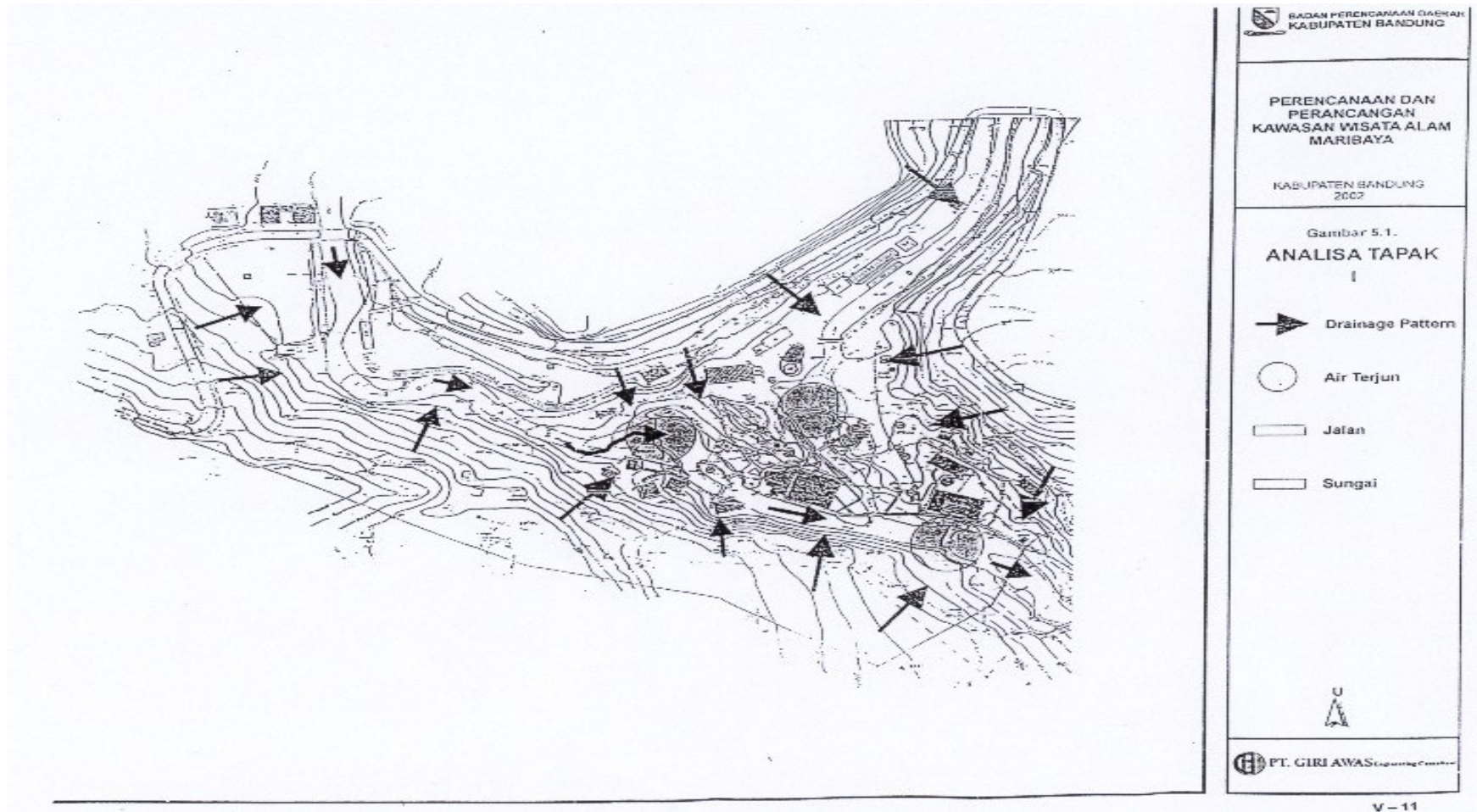
