

LABA RUGI DAN ARUS KAS PERUSAHAAN

	2009	2010	2011	2012
PENDAPATAN				
1 Storage Fee	\$ -	\$ 1,749,600.00	\$ 2,843,100.00	\$ 3,280,500.00
2 Land Lease Fee	\$ -	\$ 36,000.00	\$ 46,800.00	\$ 54,000.00
3 Berthing Fee				
Tanker	\$ -	\$ 97,200.00	\$ 145,800.00	\$ 145,800.00
Barges	\$ -	\$ 25,920.00	\$ 30,240.00	\$ 30,240.00
4 Throughput Fee				
Tanker	\$ -	\$ 72,000.00	\$ 108,000.00	\$ 108,000.00
Barges	\$ -	\$ 75,600.00	\$ 88,200.00	\$ 88,200.00
5 Jetty Maintenance Fee				
Tanker	\$ -	\$ 172,800.00	\$ 259,200.00	\$ 259,200.00
Barges	\$ -	\$ 46,080.00	\$ 53,760.00	\$ 53,760.00
TOTAL PENDAPATAN	\$ -	\$ 2,275,200.00	\$ 3,575,100.00	\$ 4,019,700.00
BIAYA				
1 Biaya Tenaga Kerja	\$ 4,766.67	\$ 34,883.33	\$ 36,627.50	\$ 38,458.88
2 Biaya Pemeliharaan dan Perbaikan	\$ -	\$ 75,000.00	\$ 78,750.00	\$ 82,687.50
3 Biaya Utilitas	\$ -	\$ 200,000.00	\$ 205,000.00	\$ 210,125.00
4 Biaya Lain-Lain	\$ 12,500.00	\$ 20,000.00	\$ 20,500.00	\$ 21,012.50
5 Biaya Asuransi	\$ -	\$ 49,986.53	\$ 48,320.31	\$ 46,654.10
6 Biaya Penyusutan	\$ -	\$ 833,108.87	\$ 833,108.87	\$ 833,108.87
TOTAL BIAYA OPERASIONAL	\$ 17,266.67	\$ 1,212,978.73	\$ 1,222,306.68	\$ 1,232,046.84
EBIT	\$ (17,266.67)	\$ 1,062,221.27	\$ 2,352,793.32	\$ 2,787,653.16
Biaya Bunga	\$ -	\$ 1,030,082.19	\$ 961,410.04	\$ 892,737.89
EBT	\$ (17,266.67)	\$ 32,139.08	\$ 1,391,383.28	\$ 1,894,915.26
Beban Pajak	\$ -	\$ 9,641.72	\$ 417,414.98	\$ 568,474.58
EAT	\$ (17,266.67)	\$ 22,497.36	\$ 973,968.29	\$ 1,326,440.69
+ Biaya Depresiasi	\$ -	\$ 833,108.87	\$ 833,108.87	\$ 833,108.87
+ Biaya Bunga	\$ -	\$ 1,030,082.19	\$ 961,410.04	\$ 892,737.89
Cash Flow From Operation	\$ (17,266.67)	\$ 1,885,688.41	\$ 2,768,487.20	\$ 3,052,287.45
Cash Flow From Investing	\$ (26,582,766.08)	\$ -	\$ -	\$ -
Cash Flow From Financing	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ (26,600,032.75)	\$ 1,885,688.41	\$ 2,768,487.20	\$ 3,052,287.45

