



LAMPIRAN 2

PROYEKSI KEUANGAN ALTERNATIP DUA

Lampiran 2.2. PROYEKSI LABA ((RUGI) ALTERNATIP DUJ

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total	Rata-rata	% Total Png
PERULUAN	326.520.410	540.279.581	577.456.869	598.134.294	627.436.536	616.674.605	670.270.431	1.151.608.004	1.385.294.259	1.876.727.520	1.932.592.293	2.087.156.477	2.354.128.995	2.434.459.315	2.629.216.060	20.003.660.449	1.333.577.363	100,00%
BIAYA VARIABEL	203.200.787	489.204.637	555.246.091	530.353.321	608.153.272	725.673.145	665.907.055	1.033.243.787	1.232.923.004	1.471.208.374	1.741.770.182	1.887.585.242	2.038.543.907	2.201.000.865	2.377.702.340	18.075.505.268	1.265.233.685	90,20%
BIAYA TETAP LANGSUNG	13.192.744	24.983.490	38.672.378	31.227.161	39.650.186	41.343.519	42.974.719	44.838.076	46.852.455	49.076.370	51.375.447	53.911.801	56.651.064	59.606.467	62.804.543	657.013.983	43.600.831	3,28%
BIAYA ALOKASI	11.371.775	10.599.179	13.428.418	12.743.568	13.763.043	14.864.066	16.053.213	17.337.470	18.724.467	20.222.425	21.840.219	23.587.426	25.474.431	27.512.386	29.713.377	277.234.882	18.482.325	1,39%
TOTAL BIAYA TETAP	24.563.519	35.582.669	52.100.796	43.970.710	53.413.228	56.112.095	59.027.532	62.175.465	65.576.923	69.298.395	73.215.666	77.499.237	82.125.495	87.121.853	92.517.920	934.248.843	62.283.256	4,67%
HARGA POKOK PRODUKSI	307.756.706	534.787.526	607.346.887	644.324.040	681.596.561	781.785.750	924.934.937	1.095.422.273	1.296.505.926	1.540.498.769	1.829.985.847	1.985.964.479	2.120.699.402	2.236.722.218	2.470.220.300	19.010.754.112	1.267.516.941	63,55%
LABA/RUGI KOTOR	16.861.704	5.492.056	- 29.890.018	4.310.254	25.878.026	34.686.855	45.274.444	57.166.531	79.754.333	86.268.750	111.598.446	122.091.997	133.406.593	142.736.596	154.895.790	990.906.336	66.060.422	4,85%
BIAYA ADJUDIKASI	491.158	715.653	1.042.016	806.135	872.789	942.612	1.018.021	1.099.463	1.167.420	1.242.413	1.365.008	1.462.807	1.615.472	1.744.769	1.884.286	17.500.864	1.172.064	0,09%
Biaya Promosi	1.277.896	1.779.133	2.805.040	2.070.345	2.181.973	2.356.530	2.545.053	2.748.657	2.968.650	3.206.033	3.462.516	3.738.517	4.038.679	4.361.773	4.719.715	43.962.410	2.890.451	0,22%
Biaya Administrasi & Umum	1.719.064	2.490.787	3.647.056	2.628.483	3.054.762	3.299.142	3.563.074	3.848.120	4.153.869	4.498.447	4.847.523	5.205.324	5.654.159	6.106.452	6.595.001	61.533.374	4.192.225	0,31%
SUB Total	17.442.850	3.001.269	- 33.537.074	1.481.771	22.815.274	31.949.713	41.711.370	53.338.412	66.637.363	81.780.304	108.718.923	118.658.873	127.805.443	139.639.114	152.480.759	929.372.962	61.868.197	4,85%
LABA/RUGI OPERASI	9.230.278	8.656.837	9.443.558	11.181.325	11.181.325	11.181.325	11.181.325	7.464.217	5.590.663	3.727.108	1.863.554	116.858.673	127.605.443	138.630.114	152.409.755	893.627.962	5.948.531	0,45%
Biaya Duga	7.912.311	8.655.599	47.988.832	9.699.554	11.633.940	20.400.387	32.353.599	45.884.195	61.046.701	78.053.195	104.855.368	116.858.673	127.605.443	138.630.114	152.409.755	639.545.006	55.969.887	4,20%
