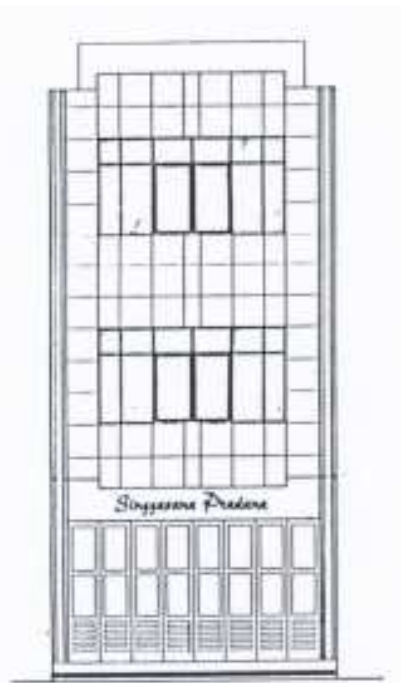
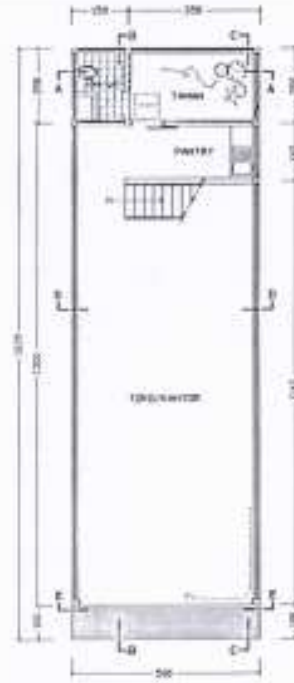


LAMPIRAN

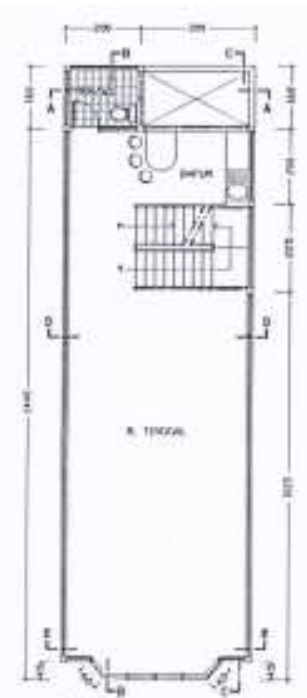
Lampiran 1. Denah Ruko



TAMPAK MUKA



DENAH LANTAI 1



DENAH LANTAI 2

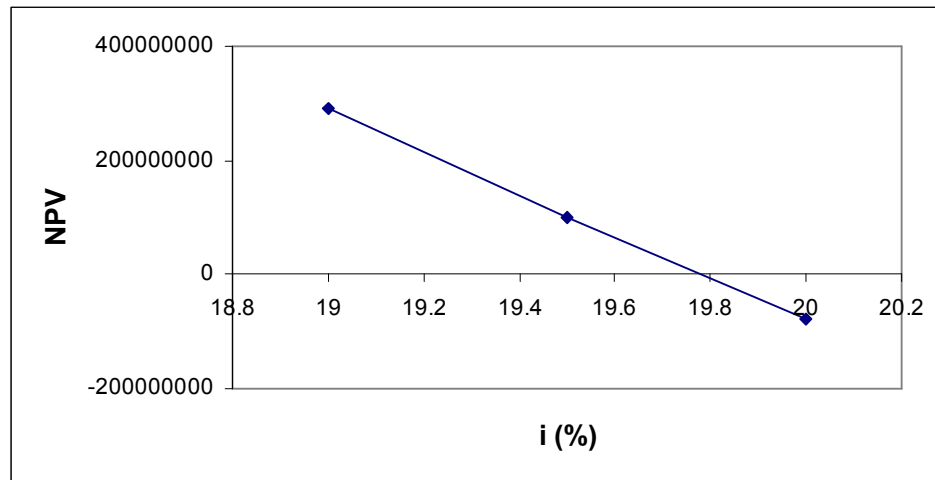


DENAH LANTAI 3

Lampiran 2. Perhitungan Nilai Bersih Sekarang (NPV)

