



Universitas  
**Esa Unggul**

LAMPIRAN 1

PROYEKSI KEUANGAN ALTERNATIP SATU

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Lampiran 12. PROYEKSI LABA/(RUGI) ALTERNATIP SATU

KETERANGAN	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	total	Rata-rata	% th:1999
<b>PENDULAN</b>	326.620.410	540.275.591	577.466.190	599.804.594	619.438.626	616.674.655	670.229.431	1.022.699.904	1.360.229.229	1.628.727.300	1.829.562.260	2.097.186.477	2.264.129.306	2.434.493.316	2.620.216.800	20.000.860.449	1.333.571.963	100,00%
BAYA VARIABEL	283.200.797	469.204.467	555.248.091	550.503.371	620.623.627	746.003.401	806.784.437	1.047.109.617	1.479.791.355	1.756.732.131	1.967.336.502	2.049.122.340	2.210.952.129	2.300.036.259	2.398.024.617	19.238.024.617	1.215.869.309	91,17%
HAYATI (1414P/ANOT/1414)	13.196.744	74.943.430	34.672.379	31.327.161	30.660.196	41.248.519	44.830.016	46.962.655	49.026.370	51.305.447	53.911.801	56.061.064	59.629.467	63.804.649	68.710.861	857.013.861	43.000.331	3,26%
BAYAT ALTERNATIP	11.371.176	10.530.179	13.409.449	12.743.994	13.763.043	14.864.096	16.263.213	17.337.470	19.714.467	20.222.405	21.840.219	23.687.436	25.474.481	27.532.296	29.713.377	277.234.962	19.402.335	1,45%
1-1414 BUKA TELPA	24.657.919	36.540.669	52.100.796	43.970.719	53.413.228	56.112.656	53.023.222	62.176.495	66.578.923	69.240.366	73.916.666	77.469.237	82.126.456	87.121.863	92.517.920	324.249.949	62.260.266	4,67%
<b>MARGA POKOK PRODUKSI</b>	307.759.176	534.797.526	607.246.987	594.574.040	694.226.956	804.122.008	946.693.309	1.113.809.251	1.312.886.596	1.549.000.650	1.800.007.739	1.974.834.739	2.151.247.837	2.300.173.992	2.462.614.219	19.172.272.460	1.279.161.964	36,64%
<b>LABORATORI KULIT</b>	19.811.034	5.462.066	29.956.019	4.010.254	3.189.841	12.662.899	24.217.061	34.690.593	56.612.864	79.696.769	102.544.407	112.321.739	122.991.059	134.296.332	146.661.940	681.296.999	56.435.739	4,18%
<b>BIAYA ADMIN. LUMBU &amp; DEMIS</b>	461.169	711.663	1.042.014	908.134	612.796	242.612	1.019.021	1.691.402	1.197.402	1.262.413	1.395.006	1.466.807	1.616.472	1.744.709	1.994.296	17.590.244	1.172.004	0,09%
Biaya Pemakaian	1.227.366	1.773.133	2.605.046	2.020.346	2.491.973	2.306.530	2.545.053	2.740.657	2.995.550	3.208.033	3.462.516	3.729.517	4.099.879	4.361.779	4.710.716	43.362.410	2.300.161	0,22%
Biaya Pemeliharaan & Listrik	1.719.264	2.480.797	3.647.056	2.909.465	3.054.762	3.229.142	3.593.074	4.196.368	4.499.447	4.847.629	5.266.324	5.684.150	6.106.462	6.596.001	7.153.974	61.530.974	4.102.226	0,31%
<b>LABORATORI OPERASI</b>	17.142.650	3.007.269	33.537.074	1.461.771	144.919	2.253.467	20.653.949	34.761.433	52.466.666	74.209.427	97.698.874	107.036.413	117.227.009	129.179.950	140.076.639	769.953.616	51.323.574	3,65%
Haya Bujur	9.200.279	9.656.837	2.442.669	11.191.305	11.191.205	11.191.205	9.217.771	7.464.217	5.560.653	3.727.093	1.903.264	107.096.413	117.227.009	129.179.950	140.076.639	99.827.982	5.998.531	0,45%