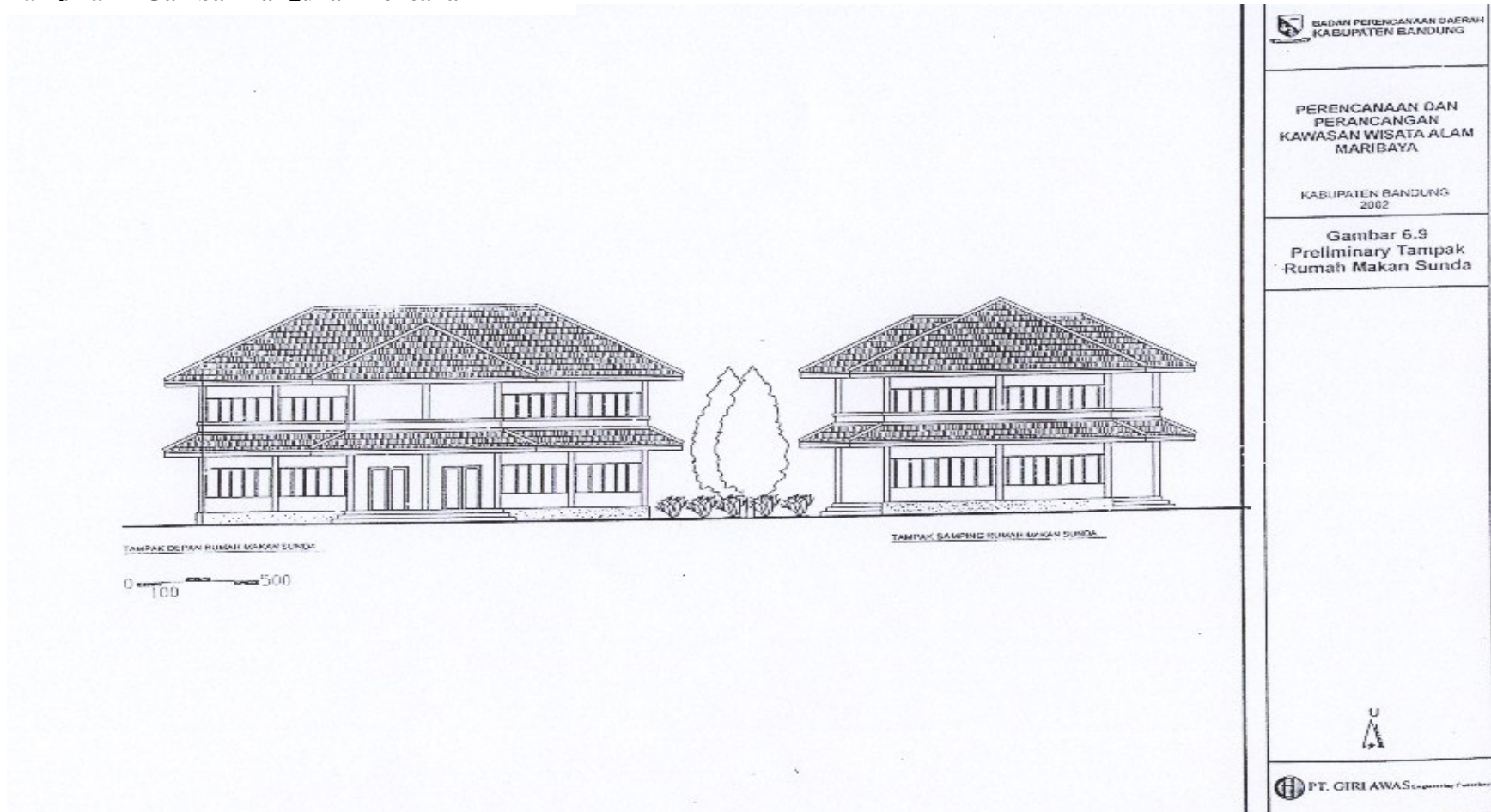