LABA/RUGI BERSIH Sebelum Pajak	2.373.711	6.655.969	42.900.332	9.699.554	11.633.949	20.400.387	32.353.599	13.795.238	18.314.610	23.415.966	31.658.811	35.057.002	38.341.633	41.885.034	45.728.228	251.963.500	16.790.800	1,29%
Pajak (30 %)	5.538.669	6.655.969	42.900.332	9.699.554	11.633.949	20.400.387	32.353.599	13.795.238	18.314.610	23.415.966	31.658.811	35.057.002	38.341.633	41.885.034	45.728.228	251.963.500	16.790.800	1,29%
LABA/RUGI BERSIH Setelah Pajak	5.538.669	1.116.909	44.097.540	53.797.094	42.163.145	21.754.758	9.104.737	41.227.223	83.940.414	138.597.050	211.996.499	253.796.080	383.259.860	481.000.965	547.881.500	2.073.238.035	139.215.909	2,94%
Akumulasi Laba ((Rugi)																		
Akumulasi Rugi																		

Lampiran 2.3. PROYEKSI KEBUTUHAN MODAL KERJA ALTERNATIP DUA

KETERANGAN		1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total	Rate - r/m
Perusahan																		
1.50	Bilik	32,616,348	57,967,950	64,244,356	63,664,170	66,188,373	81,413,064	97,202,314	116,653,731	132,561,192	165,433,749	195,335,234	212,254,117	229,228,352	242,677,968	267,384,081	2,038,359,591	126,690,639
1.50	General Supplies	29,846	63,326	26,091	49,938	57,327	66,105	80,908	96,119	114,183	135,957	161,191	174,054	187,976	203,016	219,251	1,697,272	111,151
1.50	BBM	30,011	4,788	18,711	18,711	22,827	26,861	31,935	37,838	45,071	53,344	63,611	68,699	74,195	80,151	86,542	646,584	43,946
1.50	Rol	237,690	216,505	243,894	308,529	354,178	420,784	499,867	593,843	702,485	836,116	995,882	1,075,308	1,161,363	1,254,272	1,354,814	10,259,140	683,943
1.50	Guide	276,037	487,811	319,174	455,618	522,342	620,542	737,204	875,796	1,040,448	1,236,053	1,460,431	1,595,905	1,742,778	1,918,800	2,117,784	15,183,127	1,042,542
1.50	Baran Keme	17,592	25,586	25,951	29,136	33,447	38,295	43,266	49,390	56,823	65,718	75,148	85,128	95,674	106,874	118,748	972,125	64,668
1.50	Penyaring	96,653	154,282	197,523	184,578	211,665	251,719	298,043	355,263	427,027	506,396	596,660	693,310	804,778	930,361	1,076,884	6,167,894	411,193
2.00	Sewa Coating	740,117	1,064,259	1,393,675	1,328,386	1,524,931	1,811,618	2,183,202	2,556,916	3,037,487	3,618,547	4,296,953	5,000,302	5,800,327	6,700,327	7,704,004	44,354,891	2,958,953
20.00	Bintang Jamb	35,895,176	38,574,048	43,642,077	41,688,228	43,623,482	46,883,951	50,404,542	54,268,842	58,481,302	63,071,113	67,778,865	72,541,613	78,333,360	85,106,485	91,944,004	871,538,467	54,105,894
	Sub Total	70,838,564	98,548,756	110,997,746	107,728,691	114,538,492	131,516,330	151,455,221	174,884,029	202,473,860	234,867,324	271,879,685	293,874,498	317,113,215	342,427,710	369,758,965	2,960,200,132	199,300,000
Berada Dalam Perumahan																		
1.00	General Supplies	19,964	42,351	17,384	33,292	38,218	45,403	53,939	64,079	76,126	90,438	107,440	118,006	125,318	133,344	146,172	1,111,515	74,101