<b>LABORATORI BERSIH Sahaum Pajak</b>	7.913.371	6.655.669	42.290.639	9.629.554	11.026.406	1.927.869	11.336.217	46.692.032	70.461.314	86.693.420	107.096.413	129.179.950	140.076.639	160.026.653	180.026.653	45.336.644	3,40%	
Pajak	2.012.711																	
<b>LABORATORI BERSIH Sahaum Pajak</b>	5.900.660	6.655.669	42.290.639	9.629.554	11.026.406	1.927.869	11.336.217	46.692.032	70.461.314	86.693.420	107.096.413	129.179.950	140.076.639	160.026.653	180.026.653	45.336.644	3,40%	
Apurmas - Jakti (Pog)	5.938.660	1.116.300	44.937.549	23.757.004	64.803.500	66.761.309	55.465.151	29.027.626	14.949.266	64.196.196	191.269.930	206.229.359	209.297.975	379.010.110	476.017.367	1.250.309.303	93.666.291	2,99%
Apurmas - Keryan		6.655.669	48.026.200	68.336.754	70.732.100	72.300.207	60.293.911	33.646.536	12.229.437	60.790.151	129.614.171	296.700.666	403.927.592	532.106.142	672.193.262	1.818.712.142	129.204.010	

Lampiran 1.3. PROYEKSI KEBUTUHAN MODAL KERJA ALTERNATIP SATU

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	TOTAL	Rata-rata
<b>Berkasifan</b>																	
Ahli	32,818,346	57,987,920	64,244,366	63,894,170	72,300,530	46,592,785	102,580,269	101,529,634	144,170,736	170,331,820	203,088,289	219,212,340	206,867,306	255,866,923	276,270,387	2,106,551,874	140,576,125
Calons	20,346	53,532	28,051	43,806	57,327	59,105	60,309	26,113	114,159	135,671	161,161	174,054	197,979	203,976	219,257	1,687,272	111,161
Calons Suptas	30,011	4,799	19,711	19,711	22,627	19,991	31,366	33,336	45,071	53,544	63,811	69,690	74,195	85,942	93,614	646,894	43,046
BM	277,082	215,535	242,994	309,529	340,178	430,764	499,957	558,943	726,465	908,116	995,882	1,095,306	1,181,363	1,254,272	1,354,614	10,259,140	680,940
PdM	278,037	407,811	319,174	465,019	522,342	630,542	727,204	812,729	1,040,445	1,256,033	1,468,431	1,595,806	1,712,778	1,846,900	1,992,784	15,185,127	1,012,342
Calons T/A	17,592	2,596	25,361	29,136	33,447	39,736	47,255	56,090	66,523	79,148	94,029	101,550	109,674	119,449	127,324	372,126	64,609
Polisi/Ag	74,563	154,292	197,523	194,572	211,965	251,719	299,043	355,283	423,262	501,399	596,880	643,313	684,778	760,361	810,389	6,167,894	411,193
SdM/Calons	740,117	1,051,253	1,303,675	1,209,396	1,524,931	1,911,619	2,182,202	2,568,916	3,037,437	3,609,547	4,298,263	4,629,910	5,000,302	5,400,267	5,832,353	44,364,891	2,566,960
Perangka BSA	36,329,172	86,579,049	43,647,277	41,693,229	45,119,046	49,207,852	51,552,689	55,194,597	59,119,292	63,961,129	69,114,672	73,626,272	79,327,119	85,814,715	92,436,318	672,415,027	59,627,869
Sub Total	70,039,824	133,287,740	107,740,831	102,895,316	122,895,316	127,946,012	157,961,362	161,264,662	209,721,653	240,786,400	279,647,196	301,036,317	325,126,574	361,079,930	379,124,578	3,062,219,035	204,491,269
<b>Bantuan Dalam Pembiayaan</b>																	