Tahun	n	Pendapatan Bersih (Rp.) (a)	Pengeluaran (Rp.) (b)	(a)-(b)	Nilai Bersih Sekarang (Rp.)		
					i = 19%	i = 19.5%	i = 20%
2002	0	275.325.925	3.136.018.650	-2.860.692.725	-2.860.692.725	-2.860.692.725	-2.860.692.725
2003	1	-22.743.563	22.743.563	-45.487.126	-38.224.476	-38.064.541	-37.905.938
2004	2	328.716.871	81.055.679	247.661.192	174.889.621	173.429.171	171.986.939
2005	3	-26.851.407	26.851.407	-53.702.814	-31.868.099	-31.469.753	-31.078.018
2006	4	470.611.250	88.609.908	382.001.342	190.492.132	187.323.933	184.221.326
2007	5	-31.821.899	31.821.899	-63.643.797	-26.669.893	-26.116.595	-25.577.015
2008	6	670.592.834	97.286.609	573.306.225	201.885.389	196.869.857	191.999.095
2009	7	-37.836.193	37.836.193	-75.672.387	-22.392.816	-21.745.134	-21.118.774
2010	8	952.063.708	107.295.909	844.767.799	210.068.851	203.139.374	196.465.991
2011	9	-45.113.490	45.113.490	-90.226.980	-18.854.446	-18.156.213	-17.486.593
2012	10	1.347.815.801	118.890.544	1.228.925.257	215.802.194	206.940.940	198.478.290
2013	11	-53.919.019	53.919.019	-107.838.038	-15.913.122	-15.195.851	-14.513.704
2014	12	1.903.792.562	132.374.704	1.771.417.858	219.663.289	208.884.471	198.676.301
2015	13	-64.573.709	64.573.709	-129.147.418	-13.457.836	-12.743.918	-12.070.619
2016	14	2.684.356.483	148.114.733	2.536.241.750	222.092.140	209.430.521	197.539.160
2017	15	-77.465.884	77.465.884	-154.931.768	-11.400.819	-10.705.868	-10.055.919
2018	16	3.779.665.069	166.552.066	3.613.113.003	223.424.175	208.927.237	195.425.669
2019	17	-93.065.416	93.065.416	-186.130.831	-9.672.082	-9.006.663	-8.389.520
2020	18	5.315.998.910	188.218.873	5.127.780.037	223.915.461	207.638.122	192.604.734
2021	19	-111.940.849	111.940.849	-223.881.698	-8.215.355	-7.586.272	-7.007.691
2022	20	47.768.230.092	203.485.761	47.564.744.331	1.466.715.693	1.348.736.346	1.240.681.327
				NPV	291.587.276	99.836.438	-77.817.684

Lampiran 3. Perhitungan Nilai Pengembalian Internal (IRR)



Dengan cara interpolasi :