LAMPIRAN 1-LANJUTAN
LABA RUGI DAN ARUS KAS PERUSAHAAN

	2013	2014	2015	2016
PENDAPATAN				
1 Storage Fee	\$ 3,717,900.00	\$ 3,717,900.00	\$ 4,089,690.00	\$ 4,330,260.00
2 Land Lease Fee	\$ 61,200.00	\$ 61,200.00	\$ 71,280.00	\$ 71,280.00
3 Berthing Fee				
Tanker	\$ 145,800.00	\$ 194,400.00	\$ 213,840.00	\$ 213,840.00
Barges	\$ 30,240.00	\$ 34,560.00	\$ 38,016.00	\$ 38,016.00
4 Throughput Fee				
Tanker	\$ 108,000.00	\$ 144,000.00	\$ 158,400.00	\$ 158,400.00
Barges	\$ 88,200.00	\$ 100,800.00	\$ 110,880.00	\$ 110,880.00
5 Jetty Maintenance Fee				
Tanker	\$ 259,200.00	\$ 345,600.00	\$ 380,160.00	\$ 380,160.00
Barges	\$ 53,760.00	\$ 61,440.00	\$ 67,584.00	\$ 67,584.00
TOTAL PENDAPATAN	\$ 4,464,300.00	\$ 4,659,900.00	\$ 5,129,850.00	\$ 5,370,420.00
BIAYA				
1 Biaya Tenaga Kerja	\$ 40,381.82	\$ 38,546.28	\$ 40,473.60	\$ 42,497.28
2 Biaya Pemeliharaan dan Perbaikan	\$ 86,821.88	\$ 82,875.43	\$ 87,019.20	\$ 91,370.16
3 Biaya Utilitas	\$ 215,378.13	\$ 200,693.25	\$ 205,710.58	\$ 210,853.35
4 Biaya Lain-Lain	\$ 21,537.81	\$ 20,069.33	\$ 20,571.06	\$ 21,085.33
5 Biaya Asuransi	\$ 44,987.88	\$ 43,321.66	\$ 41,655.44	\$ 39,989.23
6 Biaya Penyusutan	\$ 833,108.87	\$ 833,108.87	\$ 833,108.87	\$ 833,108.87
TOTAL BIAYA OPERASIONAL	\$ 1,242,216.38	\$ 1,218,614.82	\$ 1,228,538.75	\$ 1,238,904.21
EBIT	\$ 3,222,083.62	\$ 3,441,285.18	\$ 3,901,311.25	\$ 4,131,515.79
Biaya Bunga	\$ 824,065.75	\$ 755,393.60	\$ 686,721.46	\$ 618,049.31
EBT	\$ 2,398,017.87	\$ 2,685,891.58	\$ 3,214,589.79	\$ 3,513,466.48
Beban Pajak	\$ 719,405.36	\$ 805,767.47	\$ 964,376.94	\$ 1,054,039.94
EAT	\$ 1,678,612.51	\$ 1,880,124.11	\$ 2,250,212.86	\$ 2,459,426.53
+ Biaya Depresiasi	\$ 833,108.87	\$ 833,108.87	\$ 833,108.87	\$ 833,108.87
+ Biaya Bunga	\$ 824,065.75	\$ 755,393.60	\$ 686,721.46	\$ 618,049.31
Cash Flow From Operation	\$ 3,335,787.13	\$ 3,468,626.58	\$ 3,770,043.18	\$ 3,910,584.71
Cash Flow From Investing	\$ -	\$ -	\$ -	\$ -
Cash Flow From Financing	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 3,335,787.13	\$ 3,468,626.58	\$ 3,770,043.18	\$ 3,910,584.71

