.522.001,51	42.444,111,74	820.000,00	41.624,111,74	5.504,016,88	32,008,428,01	0,0210	673,704,21	0,0187	598,041,13		
25	2027	73.937,863,40	23.339,343,09	97,01	2.522.001,51	47.967,310,04	820.000,00	47.137,310,04	6.252,977,80	38,200,484,97	0,0181	666,242,96	0,0158	492,796,98		
26	2028	79.588,732,23	23.459,420,71	55,55	2.522.001,51	47.980,792,00	820.000,00	47.110,792,00	7.070,586,50	40,866,715,50	0,0156	568,493,10	0,0118	420,911,30		
27	2029	73.975,314,28	23.462,531,16	169,55	2.522.001,51	16.400,000,00	820.000,00	16.400,000,00	2.460,000,00	43,915,164,17	0,0116	161,843,71	0,0084	404,864,33		
28	2030				2.522.001,51						0,0116	171,843,71	0,0084	346,540,34		
29	2031				2.522.001,51						0,0116	171,843,71	0,0084	346,540,34		
30	2032				2.522.001,51						0,0116	171,843,71	0,0084	346,540,34		
30	2032				2.522.001,51						0,0116	171,843,71	0,0084	346,540,34		
Total																
Net Benefit-Cost Ratio = 1,1222 Net Present Value = Rp 5.009.988.208 Internal Rate of Return = 17,1707%																

Skenario: Moderat, BTCF

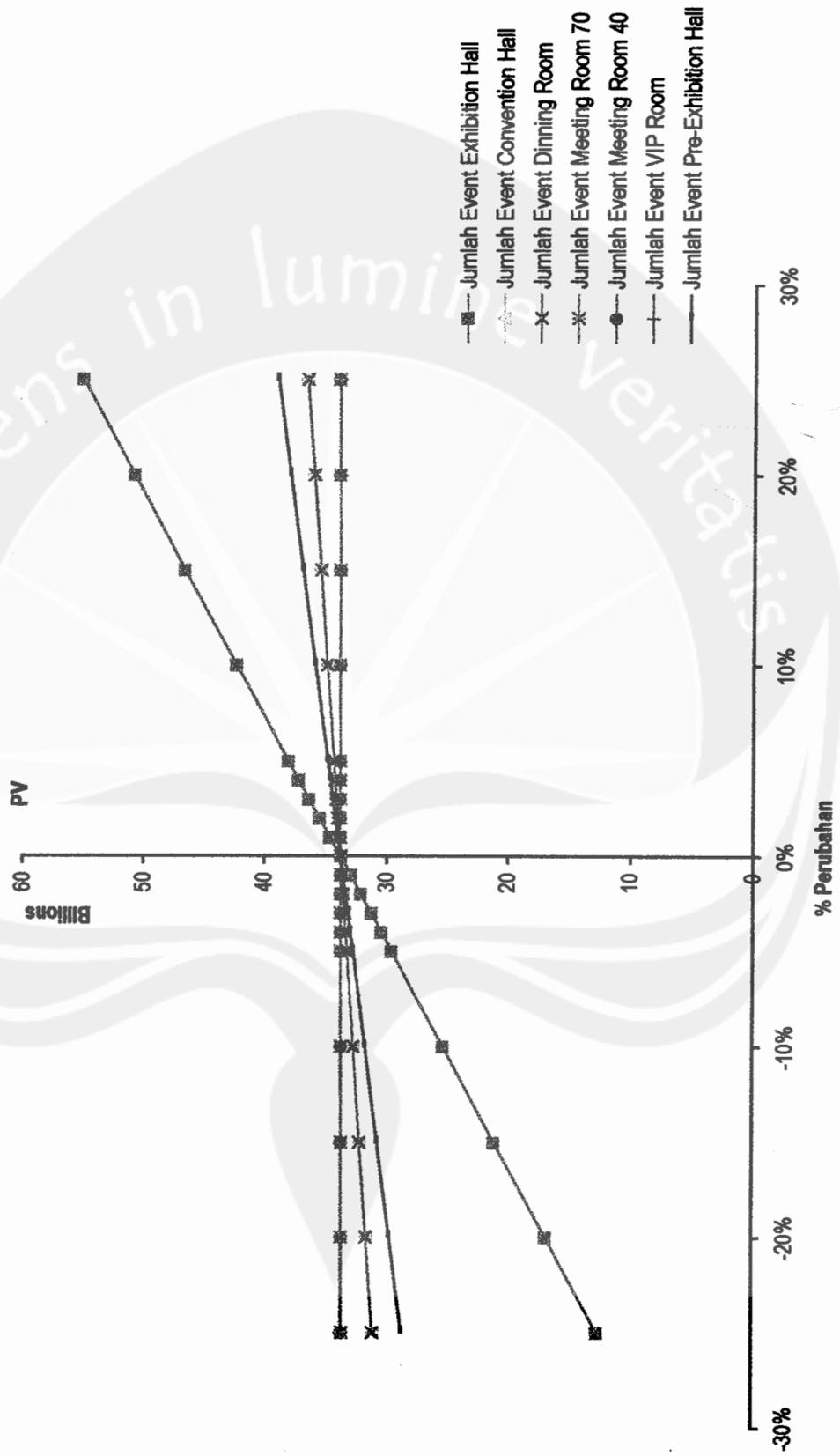
% Perubahan	Harga Sewa							Pre-Exhibition Hall
	Exhibition Hall	Convention Hall	Dinning Room	Meeting Room 70	Meeting Room 40	VIP Room		
-25%	Rp 8.918.506,049,07	Rp 30.890.143.682,92	Rp 30.657.966.468,45	Rp 33.595.507.837,92	Rp 33.643.053.011,13	Rp 33.630.416.182,63	Rp 27.934.586.770,35	
-20%	Rp 13.891.942.545,40	Rp 31.469.252.652,48	Rp 31.283.510.880,91	Rp 33.633.543.976,49	Rp 33.671.580.115,05	Rp 33.661.470.652,25	Rp 29.104.807.122,43	
-15%	Rp 18.865.379.041,74	Rp 32.048.361.622,05	Rp 31.909.055.293,37	Rp 33.671.580.115,05	Rp 33.700.107.218,97	Rp 33.692.525.121,88	Rp 30.275.027.474,51	