1.00	Rol	198,460	143,670	162,266	209,586	236,118	280,599	333,245	395,895	470,320	558,744	663,788	718,851	774,242	830,192	900,076	8,339,427	455,862
1.00	Guide	184,075	325,288	212,783	303,346	349,228	413,695	491,489	583,866	693,602	824,035	978,964	1,057,270	1,141,852	1,233,200	1,331,896	10,122,419	674,885
1.00	Bahan Keme	11,728	17,057	17,301	19,424	22,288	26,490	31,470	37,397	44,415	52,785	62,685	67,706	73,116	78,965	85,282	648,000	43,206
1.50	Sewa Coating	555,087	788,444	1,040,256	996,269	1,143,888	1,358,713	1,614,151	1,917,612	2,278,023	2,708,410	3,215,215	3,472,432	3,759,227	4,090,245	4,374,265	33,298,168	2,217,745
	Sub Total	929,264	1,316,730	1,405,330	1,558,027	1,708,381	2,024,610	2,334,278	2,798,238	3,342,920	4,022,380	4,828,082	5,408,328	5,864,755	6,333,838	6,840,851	51,980,811	3,400,307
Hubung Dengan																		
2.00		45,104,473	79,604,140	88,108,327	87,610,208	94,015,267	112,230,190	133,974,258	159,801,260	190,937,483	227,907,374	270,753,990	292,414,277	315,807,419	341,673,010	368,957,774	2,807,806,424	187,186,095
Kalorawan Modal Kerja																		
		25,863,356	18,261,346	23,416,743	21,676,520	22,311,787	21,411,000	20,095,238	17,981,907	15,129,243	11,292,243	6,253,827	6,894,350	7,170,551	7,684,633	8,228,841	233,562,319	15,558,623
Sumber & Penggunaan Dana																		
	Lebuhrugi Berse Swojan Papan	5,538,660	6,655,569	42,980,632	6,899,554	11,833,849	20,408,397	30,863,545	32,118,808	42,732,690	54,637,237	72,398,758	81,795,871	89,463,810	97,741,000	108,680,531	587,861,500	36,178,767
	Pencapaian/kegiatan MK	25,863,356	7,602,010	5,155,397	1,740,223	635,267	2,043,631	2,842,611	3,836,654	5,028,535	6,467,742	8,208,535	446,742	476,002	514,062	565,208	6,238,841	586,223
	Pencapaian & Anggaran	107,356	12,020,565	12,727,931	12,727,931	10,871,017	19,871,917	19,871,917	19,871,917	19,871,917	19,871,917	19,871,917	19,871,917	19,871,917	19,871,917	19,871,917	254,350,364	16,970,969
Penerimaan Pijaman																		
	Penerimaan Perseka Pijaman	18,617,330	12,967,006	35,408,096	4,768,606	4,768,606	40,980,192	41,547,245	43,400,565	54,893,240	67,781,829	87,745,232	90,978,867	100,658,828	116,898,615	126,798,340	771,888,170	51,629,211
	Sub Total	18,617,330	12,967,006	35,408,096	4,768,606	4,768,606	40,980,192	41,547,245	43,400,565	54,893,240	67,781,829	87,745,232	90,978,867	100,658,828	116,898,615	126,798,340	771,888,170	51,629,211
Sumber/Defisit/Ke																		
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cek																		
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Lampiran 2.4. PROYEKSI NERACA ALTERNATIP DUA

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Tahun	Rata-rata	% 1999-11
AKTIVA																		
AKTIVA LANGGAR																		
Kas	19.617.330	6.650.324	42.668.425	37.289.821	5.620.122	34.360.079	75.947.315	119.427.820	174.321.660	242.112.886	329.856.122	426.534.989	529.193.815	646.091.838	771.888.176	3.221.360.662	216.403.337	38.85%