L2

LAMPIRAN 1-LANJUTAN
LABA RUGI DAN ARUS KAS PERUSAHAAN

	2017	2018	2019	2020
PENDAPATAN				
1 Storage Fee	\$ 4,330,260.00	\$ 4,330,260.00	\$ 4,330,260.00	\$ 4,763,772.00
2 Land Lease Fee	\$ 71,280.00	\$ 71,280.00	\$ 71,280.00	\$ 78,840.00
3 Berthing Fee				
Tanker	\$ 213,840.00	\$ 267,300.00	\$ 267,300.00	\$ 294,300.00
Barges	\$ 38,016.00	\$ 40,392.00	\$ 40,392.00	\$ 44,472.00
4 Throughput Fee				
Tanker	\$ 158,400.00	\$ 198,000.00	\$ 198,000.00	\$ 218,400.00
Barges	\$ 110,880.00	\$ 117,810.00	\$ 117,810.00	\$ 129,948.00
5 Jetty Maintenance Fee				
Tanker	\$ 380,160.00	\$ 475,200.00	\$ 475,200.00	\$ 523,800.00
Barges	\$ 67,584.00	\$ 71,808.00	\$ 71,808.00	\$ 79,152.00
TOTAL PENDAPATAN	\$ 5,370,420.00	\$ 5,572,050.00	\$ 5,572,050.00	\$ 6,132,684.00
BIAYA				
1 Biaya Tenaga Kerja	\$ 44,622.14	\$ 46,853.25	\$ 44,723.55	\$ 46,959.73
2 Biaya Pemeliharaan dan Perbaikan	\$ 95,938.67	\$ 100,735.60	\$ 96,156.71	\$ 100,964.54
3 Biaya Utilitas	\$ 216,124.68	\$ 221,527.80	\$ 206,423.63	\$ 211,584.22
4 Biaya Lain-Lain	\$ 21,612.47	\$ 22,152.78	\$ 20,642.36	\$ 21,158.42
5 Biaya Asuransi	\$ 38,323.01	\$ 36,656.79	\$ 34,990.57	\$ 33,324.35
6 Biaya Penyusutan	\$ 833,108.87	\$ 833,108.87	\$ 833,108.87	\$ 833,108.87
TOTAL BIAYA OPERASIONAL	\$ 1,249,729.83	\$ 1,261,035.08	\$ 1,236,045.70	\$ 1,247,100.14
EBIT	\$ 4,120,690.17	\$ 4,311,014.92	\$ 4,336,004.30	\$ 4,885,583.86
Biaya Bunga	\$ 549,377.17	\$ 480,705.02	\$ 412,032.87	\$ 343,360.73
EBT	\$ 3,571,313.00	\$ 3,830,309.90	\$ 3,923,971.43	\$ 4,542,223.13
Beban Pajak	\$ 1,071,393.90	\$ 1,149,092.97	\$ 1,177,191.43	\$ 1,362,666.94
EAT	\$ 2,499,919.10	\$ 2,681,216.93	\$ 2,746,780.00	\$ 3,179,556.19
+ Biaya Depresiasi	\$ 833,108.87	\$ 833,108.87	\$ 833,108.87	\$ 833,108.87
+ Biaya Bunga	\$ 549,377.17	\$ 480,705.02	\$ 412,032.87	\$ 343,360.73
Cash Flow From Operation	\$ 3,882,405.14	\$ 3,995,030.82	\$ 3,991,921.74	\$ 4,356,025.79
Cash Flow From Investing	\$ -	\$ -	\$ -	\$ -
Cash Flow From Financing	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 3,882,405.14	\$ 3,995,030.82	\$ 3,991,921.74	\$ 4,356,025.79