Grants Suptas	19,864	42,361	17,354	33,222	39,219	45,400	53,230	64,079	76,126	90,499	107,440	118,038	125,319	135,344	146,172	1,111,515	74,101
RdM	159,462	143,670	69,596	206,896	236,119	290,500	333,245	336,996	476,373	569,744	663,799	716,991	774,242	830,192	903,078	6,930,427	455,822
Calons	194,026	326,201	312,783	303,346	348,229	413,826	461,460	530,908	629,632	904,006	979,864	1,067,270	1,141,662	1,233,200	1,331,959	10,123,419	674,686
Relian Kuna	11,729	17,057	12,301	19,424	27,299	33,490	31,400	37,997	44,415	52,765	62,195	67,703	73,116	79,365	85,297	646,180	43,206
SdM/Calons	255,987	729,444	1,046,756	208,269	1,143,893	1,399,713	1,814,151	1,917,612	2,249,123	2,708,410	3,218,315	3,472,432	3,759,227	4,059,246	4,374,266	32,286,168	2,217,745
Sub Total	272,241	1,316,330	1,465,330	1,559,037	1,799,851	2,104,910	2,354,235	2,697,839	3,262,620	4,293,393	5,028,992	5,433,259	5,868,755	6,339,336	6,840,861	51,929,811	3,459,327
Minimyz (bagian)	45,104,473	75,604,146	89,138,327	87,916,208	100,397,976	119,017,779	141,119,016	167,334,550	199,326,341	236,238,021	279,462,899	301,919,919	325,965,512	362,042,753	390,238,173	2,921,426,106	192,429,429
Kebutuhan Modal Jerey	25,903,256	19,261,346	23,419,743	21,676,530	22,248,000	21,063,044	19,388,260	17,202,161	12,697,940	9,759,872	4,412,991	4,706,799	5,024,769	6,399,175	5,739,066	217,291,512	14,519,787
<b>Sumber &amp; Penggunaan Dana</b>																	
Labur/Buy (Berkasifan) Paga	5,531,660	6,656,660	4,299,620	9,289,854	11,036,405	1,327,869	11,326,217	27,287,216	42,476,201	43,338,370	67,933,304	74,990,499	92,095,908	98,725,126	99,004,787	476,917,267	31,724,630
Penyusunan/Persewaan) MK	25,903,256	7,600,010	5,155,387	1,740,229	528,465	1,102,996	1,696,494	4,126,271	3,141,209	4,126,271	5,347,231	294,417	317,970	345,407	370,990	5,739,655	392,804
Penyusunan & Amortisan	707,366	12,000,682	12,727,931	12,727,281	19,671,017	19,671,017	19,671,017	19,671,017	19,671,017	19,671,017	19,671,017	19,671,017	19,671,017	19,671,017	19,671,017	254,544,294	16,979,969
Peningkatan Pembiayaan																	
Peningkatan Kambal Pranganu	12,617,700	12,267,006	36,409,029	4,799,600	6,026,131	19,906,105	22,340,646	10,363,079	10,363,079	10,363,079	10,363,079	10,363,079	10,141,263	100,952,806	117,304,905	62,126,413	44,181,694
Sub Total	19,617,700	12,267,006	36,409,029	4,799,600	6,026,131	19,906,105	22,340,646	10,363,079	10,363,079	10,363,079	10,363,079	10,141,263	100,952,806	117,304,905	62,126,413	44,181,694	44,181,694
Suatu/Bagian) Kas	19,617,700	12,267,006	36,409,029	4,799,600	6,026,131	19,906,105	22,340,646	10,363,079	10,363,079	10,363,079	10,363,079	10,141,263	100,952,806	117,304,905	62,126,413	44,181,694	44,181,694
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Lampiran 1 4 PROYEKSI NERACA ALTERNATIP SATU

4a.1.a	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total	Revisi	% Inj 1A
<b>KETERANGAN</b>																		