-10%	Rp 23.838.815.538,07	Rp 32.627.470.591,61	Rp 32.534.599.705,83	Rp 33.709.616.253,62	Rp 33.728.634.322,90	Rp 33.723.579.591,50	Rp 31.445.247.826,59	
-5%	Rp 28.812.252.034,41	Rp 33.206.579.561,18	Rp 33.160.144.118,28	Rp 33.747.652.392,18	Rp 33.757.161.426,82	Rp 33.754.634.061,12	Rp 32.615.468.178,66	
-4%	Rp 29.806.939.333,67	Rp 33.322.401.355,09	Rp 33.285.253.000,78	Rp 33.755.259.619,89	Rp 33.762.866.847,60	Rp 33.760.844.955,05	Rp 32.849.512.249,08	
-3%	Rp 30.801.626.632,94	Rp 33.438.223.149,00	Rp 33.410.361.883,27	Rp 33.762.866.847,60	Rp 33.768.572.268,39	Rp 33.767.055.848,97	Rp 33.083.556.319,50	
-2%	Rp 31.796.313.932,21	Rp 33.554.044.942,92	Rp 33.535.470.765,76	Rp 33.770.474.075,32	Rp 33.774.277.689,17	Rp 33.773.266.742,89	Rp 33.317.600.389,91	
-1%	Rp 32.791.001.231,48	Rp 33.669.866.736,83	Rp 33.660.579.648,25	Rp 33.778.081.303,03	Rp 33.779.983.109,96	Rp 33.779.477.636,82	Rp 33.551.644.460,33	
0%	Rp 33.785.688.530,74							
1%	Rp 34.780.375.830,01	Rp 33.901.510.324,66	Rp 33.910.797.413,23	Rp 33.793.295.758,46	Rp 33.791.393.951,53	Rp 33.791.899.424,67	Rp 34.019.732.601,16	
2%	Rp 35.775.063.129,28	Rp 34.017.332.118,57	Rp 34.035.906.295,73	Rp 33.800.902.986,17	Rp 33.797.099.372,31	Rp 33.798.110.318,59	Rp 34.253.776.671,57	
3%	Rp 36.769.750.428,54	Rp 34.133.153.912,48	Rp 34.161.015.178,22	Rp 33.808.510.213,88	Rp 33.802.804.793,10	Rp 33.804.321.212,52	Rp 34.487.820.741,99	
4%	Rp 37.764.437.727,81	Rp 34.248.975.706,39	Rp 34.286.124.060,71	Rp 33.816.117.441,59	Rp 33.808.510.213,88	Rp 33.810.532.106,44	Rp 34.721.864.812,41	