L3

LAMPIRAN 1-LANJUTAN
LABA RUGI DAN ARUS KAS PERUSAHAAN

	2021	2022	2023	2024
PENDAPATAN				
1 Storage Fee	\$ 4,763,772.00	\$ 4,763,772.00	\$ 4,763,772.00	\$ 4,763,772.00
2 Land Lease Fee	\$ 78,840.00	\$ 78,840.00	\$ 78,840.00	\$ 78,840.00
3 Berthing Fee				
Tanker	\$ 294,300.00	\$ 294,300.00	\$ 294,300.00	\$ 294,300.00
Barges	\$ 44,472.00	\$ 44,472.00	\$ 44,472.00	\$ 44,472.00
4 Throughput Fee				
Tanker	\$ 218,400.00	\$ 218,400.00	\$ 218,400.00	\$ 218,400.00
Barges	\$ 129,948.00	\$ 129,948.00	\$ 129,948.00	\$ 129,948.00
5 Jetty Maintenance Fee				
Tanker	\$ 523,800.00	\$ 523,800.00	\$ 523,800.00	\$ 523,800.00
Barges	\$ 79,152.00	\$ 79,152.00	\$ 79,152.00	\$ 79,152.00
TOTAL PENDAPATAN	\$ 6,132,684.00	\$ 6,132,684.00	\$ 6,132,684.00	\$ 6,132,684.00
BIAYA				
1 Biaya Tenaga Kerja	\$ 49,307.72	\$ 51,773.10	\$ 54,361.76	\$ 51,890.77
2 Biaya Pemeliharaan dan Perbaikan	\$ 106,012.77	\$ 111,313.41	\$ 116,879.08	\$ 111,566.39
3 Biaya Utilitas	\$ 216,873.83	\$ 222,295.67	\$ 227,853.07	\$ 212,317.63
4 Biaya Lain-Lain	\$ 21,687.38	\$ 22,229.57	\$ 22,785.31	\$ 21,231.76
5 Biaya Asuransi	\$ 31,658.14	\$ 29,991.92	\$ 28,325.70	\$ 26,659.48
6 Biaya Penyusutan	\$ 833,108.87	\$ 833,108.87	\$ 833,108.87	\$ 833,108.87
TOTAL BIAYA OPERASIONAL	\$ 1,258,648.70	\$ 1,270,712.54	\$ 1,283,313.78	\$ 1,256,774.91
EBIT	\$ 4,874,035.30	\$ 4,861,971.46	\$ 4,849,370.22	\$ 4,875,909.09
Biaya Bunga	\$ 274,688.58	\$ 206,016.44	\$ 137,344.29	\$ 68,672.15
EBT	\$ 4,599,346.71	\$ 4,655,955.02	\$ 4,712,025.93	\$ 4,807,236.95
Beban Pajak	\$ 1,379,804.01	\$ 1,396,786.51	\$ 1,413,607.78	\$ 1,442,171.08
EAT	\$ 3,219,542.70	\$ 3,259,168.52	\$ 3,298,418.15	\$ 3,365,065.86
+ Biaya Depresiasi	\$ 833,108.87	\$ 833,108.87	\$ 833,108.87	\$ 833,108.87
+ Biaya Bunga	\$ 274,688.58	\$ 206,016.44	\$ 137,344.29	\$ 68,672.15
Cash Flow From Operation	\$ 4,327,340.15	\$ 4,298,293.82	\$ 4,268,871.31	\$ 4,266,846.88
Cash Flow From Investing	\$ -	\$ -	\$ -	\$ -
Cash Flow From Financing	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 4,327,340.15	\$ 4,298,293.82	\$ 4,268,871.31	\$ 4,266,846.88