<b>AKTIVA LANCAR</b>																		
Kas	19.517.320	6.662.224	47.029.422	37.269.891	25.034.650	10.269.096	12.052.925	51.104.619	106.420.867	169.223.098	250.271.719	324.262.720	426.267.893	526.420.499	662.725.413	2.624.161.594	161.610.723	32,04%
Persediaan Bank-Bank	32.616.349	67.907.962	64.244.296	69.694.170	72.660.520	96.520.725	102.620.329	121.529.029	144.170.255	170.261.920	200.066.240	219.212.244	226.657.206	256.826.223	278.270.297	2.109.551.874	140.570.125	27,07%
Persediaan Sisa & Bagan Pihak 3 <sup>rd</sup>	1.427.045	2.202.524	2.206.299	2.325.294	2.728.727	3.270.324	3.840.264	4.517.867	5.431.266	6.462.463	7.656.525	8.729.768	9.944.028	11.282.824	12.678.134	78.252.134	5.284.476	1,05%
Persediaan Barang 3 <sup>rd</sup>	76.295.120	36.529.248	43.642.027	41.859.294	45.118.048	41.859.294	51.520.020	55.194.327	59.119.262	63.911.129	69.114.672	73.526.272	78.227.119	82.614.715	87.215.027	591.622.699	49.622.699	11,02%
Persediaan Piutang 2 <sup>nd</sup> & 3 <sup>rd</sup> Pihak	325.264	1.318.720	1.465.200	1.568.623	1.748.591	1.924.916	2.104.275	2.288.404	2.472.520	2.656.640	2.839.760	3.022.879	3.206.998	3.391.117	3.575.236	51.998.611	3.466.267	0,69%
Jumlah Aktiva Lancar	51.262.456	91.216.162	89.464.649	79.266.807	63.269.196	123.792.271	172.537.581	226.429.220	316.724.250	414.220.269	514.246.249	611.462.447	707.923.269	802.621.418	1.049.670.811	5.540.262.244	369.557.262	72,28%
<b>AKTIVA TETAP</b>																		
Akiva Tetap Mese (Mese) awal	254.559.029	254.559.029	254.559.029	254.559.029	254.559.029	254.559.029	254.559.029	254.559.029	254.559.029	254.559.029	254.559.029	254.559.029	254.559.029	254.559.029	254.559.029	3.018.370.966	254.559.029	50,07%
Akumulasi Penyusutan	707.268	1.727.321	26.425.862	36.190.223	57.964.210	77.525.529	97.126.246	116.867.962	136.528.990	156.202.897	175.890.915	195.551.202	215.222.248	234.893.267	254.564.294	1.726.261.821	118.622.226	23,74%
Mese Baru	251.951.273	241.820.709	225.162.777	216.374.946	192.710.929	172.022.911	157.361.724	137.620.777	118.019.259	99.349.242	79.877.724	59.006.707	38.236.690	19.664.672	6.246	2.022.695.764	134.693.244	26,74%
Akiva (Mese) Tambahan	253.951.273	241.820.709	223.162.777	216.374.946	192.710.929	172.022.911	157.361.724	137.620.777	118.019.259	98.348.742	79.877.724	59.006.707	38.236.690	19.664.672	6.246	2.022.695.764	134.693.244	26,74%
Jumlah Aktiva Tetap	305.201.772	303.046.370	228.297.426	240.321.752	246.120.015	306.816.046	329.669.426	327.149.226	426.744.029	612.269.620	813.241.172	700.469.154	600.629.653	522.426.095	1.049.681.226	7.566.265.009	504.421.284	100,00%
<b>TOTAL AKTIVA</b>																		
KEMANJAN & MODAL SENDIRI	45.104.472	72.824.140	98.126.207	97.610.226	100.377.696	119.017.719	141.112.028	167.274.520	196.266.241	226.229.121	279.422.699	301.919.219	325.862.512	352.042.233	380.206.173	2.201.426.126	123.426.429	39,55%