5%	Rp 38.759.125.027,08	Rp 34.364.797.500,31	Rp 34.411.232.943,20	Rp 33.823.724.669,31	Rp 33.814.215.634,67	Rp 33.816.743.000,37	Rp 34.955.908.882,82	
10%	Rp 43.732.561.523,41	Rp 34.943.906.469,87	Rp 35.036.777.355,66	Rp 33.861.760.807,87	Rp 33.842.742.738,59	Rp 33.847.797.469,99	Rp 36.126.129.234,90	
15%	Rp 48.705.998.019,75	Rp 35.523.015.439,44	Rp 35.662.321.768,12	Rp 33.899.796.946,43	Rp 33.871.269.842,51	Rp 33.878.851.939,61	Rp 37.296.349.586,98	
20%	Rp 53.679.434.516,08	Rp 36.102.124.409,00	Rp 36.287.866.180,58	Rp 33.937.833.085,00	Rp 33.899.796.946,43	Rp 33.909.906.409,23	Rp 38.466.569.939,06	
25%	Rp 58.652.871.012,42	Rp 36.681.233.378,57	Rp 36.913.410.593,04	Rp 33.975.869.223,56	Rp 33.928.324.050,36	Rp 33.940.960.878,86	Rp 39.636.799.291,14	



Skenario: Moderat, BTCF

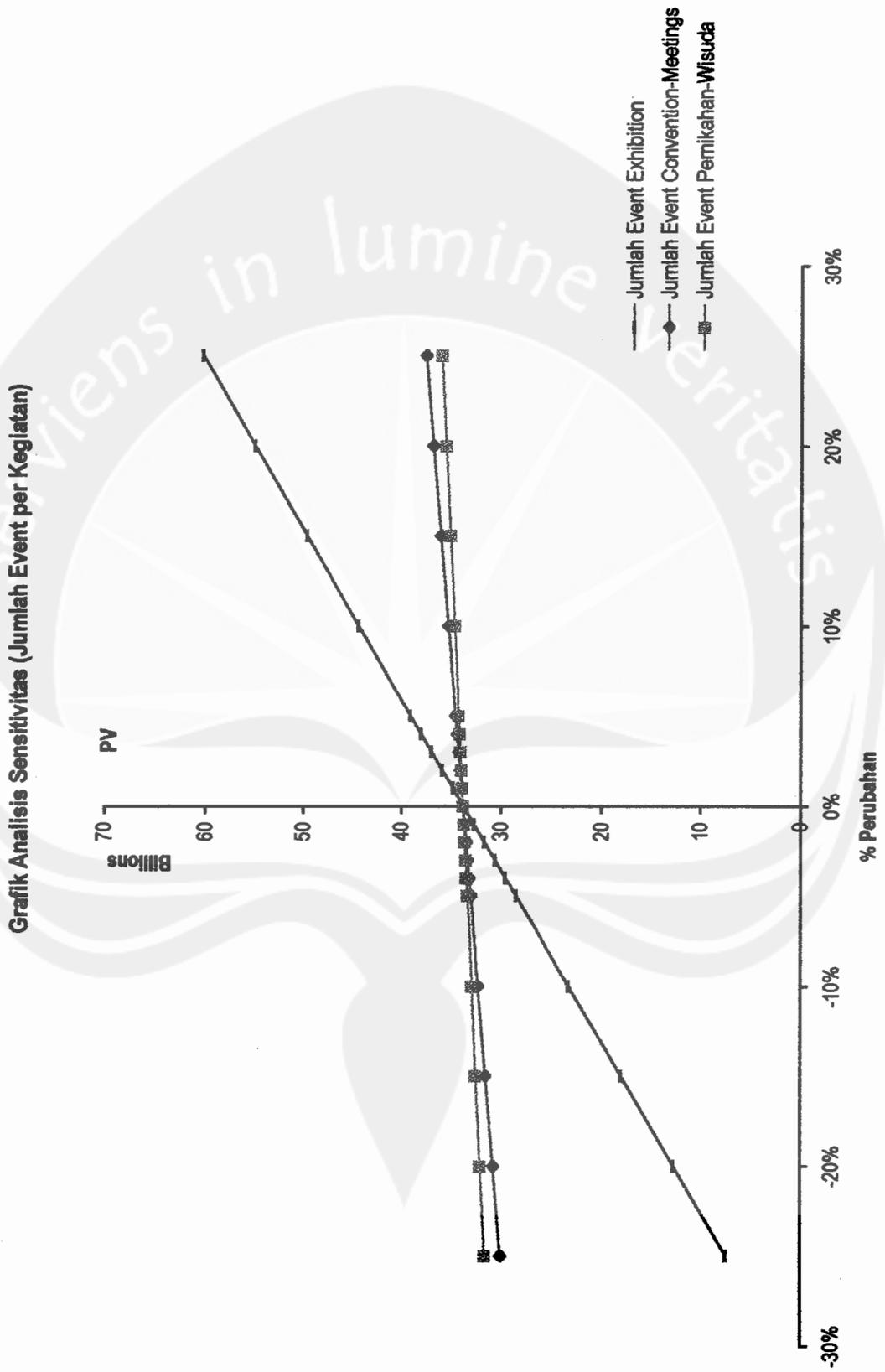
% Perubahan	Jumlah Event							Pre-Exhibition Hall
	Exhibition Hall	Convention Hall	Dinning Room	Meeting Room 70	Meeting Room 40	VIP Room		
-25%	Rp 12.587.276.292,81	Rp 31.041.894.231,52	Rp 31.099.749.037,66	Rp 33.631.697.015,33	Rp 33.666.420.923,30	Rp 33.707.769.125,84	Rp 28.663.195.116,36	
-20%	Rp 16.834.958.740,40	Rp 31.590.653.091,36	Rp 31.636.936.936,28	Rp 33.662.495.318,41	Rp 33.690.274.444,78	Rp 33.723.353.006,82	Rp 29.687.693.799,23	
-15%	Rp 21.072.641.187,98	Rp 32.139.411.951,21	Rp 32.174.124.834,89	Rp 33.693.293.621,50	Rp 33.714.127.966,27	Rp 33.738.936.887,80	Rp 30.712.192.482,11	
-10%	Rp 25.310.323.635,57	Rp 32.688.170.811,05	Rp 32.711.312.733,51	Rp 33.724.091.924,58	Rp 33.737.981.487,76	Rp 33.754.520.768,78	Rp 31.736.691.164,99	
-5%	Rp 29.548.006.083,16	Rp 33.236.929.670,90	Rp 33.248.500.632,13	Rp 33.754.890.227,66	Rp 33.761.835.009,25	Rp 33.770.104.649,76	Rp 32.761.189.847,87	