Lampiran 1 Gambar Pengembangan Wilayah



Lampiran 2 Gambar Bangunan Rencana



Lampiran 3 Asumsi Rencana Pengeluaran Per Bulan

1	2020	21
2	2021	22

**Lampiran 4 Perhitungan Rencana Angsuran Hutang Pokok dan Bunga
(Jumlah Pinjaman Rp. 11,700,000,000.00)**

Tahun	Bulan	Jumlah Hutang Pokok	Angsuran Pokok	Bunga 18% / Tahun	Angsuran Pokok per Triwulan		Angsuran Pokok + Bunga per Tahun
		(Rp)	(Rp)	(Rp)		(Rp)	(Rp)
1	1	11,700,000,000.00		175,500,000.00	I		2,106,000,000.00
	2	11,700,000,000.00		175,500,000.00			
	3	11,700,000,000.00		175,500,000.00			
	4	11,700,000,000.00		175,500,000.00			
	5	11,700,000,000.00		175,500,000.00	II		
	6	11,700,000,000.00		175,500,000.00			
	7	11,700,000,000.00		175,500,000.00			
	8	11,700,000,000.00		175,500,000.00	III		
	9	11,700,000,000.00		175,500,000.00			
	10	11,700,000,000.00		175,500,000.00	IV		
	11	11,700,000,000.00		175,500,000.00			
	12	11,700,000,000.00		175,500,000.00			
2	1	11,456,250,000.00	243,750,000.00	175,500,000.00	I	731,250,000.00	4,789,687,500.00
	2	11,212,500,000.00	243,750,000.00	171,843,750.00			
	3	10,968,750,000.00	243,750,000.00	168,187,500.00			
	4	10,725,000,000.00	243,750,000.00	164,531,250.00			
	5	10,481,250,000.00	243,750,000.00	160,875,000.00	II		
	6	10,237,500,000.00	243,750,000.00	157,218,750.00			
	7	9,993,750,000.00	243,750,000.00	153,562,500.00			
	8	9,750,000,000.00	243,750,000.00	149,906,250.00	III		
	9	9,506,250,000.00	243,750,000.00	146,250,000.00			
	10	9,262,500,000.00	243,750,000.00	142,593,750.00	IV		
	11	9,018,750,000.00	243,750,000.00	138,937,500.00			
	12	8,775,000,000.00	243,750,000.00	135,281,250.00			
			2,925,000,000.00	1,864,687,500.00			
3	1	8,531,250,000.00	243,750,000.00	131,625,000.00	I	731,250,000.00	4,263,187,500.00
	2	8,287,500,000.00	243,750,000.00	127,968,750.00			
	3	8,043,750,000.00	243,750,000.00	124,312,500.00			
	4	7,800,000,000.00	243,750,000.00	120,656,250.00			
	5	7,556,250,000.00	243,750,000.00	117,000,000.00	II		
	6	7,312,500,000.00	243,750,000.00	113,343,750.00			
	7	7,068,750,000.00	243,750,000.00	109,687,500.00			
	8	6,825,000,000.00	243,750,000.00	106,031,250.00	III		
	9	6,581,250,000.00	243,750,000.00	102,375,000.00			
	10	6,337,500,000.00	243,750,000.00	98,718,750.00	IV		
	11	6,093,750,000.00	243,750,000.00	95,062,500.00			
	12	5,850,000,000.00	243,750,000.00	91,406,250.00			
			2,925,000,000.00	1,338,187,500.00			
4	1	5,606,250,000.00	243,750,000.00	87,750,000.00	I	731,250,000.00	3,736,687,500.00
	2	5,362,500,000.00	243,750,000.00	84,093,750.00			
	3	5,118,750,000.00	243,750,000.00	80,437,500.00			
	4	4,875,000,000.00	243,750,000.00	76,781,250.00			
	5	4,631,250,000.00	243,750,000.00	73,125,000.00	II		
	6	4,387,500,000.00	243,750,000.00	69,468,750.00			
	7	4,143,750,000.00	243,750,000.00	65,812,500.00			
	8	3,900,000,000.00	243,750,000.00	62,156,250.00	III		
	9	3,656,250,000.00	243,750,000.00	58,500,000.00			
	10	3,412,500,000.00	243,750,000.00	54,843,750.00	IV		
	11	3,168,750,000.00	243,750,000.00	51,187,500.00			
	12	2,925,000,000.00	243,750,000.00	47,531,250.00			
			2,925,000,000.00	811,687,500.00			

**Lampiran 4 (Lanjutan) Perhitungan Rencana Angsuran Hutang Pokok
dan Bunga (Jumlah Pinjaman Rp. 11,700,000,000.00)**

Tahun	Bulan	Jumlah Hutang Pokok (Rp)	Angsuran Pokok (Rp)	Bunga 18% / Tahun (Rp)	Angsuran Pokok per Triwulan (Rp)	Angsuran Pokok + Bunga per Tahun (Rp)
	6	1,462,500,000.00	243,750,000.00	25,593,750.00	III	3,210,187,500.00
	7	1,218,750,000.00	243,750,000.00	21,937,500.00		
	8	975,000,000.00	243,750,000.00	18,281,250.00		
	9	731,250,000.00	243,750,000.00	14,625,000.00		
	10	487,500,000.00	243,750,000.00	10,968,750.00	IV	731,250,000.00
	11	243,750,000.00	243,750,000.00	7,312,500.00		
	12	-	243,750,000.00	3,656,250.00		
			2,925,000,000.00	285,187,500.00		

