

LAMPIRAN

MODAL AWAL

Start-up

Requirementment

Start-up Expensens

Modifikasi mobil	Rp 6,000,000
Stationary etc	Rp 500,000
Rent	Rp 6,000,000
Peralatan Masak	Rp 3,500,000
Peralatan Makan	Rp 1,500,000
Other	Rp 500,000
Total Start-up Expenses	Rp 18,000,000

Start-up Asset

Cash Required	Rp 5,000,000
Furniture	Rp 2,000,000
Kendaraan	Rp 35,000,000
Total Asset	Rp 42,000,000

Total Requirements **Rp 60,000,000**

SUMBER DANA

Start-up Funding		
Start-up Expenses to Fund	Rp	18,000,000
Start-up Asset to Fund	Rp	42,000,000
Total Funding Required	Rp	60,000,000
Assets		
Non-Cash Assets from Start-up	Rp	37,000,000
Cash requirement from Start-up	Rp	5,000,000
Additional Cash Raised	Rp	-
Cash Balanced on Starting Date	Rp	5,000,000
Total Assets	Rp	42,000,000
Liabilities and Equity		
Liabilities	Rp	-
Current Liabilities	Rp	-
Long-term Liabilities (Outstanding Bills)	Rp	-
Other Current Liabilities(interest-free)	Rp	-
Total Liability	Rp	-
Equity		
Planned Invesment		
Owner	Rp	60,000,000
Investor	Rp	-
Additional Invesment Requirment	Rp	60,000,000
Loss at Start-up (Start-up Expenses)	Rp	(18,000,000)
Total Equity	Rp	42,000,000
Total Liabilities & Equity	Rp	42,000,000

LAPORAN LABA RUGI

Income Statement

	2019	2020	2021
Sales	Rp 397,800,000	Rp 397,800,000	Rp 397,800,000
Discount on Sales (10 %)	Rp 39,780,000	Rp 39,780,000	Rp 39,780,000
Return on Sales (5 %)	Rp 19,890,000	Rp 19,890,000	Rp 19,890,000
Nett Sales	Rp 338,130,000	Rp 338,130,000	Rp 338,130,000
COGS	Rp 218,400,000	Rp 240,240,000	Rp 264,264,000
Gross Margin	Rp 119,730,000	Rp 97,890,000	Rp 73,866,000
Gross Margin %	30.10%	24.61%	18.57%
Expenses			
Payroll	Rp 48,000,000	Rp 52,800,000	Rp 58,080,000
Marketing/Promotion	Rp 2,400,000	Rp 2,640,000	Rp 2,904,000
Adm & General Expenses	Rp 500,000	Rp 550,000	Rp 605,000
Depreciation	Rp -	Rp -	Rp -
Rent	Rp 6,000,000	Rp 6,600,000	Rp 7,260,000
Utilities	Rp 600,000	Rp 660,000	Rp 726,000
Insurance	Rp -	Rp -	Rp -
Others (pajak kend, maintenance, bbm dll)	Rp 2,000,000	Rp 2,200,000	Rp 2,420,000
Total Operating Expenses	Rp 59,500,000	Rp 65,450,000	Rp 71,995,000
EBITDA	Rp 60,230,000	Rp 32,440,000	Rp 1,871,000
Interest expense	Rp -	Rp -	Rp -
Taxable income	Rp 60,230,000	Rp 32,440,000	Rp 1,871,000
Tax 15 % (pph 21)	Rp 9,034,500	Rp 4,866,000	Rp 280,650
Net Income	Rp 51,195,500	Rp 27,574,000	Rp 1,590,350

ANALISIS KELAYAKAN

Cash Flow(Rp)	Present	2019	2020	2021
Modal Awal	60,000,000			
EBITDA		60,230,000	32,440,000	1,871,000

SOCC	20%			
		1	2	3
Discount factor		0.8333	0.6944	0.5787
PV EBITDA	73,798,743	50,189,659	22,526,336	1,082,748
Modal Awal	60,000,000			
NPV(20%)	13,798,743			

IRR	40.46%			
		1	2	3
Discount factor		0.71168	0.50743	0.36049
PV EBITDA	60,000,000	42,864,486	16,461,029	674,476.79
Modal Awal	60,000,000			
NPV(IRR)	0			