-4%	Rp 30.395.542.572,67	Rp 33.346.681.442,87	Rp 33.355.938.211,85	Rp 33.761.049.888,28	Rp 33.766.605.713,55	Rp 33.773.221.425,96	Rp 32.966.089.584,44	
-3%	Rp 31.243.079.062,19	Rp 33.456.433.214,84	Rp 33.463.375.791,57	Rp 33.767.209.548,89	Rp 33.771.376.417,85	Rp 33.776.338.202,15	Rp 33.170.989.321,02	
-2%	Rp 32.090.615.551,71	Rp 33.566.184.986,80	Rp 33.570.813.371,30	Rp 33.773.369.209,51	Rp 33.776.147.122,15	Rp 33.779.454.978,35	Rp 33.375.889.057,59	
-1%	Rp 32.938.152.041,23	Rp 33.675.936.758,77	Rp 33.678.250.951,02	Rp 33.779.528.870,13	Rp 33.780.917.826,45	Rp 33.782.571.754,55	Rp 33.580.788.794,17	
0%	Rp 33.785.688.530,74							
1%	Rp 34.633.225.020,26	Rp 33.895.440.302,71	Rp 33.893.126.110,47	Rp 33.791.848.191,36	Rp 33.790.459.235,04	Rp 33.788.805.306,94	Rp 33.990.588.267,32	
2%	Rp 35.480.761.509,78	Rp 34.005.192.074,68	Rp 34.000.563.690,19	Rp 33.798.007.851,98	Rp 33.795.229.939,34	Rp 33.791.922.083,14	Rp 34.195.488.003,89	
3%	Rp 36.328.297.999,29	Rp 34.114.943.846,65	Rp 34.108.001.269,91	Rp 33.804.167.512,59	Rp 33.800.000.643,64	Rp 33.795.038.859,33	Rp 34.400.387.740,47	
4%	Rp 37.175.834.488,81	Rp 34.224.695.618,62	Rp 34.215.438.849,64	Rp 33.810.327.173,21	Rp 33.804.771.347,93	Rp 33.798.155.635,53	Rp 34.605.287.477,04	
5%	Rp 38.023.370.978,33	Rp 34.334.447.390,59	Rp 34.322.876.429,36	Rp 33.816.486.833,83	Rp 33.809.542.052,23	Rp 33.801.272.411,72	Rp 34.810.187.213,62	
10%	Rp 42.261.053.425,92	Rp 34.883.206.250,43	Rp 34.880.064.327,98	Rp 33.847.285.136,91	Rp 33.833.395.573,72	Rp 33.816.856.292,70	Rp 35.834.685.896,50	