Hold 1 & 9, Sisa 100%	45.104.472	72.824.140	98.126.207	97.610.226	100.377.696	119.017.719	141.112.028	167.274.520	196.266.241	226.229.121	279.422.699	301.919.219	325.862.512	352.042.233	380.206.173	2.201.426.126	123.426.429	39,55%
Jumlah Kemanjanaan	45.104.472	72.824.140	98.126.207	97.610.226	100.377.696	119.017.719	141.112.028	167.274.520	196.266.241	226.229.121	279.422.699	301.919.219	325.862.512	352.042.233	380.206.173	2.201.426.126	123.426.429	39,55%
Kewajiban Kepada Pihak	22.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	6,16%
Hutang Kepada Pihak	22.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	6,16%
Jumlah Kewajiban	22.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	62.116.473	6,16%
MODAL SENDIRI	132.442.166	132.442.166	132.442.166	132.442.166	132.442.166	132.442.166	132.442.166	132.442.166	132.442.166	132.442.166	132.442.166	132.442.166	132.442.166	132.442.166	132.442.166	132.442.166	132.442.166	38,15%
Mese Sendiri	132.442.166	132.442.166	132.442.166	132.442.166	132.442.166	132.442.166	132.442.166	132.442.166	132.442.166	132.442.166	132.442.166	132.442.166	132.442.166	132.442.166	132.442.166	132.442.166	132.442.166	38,15%
Akumulasi Laid	5.529.660	1.116.909	44.029.240	53.797.024	64.833.590	66.211.323	55.425.161	28.207.265	14.928.268	14.928.268	14.928.268	14.928.268	14.928.268	14.928.268	14.928.268	14.928.268	14.928.268	10,23%
Lain (Piutang) Pihak Eksternal	137.379.208	6.662.569	42.990.620	3.629.554	1.028.402	1.327.969	11.236.217	27.267.216	49.328.201	67.093.264	74.865.469	74.865.469	74.865.469	74.865.469	74.865.469	74.865.469	74.865.469	6,22%
Jumlah Modal Sendiri	137.379.208	139.340.620	139.643.027	137.000.666	126.679.757	131.019.016	164.412.221	207.294.422	256.626.202	323.792.426	399.896.226	399.896.226	399.896.226	399.896.226	399.896.226	399.896.226	399.896.226	54,69%
TOTAL KEMANJAN & MODAL	305.201.772	303.046.370	228.297.426	240.321.752	246.120.015	306.816.046	329.669.426	327.149.226	426.744.029	612.269.620	813.241.172	700.469.154	600.629.653	522.426.095	1.049.681.226	7.566.265.009	504.421.284	100,00%

Lampiran 1.5. PERHITUNGAN NPV, IRR, PAYBACK PERIOD ALTERNATIF SATU

KEPERANGAN	1.999	2.000	2.001	2.002	2.003	2.004	2.005	2.006	2.007	2.008	2.009	2.010	2.011	2.012	2.013	2.014	2.015	2.016	2.017	2.018	2.019	2.020	TOTAL	6.046 - 6.254	
Investasi	326.420.410	540.279.994	517.462.493	594.944.294	697.486.536	910.074.692	710.200.431	1.123.094.904	1.389.299.259	1.629.727.632	1.920.552.293	2.097.656.477	2.254.129.266	2.404.469.916	2.639.216.090	20.000.860.449	1.333.677.363								
Uraian Biaya Lainnya :																									
Biaya Jasa Lainnya :	293.200.717	469.294.927	555.246.371	593.553.211	670.823.037	749.200.401	896.264.437	1.057.122.466	1.247.009.972	1.474.291.956	1.756.792.131	1.997.336.592	2.040.129.240	2.210.092.129	2.390.096.299	19.208.024.617	1.215.099.208								