Persediaan Bahan Baku	32.616.300	57.967.859	64.244.356	63.644.170	68.198.573	61.413.364	97.282.314	116.025.731	138.561.192	165.433.246	196.530.294	212.258.117	229.238.187	247.517.868	267.388.087	2.038.359.591	139.690.038	24.87%
Persediaan SG & Bahan Pembantu	1.427.045	2.022.758	2.205.308	2.375.294	2.726.737	3.230.364	3.648.364	4.271.857	4.931.368	5.652.463	7.865.574	8.270.788	8.941.069	9.696.354	10.439.863	79.252.134	5.283.476	0.98%
Persediaan Barang Jabi	35.895.170	36.538.048	43.847.077	41.968.278	43.253.182	46.888.581	50.404.542	54.269.442	56.481.302	62.017.113	67.778.866	73.141.873	78.633.380	85.186.488	91.944.064	871.598.407	58.105.894	10.51%
Persediaan Barang Dalam Peralihan	829.264	1.316.730	1.455.330	1.558.037	1.786.561	2.174.810	2.524.275	2.998.038	3.562.820	4.232.353	5.028.062	5.438.326	5.864.755	6.333.036	6.840.851	51.936.811	3.485.307	0.67%
Jumlah Aktiva Lancar	51.350.499	91.215.162	69.434.646	71.996.907	129.706.832	166.801.260	228.928.811	297.200.688	360.357.540	481.332.606	606.865.890	719.643.816	852.171.705	994.844.476	1.146.465.785	6.272.688.605	418.119.254	75.51%
AKTIVA TETAP																		
Aktiva Tetap Meas Babang Kewat	254.538.639	254.538.639	254.538.639	254.538.639	254.538.639	254.538.639	254.538.639	254.538.639	254.538.639	254.538.639	254.538.639	254.538.639	254.538.639	254.538.639	254.538.639	2.618.379.585	254.538.639	46.03%
Akumulasi Penyusutan	107.356	17.272.931	28.455.862	36.183.793	57.864.810	77.525.828	97.596.845	118.667.862	138.538.860	156.209.897	175.880.915	195.551.832	215.222.949	234.893.967	254.564.984	1.795.383.821	119.692.295	21.84%
Nilai Buku	253.851.273	241.830.708	229.102.777	218.374.846	196.703.829	177.032.811	157.261.794	137.690.777	118.019.759	98.348.742	78.677.724	59.066.707	39.335.690	18.664.872	6.345	2.022.895.764	134.846.344	0.00%
Aktiva Dalam Pembangunan	253.851.273	241.830.708	229.102.777	218.374.846	196.703.829	177.032.811	157.261.794	137.690.777	118.019.759	98.348.742	78.677.724	59.066.707	39.335.690	18.664.872	6.345	2.022.895.764	134.846.344	24.38%
Jumlah Aktiva Tetap	306.207.772	333.045.870	298.597.425	286.371.753	308.410.766	345.934.071	367.288.664	435.111.465	498.377.299	579.651.348	685.543.614	719.650.523	801.507.475	1.014.513.148	1.184.478.440	6.295.884.586	553.045.633	100.00%
TOTAL AKTIVA																		
Kewajiban Lancar	45.104.473	79.604.140	88.136.337	87.610.208	94.015.267	112.230.190	133.974.258	159.931.260	190.817.483	227.807.374	270.293.860	282.414.277	315.803.419	341.972.013	388.357.774	2.807.836.424	187.188.095	33.85%
Hutang Dagang	45.104.473	79.604.140	88.136.337	87.610.208	94.015.267	112.230.190	133.974.258	159.931.260	190.817.483	227.807.374	270.293.860	282.414.277	315.803.419	341.972.013	388.357.774	2.807.836.424	187.188.095	33.85%
Hutang Pajak																		
Hutang Piutang																		
Hutang Lain-lain																		