TOTAL

18,105,750,000.00

Asumsi

Bunga Bank 18% / Tahun

Jangka Waktu Pengembalian 5 tahun

Grace Period Selama 12 bulan

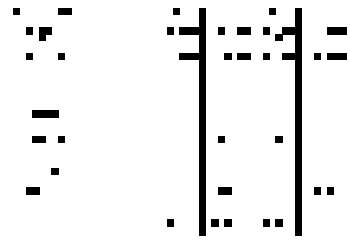
Lampiran 5 Asumsi Rencana Pendapatan Per Tahun

No	Uraian	Pendapatan	
		Per Minggu (Rp)	Per Tahun (Rp)
1	Restaurant Franchise		
	- Tipe 1	22,500,000.00	1,170,000,000.00
	- Tipe 2	27,720,000.00	1,441,440,000.00
	- Tipe 3	22,200,000.00	1,154,400,000.00
	- Tipe 4	6,000,000.00	312,000,000.00
	- Tipe 5	2,400,000.00	124,800,000.00
2	Rumah Makan Sunda	12,240,000.00	636,480,000.00
3	Arena Rekreasi		
	-Kolam Renag Air Panas	1,640,000.00	85,280,000.00
	-Boom-boom Car	10,000,000.00	520,000,000.00
	-Video Games	4,000,000.00	208,000,000.00
4	Fasilitas Umum		
	-Parkir Mobil	700,000.00	36,400,000.00
	-Parkir Motor	600,000.00	31,200,000.00
	-Parkir Bus	300,000.00	15,600,000.00
	-Wc Umum	120,000.00	6,240,000.00
5	Penginapan		
	-Villa	2,700,000.00	140,400,000.00
	-Kamar Inap	2,700,000.00	140,400,000.00
6	Bangunan Pelatihan	6,000,000.00	312,000,000.00
7	Panggung Hiburan	4,000,000.00	208,000,000.00
8	Toko Dan Kios		
	-Toko Makanan	7,500,000.00	390,000,000.00
	-Toko Pakaian	2,000,000.00	104,000,000.00
	-Kios Makanan	10,500,000.00	546,000,000.00
	-Kios Tanaman Hias	3,500,000.00	182,000,000.00
9	Tiket Kawasan Wisata	2,440,000.00	126,880,000.00

Lampiran 6 Analisis Aliran Kas

1	2017	2018
2	2017	2018
3	2017	2018
4	2017	2018
5	2017	2018
6	2017	2018
7	2017	2018
8	2017	2018
9	2017	2018
10	2017	2018
11	2017	2018
12	2017	2018
13	2017	2018
14	2017	2018
15	2017	2018
16	2017	2018
17	2017	2018
18	2017	2018
19	2017	2018
20	2017	2018
21	2017	2018
22	2017	2018
23	2017	2018
24	2017	2018
25	2017	2018
26	2017	2018
27	2017	2018
28	2017	2018
29	2017	2018
30	2017	2018
31	2017	2018
32	2017	2018
33	2017	2018
34	2017	2018
35	2017	2018
36	2017	2018
37	2017	2018
38	2017	2018
39	2017	2018
40	2017	2018
41	2017	2018
42	2017	2018
43	2017	2018
44	2017	2018
45	2017	2018
46	2017	2018
47	2017	2018
48	2017	2018
49	2017	2018
50	2017	2018
51	2017	2018
52	2017	2018
53	2017	2018
54	2017	2018
55	2017	2018
56	2017	2018
57	2017	2018
58	2017	2018
59	2017	2018
60	2017	2018
61	2017	2018
62	2017	2018
63	2017	2018
64	2017	2018
65	2017	2018
66	2017	2018
67	2017	2018
68	2017	2018
69	2017	2018
70	2017	2018
71	2017	2018
72	2017	2018
73	2017	2018
74	2017	2018
75	2017	2018
76	2017	2018
77	2017	2018
78	2017	2018
79	2017	2018
80	2017	2018
81	2017	2018
82	2017	2018
83	2017	2018
84	2017	2018
85	2017	2018
86	2017	2018
87	2017	2018
88	2017	2018
89	2017	2018
90	2017	2018
91	2017	2018
92	2017	2018
93	2017	2018
94	2017	2018
95	2017	2018
96	2017	2018
97	2017	2018
98	2017	2018
99	2017	2018
100	2017	2018

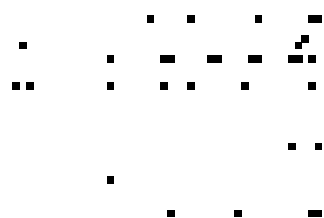
Lampiran 6 (Lanjutan) Analisis Aliran Kas