Biaya A-kuis	13.186.744	24.999.460	39.672.379	31.277.761	39.659.196	41.248.915	42.747.719	44.039.016	46.962.666	49.026.270	51.916.447	53.911.901	56.661.064	59.699.497	62.904.549	667.013.261	43.600.931								
Biaya Lain-lain Umum	1.371.172	10.598.179	12.429.419	12.743.999	13.763.043	14.954.096	16.653.213	17.337.470	19.724.467	20.222.456	21.940.219	23.297.436	25.474.431	27.512.266	29.712.377	277.224.882	19.465.326								
Biaya Lain-lain Khusus	1.719.054	2.420.391	3.447.026	2.429.493	3.064.762	3.229.340	3.953.274	3.949.170	4.196.369	4.499.147	4.947.520	5.236.324	5.664.150	6.106.432	6.496.001	61.630.374	4.102.226								
Sub 1.10	389.477.761	537.279.342	610.993.940	597.362.923	697.294.617	907.421.149	846.556.443	1.117.957.371	1.316.942.864	1.599.519.297	1.934.866.319	1.990.070.093	2.108.901.997	2.300.290.466	2.499.220.220	19.233.806.934	1.292.292.799								
Local Sourcing (Gajim & Paper) (EUI) :																									
Page	17.142.020	3.001.259	33.637.014	1.491.771	144.919	3.263.467	20.852.999	34.961.493	52.456.656	74.209.422	97.696.974	107.096.413	117.227.009	129.179.960	140.006.699	789.853.616	51.329.574								
Page	2.370.711								3.969.931	21.144.294	28.750.026	32.126.204	36.169.102	39.463.666	42.202.022	204.007.666	13.003.513								
Page	14.769.299	3.001.260	33.670.074	1.491.771	144.919	3.263.467	20.853.999	34.971.422	56.426.584	74.964.029	98.946.948	108.242.607	118.196.102	129.633.626	140.470.399	793.853.616	51.329.574								
Page	107.368	12.020.956	12.727.031	12.729.291	13.871.017	19.671.017	19.671.017	19.671.017	19.671.017	19.671.017	19.671.017	19.671.017	19.671.017	19.671.017	19.671.017	19.671.017	19.671.017								
Page	15.416.204	15.021.904	20.800.143	14.269.702	19.916.297	29.204.474	40.266.026	54.522.461	69.137.991	72.236.046	69.617.266	64.691.507	61.729.929	60.266.212	57.635.636	820.410.909	54.694.090								
Page	29.892.366	7.692.910	6.166.307	1.740.229	539.490	1.162.956	1.696.494	2.397.410	3.141.299	4.129.271	5.347.231	294.417	317.270	349.407	370.990	5.736.096	396.894								
Page	10.397.051	22.629.944	26.264.540	15.946.926	19.276.467	30.097.430	42.011.496	56.469.490	71.729.999	78.993.316	93.866.296	94.337.000	101.411.969	109.592.266	117.204.926	814.671.646	54.311.467								
Page	264.346.030	242.721.147	289.296.397	252.366.462	223.060.006	202.272.579	183.961.046	164.101.226	32.922.136	44.041.180	139.066.436	292.949.526	300.756.479	442.909.294	560.13.209	10.739.351	716.943								
Page	19.00%																								
Page	37.922.646																								
Page	11.25%																								
Page	9.43																								
Page	6.25%																								
Page	31.734.540																								
Page	594.694.324																								

Lampiran 1.6 PERHITUNGAN INTERNAL RATE OF RETURN (IRR) ALTERNATIF SATU

KETERANGAN	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	PV & NPV
<b>11%</b>																