$$IRR = i_1 + \frac{NPV_1}{NPV_1 - NPV_2} (i_2 - i_1)$$

$$IRR = 0,195 + \frac{99836438}{99836438 - (-77817684)} (0,20 - 0,195)$$

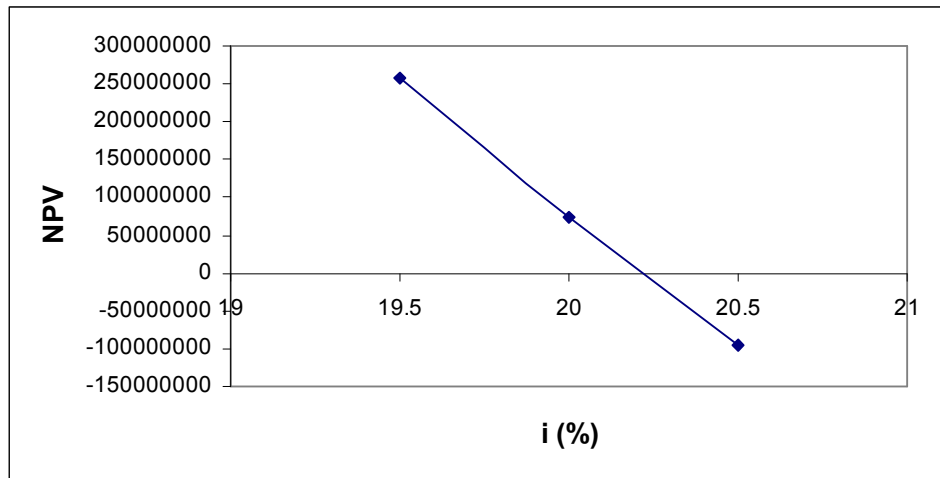
$$IRR = 0,1978$$

$$= 19,78\%$$

Lampiran 4. Perhitungan Nilai Bersih Sekarang (Setelah Harga Sewa Dinaikkan)

Tahun	n	Pendapatan Bersih (Rp.) (a)	Pengeluaran (Rp.) (b)	(a)-(b)	Nilai Bersih Sekarang (Rp.)		
					i = 19.5%	i = 20%	i = 20.5%
2002	0	292.500.320	3.136.018.650	-2.843.518.330	-2.843.518.330	-2.843.518.330	-2.843.518.330
2003	1	-22.743.563	22.743.563	-45.487.126	-38.064.541	-37.905.938	-37.748.652
2004	2	352.761.024	81.055.679	271.705.345	190.266.519	188.684.267	187.121.672
2005	3	-26.851.407	26.851.407	-53.702.814	-31.469.753	-31.078.018	-30.692.757
2006	4	504.273.064	88.609.908	415.663.156	203.830.847	200.454.840	197.148.439
2007	5	-31.821.899	31.821.899	-63.643.797	-26.116.595	-25.577.015	-25.050.757
2008	6	717.719.374	97.286.609	620.432.765	213.052.823	207.781.678	202.662.056
2009	7	-37.836.193	37.836.193	-75.672.387	-21.745.134	-21.118.774	-20.512.949
2010	8	1.018.040.864	107.295.909	910.744.955	219.004.749	211.810.169	204.880.393
2011	9	-45.113.490	45.113.490	-90.226.980	-18.156.213	-17.486.593	-16.844.301
2012	10	1.440.183.819	118.890.544	1.321.293.276	222.494.957	213.396.241	204.705.144
2013	11	-53.919.019	53.919.019	-107.838.038	-15.195.851	-14.513.704	-13.864.827
2014	12	2.033.107.787	132.374.704	1.900.733.084	224.133.241	213.179.864	202.804.025
2015	13	-64.573.709	64.573.709	-129.147.418	-12.743.918	-12.070.619	-11.435.473
2016	14	2.865.397.799	148.114.733	2.717.283.066	224.380.033	211.639.846	199.671.567
2017	15	-77.465.884	77.465.884	-154.931.768	-10.705.868	-10.055.919	-9.447.889
2018	16	4.033.122.911	166.552.066	3.866.570.845	223.583.365	209.134.670	195.674.044
2019	17	-93.065.416	93.065.416	-186.130.831	-9.006.663	-8.389.520	-7.816.971
2020	18	5.670.839.888	188.218.873	5.482.621.015	222.006.623	205.932.929	191.082.706
2021	19	-111.940.849	111.940.849	-223.881.698	-7.586.272	-7.007.691	-6.475.372
2022	20	47.768.230.092	203.485.761	47.564.744.331	1.348.736.346	1.240.681.327	1.141.679.567
				NPV	257180365	73973709	-95978666

Lampiran 5. IRR Setelah Harga Sewa Dinaikkan



Dengan cara interpolasi :

$$IRR = i_1 + \frac{NPV_1}{NPV_1 - NPV_2} (i_2 - i_1)$$

$$IRR = 0,20 + \frac{73973709}{73973709 - (-95978666)} (0,205 - 0,20)$$

$$IRR = 0,2022$$

$$= 20,22\%$$