Lampiran 6 (Lanjutan) Analisis Aliran Kas

1. 133

Lampiran 6 (Lanjutan) Analisis Aliran Kas



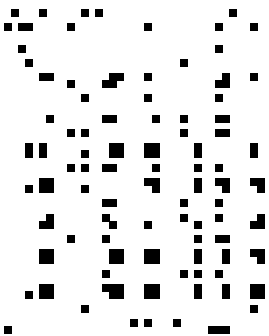
Lampiran 6 (Lanjutan) Analisis Aliran Kas

[illegible]

Lampiran 6 (Lanjutan) Analisis Aliran Kas

		2017		2018		2019		2020		2021	
A	1	1	1	1	1	1	1	1	1	1	1
	2	1	1	1	1	1	1	1	1	1	1
B	1	1	1	1	1	1	1	1	1	1	1
	2	1	1	1	1	1	1	1	1	1	1
C	1	1	1	1	1	1	1	1	1	1	1
	2	1	1	1	1	1	1	1	1	1	1
D	1	1	1	1	1	1	1	1	1	1	1
	2	1	1	1	1	1	1	1	1	1	1
E	1	1	1	1	1	1	1	1	1	1	1
	2	1	1	1	1	1	1	1	1	1	1
F	1	1	1	1	1	1	1	1	1	1	1
	2	1	1	1	1	1	1	1	1	1	1
G	1	1	1	1	1	1	1	1	1	1	1
	2	1	1	1	1	1	1	1	1	1	1
H	1	1	1	1	1	1	1	1	1	1	1
	2	1	1	1	1	1	1	1	1	1	1
I	1	1	1	1	1	1	1	1	1	1	1
	2	1	1	1	1	1	1	1	1	1	1
J	1	1	1	1	1	1	1	1	1	1	1
	2	1	1	1	1	1	1	1	1	1	1
K	1	1	1	1	1	1	1	1	1	1	1
	2	1	1	1	1	1	1	1	1	1	1
L	1	1	1	1	1	1	1	1	1	1	1
	2	1	1	1	1	1	1	1	1	1	1
M	1	1	1	1	1	1	1	1	1	1	1
	2	1	1	1	1	1	1	1	1	1	1
N	1	1	1	1	1	1	1	1	1	1	1
	2	1	1	1	1	1	1	1	1	1	1
O	1	1	1	1	1	1	1	1	1	1	1
	2	1	1	1	1	1	1	1	1	1	1
P	1	1	1	1	1	1	1	1	1	1	1
	2	1	1	1	1	1	1	1	1	1	1
Q	1	1	1	1	1	1	1	1	1	1	1
	2	1	1	1	1	1	1	1	1	1	1
R	1	1	1	1	1	1	1	1	1	1	1
	2	1	1	1	1	1	1	1	1	1	1
S	1	1	1	1	1	1	1	1	1	1	1
	2	1	1	1	1	1	1	1	1	1	1
T	1	1	1	1	1	1	1	1	1	1	1
	2	1	1	1	1	1	1	1	1	1	1
U	1	1	1	1	1	1	1	1	1	1	1
	2	1	1	1	1	1	1	1	1	1	1
V	1	1	1	1	1	1	1	1	1	1	1
	2	1	1	1	1	1	1	1	1	1	1
W	1	1	1	1	1	1	1	1	1	1	1
	2	1	1	1	1	1	1	1	1	1	1
X	1	1	1	1	1	1	1	1	1	1	1
	2	1	1	1	1	1	1	1	1	1	1
Y	1	1	1	1	1	1	1	1	1	1	1
	2	1	1	1	1	1	1	1	1	1	1
Z	1	1	1	1	1	1	1	1	1	1	1
	2	1	1	1	1	1	1	1	1	1	1

Lampiran 7 Proporsi Keuntungan Selama Masa Konsesi



Lampiran 9 Aliran Kas Pada $i = 45\%$

		1997		1998		1999		2000	
No	Uraian	Rp. 1000		Rp. 1000		Rp. 1000		Rp. 1000	
		1997	1998	1997	1998	1997	1998	1997	1998
1	Saldo Awal								
2	Penjualan								
3	Pembelian								
4	Dividen								
5	Saldo Akhir								

Lampiran 10 Kumulatif Kas Masuk dan Kas Keluar

Kas Masuk		Kas Keluar	
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100