Nilai	10.397.051	22.023.844	26.964.540	15.340.205	19.276.467	30.097.430	42.011.420	58.969.800	71.270.090	76.989.316	70.996.266	64.307.000	101.411.953	100.052.805	117.304.325	814.671.848
Apresiasi Melekat Tetap	10.397.051	12.287.792	13.727.748	2.222.177	21.498.624	51.596.004	81.527.554	101.467.414	221.728.520	299.559.919	302.666.075	488.300.185	598.314.116	687.388.923	914.671.848	
Taget PV	0,001	0,912	0,721	0,859	0,530	0,552	0,462	0,424	0,381	0,362	0,317	0,286	0,258	0,232	0,209	
Present Value	9.366.723	19.270.561	19.990.073	10.511.001	11.400.833	16.096.175	20.343.534	24.877.179	27.970.124	27.056.997	29.798.298	28.990.499	26.164.254	26.300.251	24.616.729	260.871.950
Net Present Value	203.317.372	2.465.466.911	764.526.990	254.015.039	243.594.251	225.499.178	208.298.624	181.561.658	159.291.356	126.656.447	96.946.461	69.899.053	43.702.709	19.409.519	6.113.211	81.102.111
<b>12%</b>																
Nilai	10.397.051	22.673.844	26.964.540	15.340.205	19.276.467	30.097.430	42.011.420	58.969.800	71.270.090	76.989.316	80.969.256	94.307.000	101.411.953	100.052.805	117.304.325	814.671.848
Apresiasi Melekat Tetap	10.397.051	12.287.792	13.727.748	2.222.177	21.498.624	51.596.004	81.527.554	101.467.414	221.728.520	299.559.919	302.666.075	488.300.185	598.314.116	687.388.923	914.671.848	
Taget PV	0,893	0,797	0,712	0,836	0,567	0,597	0,422	0,404	0,361	0,322	0,287	0,257	0,229	0,205	0,180	0,291
Present Value	9.276.837	18.011.323	18.496.753	10.144.153	10.323.751	15.264.337	19.266.123	22.971.593	26.731.751	24.749.999	26.988.079	24.244.632	23.223.337	22.365.823	21.480.901	237.237.394
Net Present Value	783.804.276	2.454.000.073	284.299.825	254.146.073	240.215.322	277.261.056	229.972.401	196.201.016	160.299.267	136.519.279	108.551.251	84.306.819	61.090.281	38.727.456	17.290.686	17.290.686
<b>13%</b>																
Nilai	10.397.051	22.620.844	26.964.540	15.340.205	19.276.467	30.097.430	42.011.420	58.969.800	71.270.090	76.989.316	80.969.256	94.307.000	101.411.953	100.052.805	117.304.325	814.671.848
Apresiasi Melekat Tetap	10.397.051	12.287.792	13.727.748	2.222.177	21.498.624	51.596.004	81.527.554	101.467.414	221.728.520	299.559.919	302.666.075	488.300.185	598.314.116	687.388.923	914.671.848	
Taget PV	0,846	0,760	0,683	0,810	0,543	0,570	0,405	0,376	0,333	0,295	0,261	0,231	0,204	0,181	0,160	0,268
Present Value	9.109.541	17.114.420	17.269.426	9.777.334	10.467.116	14.441.926	17.964.920	21.329.307	25.226.337	22.824.679	24.624.832	21.701.999	20.698.099	19.798.599	18.769.799	218.371.679
Net Present Value	207.511.180	2.460.026.116	284.330.128	254.162.800	240.296.215	279.340.750	231.449.927	180.109.563	146.379.829	143.856.344	118.174.013	97.307.146	76.894.106	56.966.646	29.146.761	39.198.761
IRR		6,113211														33,313 444
IRR		17,260655														0,26
IRR Real		11% - 1% = 10,260655														
IRR Real (Pembunga) = 11,26%		11% + 0,26% = 11,26%														