15%	Rp 46.498.735.873,50	Rp 35.431.965.110,28	Rp 35.397.252.226,59	Rp 33.878.083.439,99	Rp 33.857.249.095,21	Rp 33.832.440.173,68	Rp 36.859.184.579,38	
20%	Rp 50.736.418.321,09	Rp 35.980.723.970,12	Rp 35.934.440.125,21	Rp 33.908.881.743,07	Rp 33.881.102.616,70	Rp 33.848.024.054,67	Rp 37.883.683.262,25	
25%	Rp 54.974.100.768,68	Rp 36.529.482.829,97	Rp 36.471.628.023,82	Rp 33.939.680.046,15	Rp 33.904.956.138,19	Rp 33.863.607.935,65	Rp 38.908.181.945,13	

Grafik Analisis Sensitivitas (Jumlah Event per Ruangan)



Skenario: Moderat, BTCF

% Perubahan	Jumlah Event		
	Exhibition	Convention-Meetings	Pernikahan-Wisuda
-25%	Rp 7.474.782.878,42	Rp 30.097.172.270,34	Rp 31.693.292.471,07
-20%	Rp 12.736.964.008,89	Rp 30.834.875.522,42	Rp 32.111.771.683,01
-15%	Rp 17.999.145.139,35	Rp 31.572.578.774,50	Rp 32.530.250.894,94
-10%	Rp 23.261.326.269,82	Rp 32.310.282.026,58	Rp 32.948.730.106,87
-5%	Rp 28.523.507.400,28	Rp 33.047.985.278,66	Rp 33.367.209.318,81
-4%	Rp 29.575.943.626,37	Rp 33.195.525.929,08	Rp 33.450.905.161,20
-3%	Rp 30.628.379.852,46	Rp 33.343.066.579,50	Rp 33.534.601.003,58
-2%	Rp 31.680.816.078,56	Rp 33.490.607.229,91	Rp 33.618.296.845,97
-1%	Rp 32.733.252.304,65	Rp 33.638.147.880,33	Rp 33.701.992.688,36
0%	Rp 33.785.688.530,74	Rp 33.785.688.530,74	Rp 33.785.688.530,74
1%	Rp 34.838.124.756,84	Rp 33.933.229.181,16	Rp 33.869.384.373,13
2%	Rp 35.890.560.982,93	Rp 34.080.769.831,57	Rp 33.953.080.215,52
3%	Rp 36.942.997.209,02	Rp 34.228.310.481,99	Rp 34.036.776.057,90
4%	Rp 37.995.433.435,11	Rp 34.375.851.132,41	Rp 34.120.471.900,29
5%	Rp 39.047.869.661,21	Rp 34.523.391.782,82	Rp 34.204.167.742,68
10%	Rp 44.310.050.791,67	Rp 35.261.095.034,90	Rp 34.622.646.954,61