Jumlah Kewajiban Lancar	45.104.473	79.604.140	88.136.337	87.610.208	94.015.267	112.230.190	133.974.258	159.931.260	190.817.483	227.807.374	270.293.860	282.414.277	315.803.419	341.972.013	388.357.774	2.807.836.424	187.188.095	33.85%
Kewajiban Jangka Panjang	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	0.75%
Hutang Jangka Panjang	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	0.75%
Jumlah Kewajiban Jangka Panjang	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	62.118.473	0.75%
Jumlah Kewajiban	107.222.946	141.722.613	150.254.810	149.728.681	156.133.740	174.348.663	196.092.731	222.049.733	252.934.956	290.024.848	332.512.330	344.532.750	377.916.892	404.084.492	450.476.247	2.870.314.848	249.306.590	34.60%
Modal Sendiri	192.440.166	192.440.166	192.440.166	192.440.166	192.440.166	192.440.166	192.440.166	192.440.166	192.440.166	192.440.166	192.440.166	192.440.166	192.440.166	192.440.166	192.440.166	2.896.502.780	182.440.166	34.80%
Modal Sendiri	192.440.166	192.440.166	192.440.166	192.440.166	192.440.166	192.440.166	192.440.166	192.440.166	192.440.166	192.440.166	192.440.166	192.440.166	192.440.166	192.440.166	192.440.166	2.896.502.780	182.440.166	34.80%
Akumulasi Laba	5.538.660	5.538.660	5.538.660	5.538.660	5.538.660	5.538.660	5.538.660	5.538.660	5.538.660	5.538.660	5.538.660	5.538.660	5.538.660	5.538.660	5.538.660	5.538.660	5.538.660	0.75%
Labai/Rugi Tahun Berjalan	197.971.826	181.373.257	148.342.676	136.643.071	150.777.251	170.682.408	201.548.953	233.697.889	276.400.580	331.637.815	404.438.575	488.236.246	573.700.096	673.441.195	786.121.866	4.359.841.125	300.896.075	58.79%
Jumlah Modal Sendiri	197.971.826	181.373.257	148.342.676	136.643.071	150.777.251	170.682.408	201.548.953	233.697.889	276.400.580	331.637.815	404.438.575	488.236.246	573.700.096	673.441.195	786.121.866	4.359.841.125	300.896.075	58.79%
TOTAL KEWAJIBAN & MODAL SENDIRI																		
	305.207.772	333.045.870	298.597.425	286.371.753	308.410.766	345.934.071	367.288.664	435.111.465	498.377.299	579.651.348	685.543.614	719.650.523	801.507.475	1.014.513.148	1.184.478.440	6.295.884.586	553.045.633	100.00%



Lampiran 2.5. PERHITUNGAN NPV, IRR, PAYBACK PERIOD ALTERNATIP DUA

KETERANGAN	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total	Rate (%)
Pembelian	325.520,410	540.279,581	577.656,659	598.834,294	687.435,536	818.674,665	970.209,031	1.152.608,804	1.369.899,259	1.635.722,520	1.932.952,293	2.287.156,477	2.754.128,985	2.884.459,315	2.639.216,080	20.303.860,446	1.333.577,363
Biaya Variable	283.200,787	449.204,857	563.246,091	550.553,251	608.153,272	725.673,145	855.907,655	1.033.245,787	1.222.929,004	1.471.909,374	1.747.770,182	1.887.655,242	2.038.543,987	2.201.600,865	2.377.702,380	18.078.505,289	1.205.233,085
Biaya Tetap Langsung	13.168,744	24.983,466	38.972,316	31.227,161	39.650,188	41.248,519	42.934,719	44.839,016	46.932,455	49.226,970	51.715,447	53.911,801	56.651,084	59.609,467	62.864,543	657.043,961	43.800,931
