

ABSTRACT

The increment of urbanites to Jakarta such as students and employees increase the need for temporary dwelling. High demand for temporary dwelling places encourages investors to provide temporary dwelling such as Boarding House to meet existing needs. The main thing that becomes the considerations of prospective boarders in choosing a room such as choosing a bathroom in the room or outside the room. Based on these two things, the investment analysis of the two types of layouts with feasibility studies of technical and financial aspects is done. This research was conducted to find out the best investment by review some alternative layout such as private bathroom, sharing bathroom, sharing bathroom plus one floor and combination room (combination of private bathroom and sharing bathroom). The method of feasibility analysis of investment is done by using Net present value (NPV) method, Internal rate of Return (IRR), Payback period (PP), and Sensitivity Analysis. The result of this research is the best investment for boarding house with private bathroom layout.

Keywords: Boarding House investment, investment feasibility, feasibility study, financial analysis, sensitivity analysis