L4

LAMPIRAN 1-LANJUTAN
LABA RUGI DAN ARUS KAS PERUSAHAAN

	2025	2026	2027	2028
PENDAPATAN				
1 Storage Fee	\$ 5,241,024.00	\$ 5,241,024.00	\$ 5,241,024.00	\$ 5,241,024.00
2 Land Lease Fee	\$ 86,940.00	\$ 86,940.00	\$ 86,940.00	\$ 86,940.00
3 Berthing Fee				
Tanker	\$ 324,000.00	\$ 324,000.00	\$ 324,000.00	\$ 324,000.00
Barges	\$ 48,960.00	\$ 48,960.00	\$ 48,960.00	\$ 48,960.00
4 Throughput Fee				
Tanker	\$ 241,200.00	\$ 241,200.00	\$ 241,200.00	\$ 241,200.00
Barges	\$ 143,514.00	\$ 143,514.00	\$ 143,514.00	\$ 143,514.00
5 Jetty Maintenance Fee				
Tanker	\$ 577,800.00	\$ 577,800.00	\$ 577,800.00	\$ 577,800.00
Barges	\$ 87,312.00	\$ 87,312.00	\$ 87,312.00	\$ 87,312.00
TOTAL PENDAPATAN	\$ 6,750,750.00	\$ 6,750,750.00	\$ 6,750,750.00	\$ 6,750,750.00
BIAYA				
1 Biaya Tenaga Kerja	\$ 54,485.31	\$ 57,209.57	\$ 60,070.05	\$ 63,073.55
2 Biaya Pemeliharaan dan Perbaikan	\$ 117,144.71	\$ 123,001.95	\$ 129,152.05	\$ 135,609.65
3 Biaya Utilitas	\$ 217,625.57	\$ 223,066.21	\$ 228,642.86	\$ 234,358.94
4 Biaya Lain-Lain	\$ 21,762.56	\$ 22,306.62	\$ 22,864.29	\$ 23,435.89
5 Biaya Asuransi	\$ 24,993.27	\$ 23,327.05	\$ 21,660.83	\$ 19,994.61
6 Biaya Penyusutan	\$ 833,108.87	\$ 833,108.87	\$ 833,108.87	\$ 833,108.87
TOTAL BIAYA OPERASIONAL	\$ 1,269,120.28	\$ 1,282,020.27	\$ 1,295,498.95	\$ 1,309,581.51
EBIT	\$ 5,481,629.72	\$ 5,468,729.73	\$ 5,455,251.05	\$ 5,441,168.49
Biaya Bunga	\$ -	\$ -	\$ -	\$ -
EBT	\$ 5,481,629.72	\$ 5,468,729.73	\$ 5,455,251.05	\$ 5,441,168.49
Beban Pajak	\$ 1,644,488.92	\$ 1,640,618.92	\$ 1,636,575.32	\$ 1,632,350.55
EAT	\$ 3,837,140.80	\$ 3,828,110.81	\$ 3,818,675.74	\$ 3,808,817.94
+ Biaya Depresiasi	\$ 833,108.87	\$ 833,108.87	\$ 833,108.87	\$ 833,108.87
+ Biaya Bunga	\$ -	\$ -	\$ -	\$ -
Cash Flow From Operation	\$ 4,670,249.67	\$ 4,661,219.68	\$ 4,651,784.61	\$ 4,641,926.81
Cash Flow From Investing	\$ -	\$ -	\$ -	\$ -
Cash Flow From Financing	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 4,670,249.67	\$ 4,661,219.68	\$ 4,651,784.61	\$ 4,641,926.81

