

Lampiran 10. Rencana Pendapatan Atas Kerjasama Lahan Tahun 2002 sampai dengan Tahun 2010 Dalam Ribuan Rupiah.

| LOKASI | LUAS HARGA / M ² | RENCANA PEMASARAN DALAM M ² | | | |
|----------------------|-----------------------------|--|---------------|----------------|----------------|
| | | 2002 | 2003 | 2004 | 2005 |
| BLOK A | | | | | |
| Blok A3 | 18 | | 5 | - | 10 |
| Blok A5 | 10 | | 4 | 3 | 3 |
| Blok A6 | 15 | | 5 | 3 | 5 |
| Jumlah Blok A | Rp. 916 / M ² | | 14 | 6 | 18 |
| | | | 12,824,000 | 6,410,640 | 20,770,200 |
| BLOK B | | | | | |
| Blok B1 | 7.3 | | 5 | - | 2.30 |
| Blok B2 | 22.1 | 6 | 5 | - | 10 |
| Blok B3 | 32.5 | | 12.50 | 4 | 10 |
| Blok B7 | 15.2 | | 10 | - | 5.20 |
| Jumlah Blok B | Rp. 2,176 / M ² | 6 | 32.50 | 4 | 27.50 |
| | | 14,000,000 | 99,875,000 | 10,155,600 | 75,381,075 |
| BLOK C | | | | | |
| Blok C2 | 37.50 | 5 | 10 | 5 | 10 |
| Blok C3 | 10 | 3 | 5 | | 2 |
| Blok C4 | 30 | | 10 | 5 | 5 |
| Blok C7 | 62.10 | 5 | 15 | | 15 |
| Jumlah Blok C | Rp 2.013 / M ² | 13 | 40 | 10 | 32 |
| | | 26,169,000 | 86,960,000 | 23,479,600 | 81,145,600 |
| BLOK D | | | | | |
| Blok D2 | 39,500 | | 10 | 5 | 10 |
| Blok D3 | 16,200 | | | 5 | 6.20 |
| Blok D4 | 85,000 | | 5 | 20 | 15 |
| Jumlah Blok D | Rp 1,412 / M ² | | 15 | 30 | 31.20 |
| | | | 22,873,500 | 49,408,500 | 55,495,440 |
| TOTAL LUAS | Rp. 400 / M ² | 19 | 101.50 | 50 | 108.70 |
| JUMLAH PENERIMAAN | | 40,169,000 | 222,532,500 | 89,454,340 | 232,792,315 |
| NET PRESENT VALUE | | | 198,690.36 | 71,312,105.30 | 165,696,914 |
| AKUMULASI PENERIMAAN | | | 40,367,690.36 | 111,679,795.66 | 277,376,709.66 |

Keterangan :

- Penilaian harga tanah sesuai NJOP tahun berjalan
- Kenaikan nilai NJOP di Kemayoran ± 8 % per tahun
- Discount rate ditentukan 12 %

Lanjutan Lampiran 10.

| LOKASI | LUAS HARGA PER M ² | RENCANA PEMASARAN DALAM M ² | | | | |
|----------------------|-------------------------------|--|----------------|----------------|----------------|------|
| | | 2006 | 2007 | 2008 | 2009 | 2010 |
| BLOK A | | | | | | |
| Blok A3 | 18 | 3 | | | | |
| Blok A5 | 10 | | | | | |
| Blok A6 | 15 | 2 | | | | |
| Jumlah Blok A | Rp 916 per M ² | 5 | | | | |
| BLOK B | | | | | | |
| Blok B1 | 7.30 | | | | | |
| Blok B2 | 22.10 | 3 | 4.10 | | | |
| Blok B3 | 32.50 | | | | | |
| Blok B7 | 15.20 | | | | | |
| Jumlah Blok B | Rp 2,176 per M ² | 3 | 4.10 | | | |
| | | 8,831,200 | 13,108,725 | | | |
| BLOK C | | | | | | |
| Blok C2 | 37.50 | | 7.50 | | | |
| Blok C3 | 10 | | | | | |
| Blok C4 | 30 | 3 | 7 | | | |
| Blok C7 | 62.10 | 5 | 15 | 7.10 | | |
| Jumlah Blok C | Rp 2,013 per M ² | 8 | 29.50 | 7.10 | | |
| | | 21,909,200 | 87,253,625 | 22,680,027 | | |
| BLOK D | | | | | | |
| Blok D2 | 39.50 | 4.50 | 10 | | | |
| Blok D3 | 16.20 | 5 | | | | |
| Blok D4 | 85.00 | 10 | 20 | 5 | 10 | |
| Jumlah Blok D | Rp 1,412 per M ² | 19.50 | 30 | 5 | 10 | |
| | | 37,459,000 | 62,238,000 | 11,202,840 | 24,198,130 | |
| TOTAL LUAS | | 35.5 | 63.60 | 12.10 | 10 | |
| JUMLAH PENERIMAAN | | 74,480,400 | 162,600,350 | 33,882,867 | 24,198,130 | |
| NET PRESENT VALUE | | 47,333,783.81 | 92,264,316.60 | 17,166,076.91 | 1,094,602.41 | |
| AKUMULASI PENERIMAAN | | 324,710,493.47 | 416,974,810.07 | 434,140,886.98 | 435,235,489.39 | |

Keterangan :

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