15%	Rp 49.572.231.922,13	Rp 35.998.798.286,98	Rp 35.041.126.166,55
20%	Rp 54.834.413.052,60	Rp 36.736.501.539,06	Rp 35.459.605.378,48
25%	Rp 60.096.594.183,06	Rp 37.474.204.791,14	Rp 35.878.084.590,41



Skenario: Moderat, BTCF

% Perubahan	Parkir		
	Exhibition	Convention-Meetings	Pernikahan-Wisuda
-25%	Rp 32.867.523.978,78	Rp 32.753.802.011,87	Rp 33.538.787.138,62
-20%	Rp 33.051.156.889,18	Rp 32.960.179.315,65	Rp 33.588.167.417,04
-15%	Rp 33.234.789.799,57	Rp 33.166.556.619,42	Rp 33.637.547.695,47
-10%	Rp 33.418.422.709,96	Rp 33.372.933.923,20	Rp 33.686.927.973,89
-5%	Rp 33.602.055.620,35	Rp 33.579.311.226,97	Rp 33.736.308.252,32
-4%	Rp 33.638.782.202,43	Rp 33.620.586.687,72	Rp 33.746.184.308,00
-3%	Rp 33.675.508.784,51	Rp 33.661.862.148,48	Rp 33.756.060.363,69
-2%	Rp 33.712.235.366,59	Rp 33.703.137.609,23	Rp 33.765.936.419,37
-1%	Rp 33.748.961.948,66	Rp 33.744.413.069,99	Rp 33.775.812.475,06
0%	Rp 33.785.688.530,74	Rp 33.785.688.530,74	Rp 33.785.688.530,74
1%	Rp 33.822.415.112,82	Rp 33.826.963.991,50	Rp 33.795.564.586,43
2%	Rp 33.859.141.694,90	Rp 33.868.239.452,25	Rp 33.805.440.642,11
3%	Rp 33.895.868.276,98	Rp 33.909.514.913,01	Rp 33.815.316.697,80
4%	Rp 33.932.594.859,06	Rp 33.950.790.373,76	Rp 33.825.192.753,48
5%	Rp 33.969.321.441,13	Rp 33.992.065.834,52	Rp 33.835.068.809,17
10%	Rp 34.152.954.351,53	Rp 34.198.443.138,29	Rp 33.884.449.087,59
15%	Rp 34.336.587.261,92	Rp 34.404.820.442,06	Rp 33.933.829.366,02
20%	Rp 34.520.220.172,31	Rp 34.611.197.745,84	Rp 33.983.209.644,44
25%	Rp 34.703.853.082,70	Rp 34.817.575.049,61	Rp 34.032.589.922,87

Grafik Analisis Sensitivitas (Parkir per Kegiatan)