L5

LAMPIRAN 1-LANJUTAN
LABA RUGI DAN ARUS KAS PERUSAHAAN

	2029	2030	2031	2032
PENDAPATAN				
1 Storage Fee	\$ 5,241,024.00	\$ 5,765,904.00	\$ 5,765,904.00	\$ 5,765,904.00
2 Land Lease Fee	\$ 86,940.00	\$ 96,120.00	\$ 96,120.00	\$ 96,120.00
3 Berthing Fee				
Tanker	\$ 324,000.00	\$ 356,400.00	\$ 356,400.00	\$ 356,400.00
Barges	\$ 48,960.00	\$ 53,856.00	\$ 53,856.00	\$ 53,856.00
4 Throughput Fee				
Tanker	\$ 241,200.00	\$ 266,400.00	\$ 266,400.00	\$ 266,400.00
Barges	\$ 143,514.00	\$ 158,508.00	\$ 158,508.00	\$ 158,508.00
5 Jetty Maintenance Fee				
Tanker	\$ 577,800.00	\$ 637,200.00	\$ 637,200.00	\$ 637,200.00
Barges	\$ 87,312.00	\$ 96,288.00	\$ 96,288.00	\$ 96,288.00
TOTAL PENDAPATAN	\$ 6,750,750.00	\$ 7,430,676.00	\$ 7,430,676.00	\$ 7,430,676.00
BIAYA				
1 Biaya Tenaga Kerja	\$ 60,206.57	\$ 63,216.90	\$ 66,377.75	\$ 69,696.64
2 Biaya Pemeliharaan dan Perbaikan	\$ 129,445.57	\$ 135,917.85	\$ 142,713.75	\$ 149,849.43
3 Biaya Utilitas	\$ 218,379.92	\$ 223,839.42	\$ 229,435.40	\$ 235,171.29
4 Biaya Lain-Lain	\$ 21,837.99	\$ 22,383.94	\$ 22,943.54	\$ 23,517.13
5 Biaya Asuransi	\$ 18,328.40	\$ 16,662.18	\$ 14,995.96	\$ 13,329.74
6 Biaya Penyusutan	\$ 833,108.87	\$ 833,108.87	\$ 833,108.87	\$ 833,108.87
TOTAL BIAYA OPERASIONAL	\$ 1,281,307.32	\$ 1,295,129.16	\$ 1,309,575.26	\$ 1,324,673.09
EBIT	\$ 5,469,442.68	\$ 6,135,546.84	\$ 6,121,100.74	\$ 6,106,002.91
Biaya Bunga	\$ -	\$ -	\$ -	\$ -
EBT	\$ 5,469,442.68	\$ 6,135,546.84	\$ 6,121,100.74	\$ 6,106,002.91
Beban Pajak	\$ 1,640,832.80	\$ 1,840,664.05	\$ 1,836,330.22	\$ 1,831,800.87
EAT	\$ 3,828,609.87	\$ 4,294,882.79	\$ 4,284,770.52	\$ 4,274,202.03
+ Biaya Depresiasi	\$ 833,108.87	\$ 833,108.87	\$ 833,108.87	\$ 833,108.87
+ Biaya Bunga	\$ -	\$ -	\$ -	\$ -
Cash Flow From Operation	\$ 4,661,718.74	\$ 5,127,991.66	\$ 5,117,879.38	\$ 5,107,310.90
Cash Flow From Investing	\$ -	\$ -	\$ -	\$ -
Cash Flow From Financing	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 4,661,718.74	\$ 5,127,991.66	\$ 5,117,879.38	\$ 5,107,310.90