Biaya Tidak Langsung	13.371,875	19.599,179	33.429,418	12.743,558	13.853,043	14.964,066	16.053,213	17.337,470	18.724,467	20.222,425	21.840,219	23.587,436	25.474,431	27.512,386	29.710,327	277.234,682	18.402,325
Biaya Adm & Umum	1.719,054	2.498,787	3.647,056	2.829,483	3.054,762	3.296,142	3.563,074	3.848,129	4.155,969	4.488,447	4.847,223	5.233,324	5.654,150	6.106,482	6.596,081	61.533,374	4.102,225
Sub Total	309.477,761	537.278,312	610.993,943	587.353,523	664.621,262	785.084,892	928.498,681	1.099.270,392	1.302.461,896	1.544.847,216	1.825.833,370	1.970.299,004	2.126.320,552	2.294.829,201	2.478.815,301	19.074.287,486	1.271.918,166
Luas Saham Burpat & Pajak (EBIT)	17.142,650	3.001,269	33.337,074	1.481,771	22.815,274	31.989,713	41.711,370	53.328,412	66.637,263	81.780,264	106.718,923	116.856,673	127.805,443	139.820,114	152.460,799	929.372,982	61.596,197
Pajak	2.373,211						1.530,054										
EBIT (-) - Pajak I	14.769,439	3.001,269	33.337,074	1.481,771	22.815,274	31.989,713	40.181,316	51.798,358	65.167,263	81.780,264	106.718,923	116.856,673	127.805,443	139.820,114	152.460,799	929.372,982	61.596,197
Penyusutan & Amortisasi	707,266	12.009,565	12.727,931	12.727,931	12.727,931	12.727,931	12.727,931	12.727,931	12.727,931	12.727,931	12.727,931	12.727,931	12.727,931	12.727,931	12.727,931	12.727,931	12.727,931
Aman Kas Tether	45.478,304	15.021,834	20.808,143	14.269,702	42.466,291	51.298,730	59.652,333	67.984,170	77.803,362	88.633,330	101.470,688	116.856,673	135.057,002	154.341,633	174.809,034	251.683,500	16.790,000
Keselamatan Modal Tetap	25.863,356	7.802,910	5.555,397	1.742,223	635,287	900,787	1.485,702	2.043,851	2.842,811	3.838,854	5.029,535	6.467,742	8.171,017	10.161,017	12.451,017	16.871,017	45.167,287
Aman Kas Berbah Operasi	10.387,051	22.622,844	25.966,540	15.949,925	41.851,025	52.161,517	61.258,095	70.206,981	81.922,017	99.981,865	120.229,546	141.470,688	164.856,826	191.805,915	225.795,340	923.634,665	61.586,974
Aman Asum Ties	254.538,619	254.945,890	242.321,847	258.298,387	255.336,462	210.485,437	156.320,920	97.865,425	35.058,957	116.330,973	216.927,838	317.822,765	426.581,610	543.479,826	689.275,966	796.599,163	53.106,811
Trijakti Burpat Investment																	
Net Present Value																	
Internal Rate of Return																	
Payback Period	8.51	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00	10.00	11.00	12.00	13.00	14.00	15.00	16.00	
Rate the ROI (EAT/TA)																	
Rate the Leher (Pay) Sahah Pajak																	
Rate the Total Asset																	

Lampiran 2.6. PERHITUNGAN INTERNAL RATE OF RETURN (IRR) ALTERNATIP DUA

METERANGAN	Tahun 0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	PN & NPV
12%																	
Bunga																	
Ahara Kas Bersih		10.307.051	22.823.844	25.964.540	15.949.975	41.851.025	52.181.517	61.258.095	61.287.801	70.836.981	81.872.017	99.961.865	101.029.946	108.658.826	116.898.015	125.796.340	923.834.866
Akumulasi ahara kas bersih		10.307.051	12.236.292	13.272.748	2.222.177	44.073.202	96.254.719	157.492.814	218.780.615	289.617.596	371.489.612	471.451.478	572.481.424	681.140.249	796.038.265	923.834.866	
Tabel PV		0,893	0,787	0,712	0,636	0,567	0,507	0,452	0,404	0,361	0,322	0,287	0,257	0,229	0,205	0,183	
Present Value		9.275.637	18.031.203	16.448.753	10.144.153	23.729.531	26.445.898	27.688.659	24.760.272	25.872.150	26.362.789	24.689.655	23.337.915	22.166.400	21.194.541	20.127.414	263.708.874
Net Present Value		254.558.639	263.834.376	246.800.073	264.285.825	230.445.142	203.870.253	176.281.594	151.021.322	125.946.172	96.598.303	70.807.327	44.532.531	20.648.790	3.914.333	26.935.063	26.935.063
13%																	
Bunga																	
Ahara Kas Bersih		10.307.051	22.823.844	25.964.540	15.949.975	41.851.025	52.181.517	61.258.095	61.287.801	70.836.981	81.872.017	99.961.865	101.029.946	108.658.826	116.898.015	125.796.340	923.834.866
Akumulasi ahara kas bersih		10.307.051	12.236.292	13.172.748	2.222.177	44.073.202	96.254.719	157.492.814	218.780.615	289.617.596	371.489.612	471.451.478	572.481.424	681.140.249	796.038.265	923.834.866	
Tabel PV		0,885	0,781	0,693	0,613	0,543	0,480	0,425	0,378	0,333	0,296	0,261	0,231	0,204	0,181	0,160	
Present Value		9.192.841	17.714.469	17.903.406	9.777.304	22.226.106	25.032.528	26.034.483	23.044.213	23.586.715	24.452.245	26.090.047	23.337.915	22.166.400	21.194.541	20.127.414	263.708.874
Net Present Value		254.558.639	263.751.180	246.926.719	264.039.136	231.927.726	206.068.108	180.655.507	157.411.294	133.822.579	109.670.335	83.580.268	60.242.379	36.075.970	16.917.429	3.209.585	3.209.585
14%																	
Bunga																	
Ahara Kas Bersih		10.307.051	22.823.844	25.964.540	15.949.975	41.851.025	52.181.517	61.258.095	61.287.801	70.836.981	81.872.017	99.961.865	101.029.946	108.658.826	116.898.015	125.796.340	923.834.866
Akumulasi ahara kas bersih		10.307.051	12.236.292	13.172.748	2.222.177	44.073.202	96.254.719	157.492.814	218.780.615	289.617.596	371.489.612	471.451.478	572.481.424	681.140.249	796.038.265	923.834.866	
Tabel PV		0,877	0,769	0,675	0,592	0,519	0,456	0,400	0,351	0,308	0,270	0,237	0,208	0,182	0,160	0,140	
Present Value		9.109.444	17.397.736	17.526.063	9.442.256	21.770.642	23.795.852	24.900.238	21.512.019	21.817.790	22.105.444	23.099.562	21.014.229	19.775.966	18.700.882	17.611.488	236.445.874
Net Present Value		254.558.639	263.668.863	246.270.348	263.756.412	234.394.056	209.847.723	184.344.485	162.833.467	141.014.676	118.965.232	95.218.270	74.204.041	54.428.135	35.724.452	18.112.965	18.112.965
IRR		13%	3.209.985														21.222.060
IRR		14%	16.112.965														0,15
IRR real		13 % - 13.209.985 / 3.209.985 = 18.112.965 / 3.209.985 = 13 %															
IRR, hasil perhitungan manual		13,14%															