L6

LAMPIRAN 1-LANJUTAN
LABA RUGI DAN ARUS KAS PERUSAHAAN

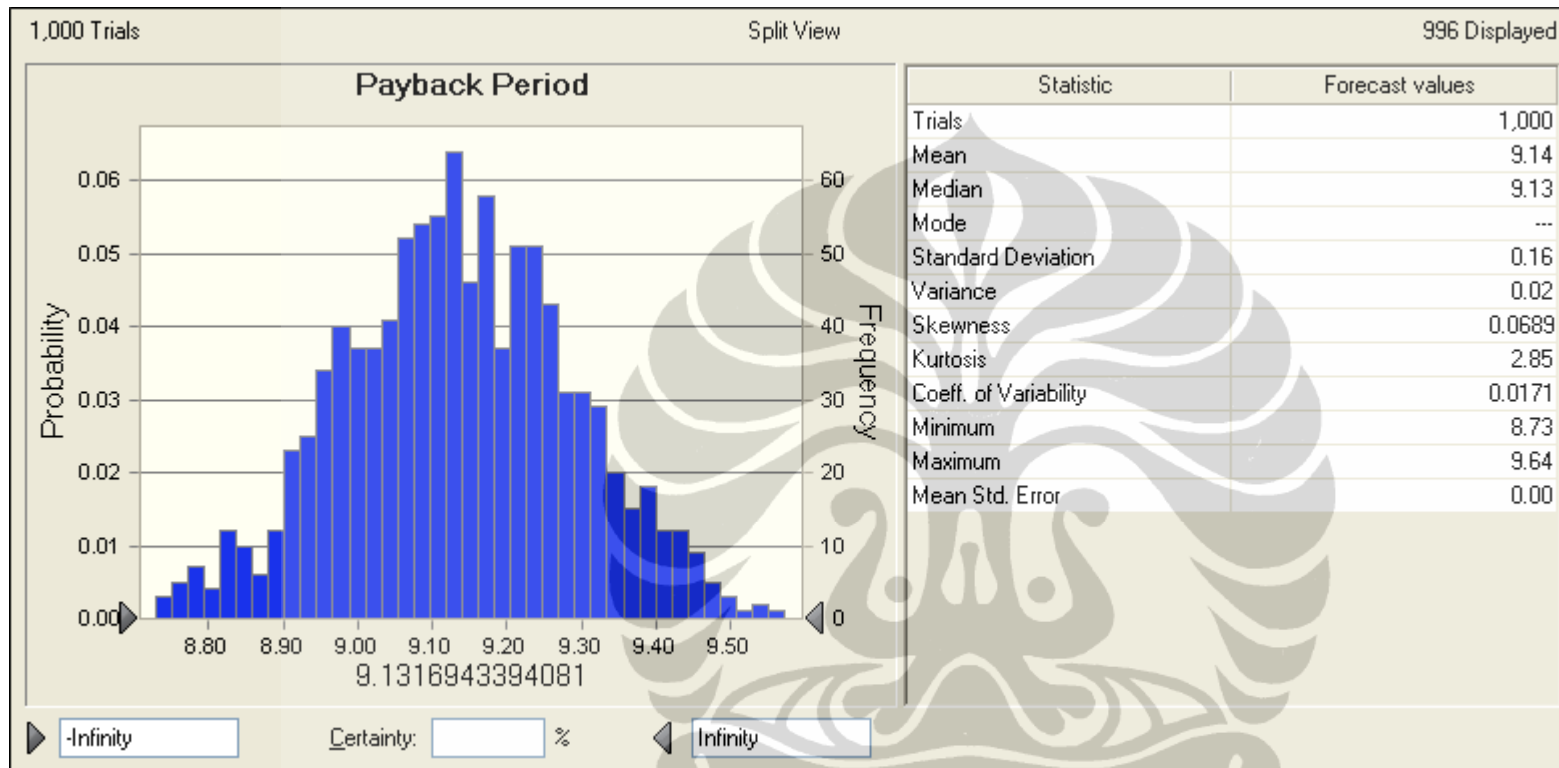
	2033	2034	2035	2036
PENDAPATAN				
1 Storage Fee	\$ 5,765,904.00	\$ 5,765,904.00	\$ 6,343,272.00	\$ 6,343,272.00
2 Land Lease Fee	\$ 96,120.00	\$ 96,120.00	\$ 105,840.00	\$ 105,840.00
3 Berthing Fee				
Tanker	\$ 356,400.00	\$ 356,400.00	\$ 394,200.00	\$ 394,200.00
Barges	\$ 53,856.00	\$ 53,856.00	\$ 59,568.00	\$ 59,568.00
4 Throughput Fee				
Tanker	\$ 266,400.00	\$ 266,400.00	\$ 294,000.00	\$ 294,000.00
Barges	\$ 158,508.00	\$ 158,508.00	\$ 174,930.00	\$ 174,930.00
5 Jetty Maintenance Fee				
Tanker	\$ 637,200.00	\$ 637,200.00	\$ 702,000.00	\$ 702,000.00
Barges	\$ 96,288.00	\$ 96,288.00	\$ 106,080.00	\$ 106,080.00
TOTAL PENDAPATAN	\$ 7,430,676.00	\$ 7,430,676.00	\$ 8,179,890.00	\$ 8,179,890.00
BIAYA				
1 Biaya Tenaga Kerja	\$ 73,181.47	\$ 69,855.04	\$ 73,347.79	\$ 77,015.18
2 Biaya Pemeliharaan dan Perbaikan	\$ 157,341.90	\$ 150,190.00	\$ 157,699.50	\$ 165,584.47
3 Biaya Utilitas	\$ 241,050.57	\$ 224,615.30	\$ 230,230.68	\$ 235,986.45
4 Biaya Lain-Lain	\$ 24,105.06	\$ 22,461.53	\$ 23,023.07	\$ 23,598.65
5 Biaya Asuransi	\$ 11,663.52	\$ 9,997.31	\$ 8,331.09	\$ 6,664.87
6 Biaya Penyusutan	\$ 833,108.87	\$ 833,108.87	\$ 833,108.87	\$ 833,108.87
TOTAL BIAYA OPERASIONAL	\$ 1,340,451.39	\$ 1,310,228.04	\$ 1,325,741.00	\$ 1,341,958.49
EBIT	\$ 6,090,224.61	\$ 6,120,447.96	\$ 6,854,149.00	\$ 6,837,931.51
Biaya Bunga	\$ -	\$ -	\$ -	\$ -
EBT	\$ 6,090,224.61	\$ 6,120,447.96	\$ 6,854,149.00	\$ 6,837,931.51
Beban Pajak	\$ 1,827,067.38	\$ 1,836,134.39	\$ 2,056,244.70	\$ 2,051,379.45
EAT	\$ 4,263,157.23	\$ 4,284,313.57	\$ 4,797,904.30	\$ 4,786,552.06
+ Biaya Depresiasi	\$ 833,108.87	\$ 833,108.87	\$ 833,108.87	\$ 833,108.87
+ Biaya Bunga	\$ -	\$ -	\$ -	\$ -
Cash Flow From Operation	\$ 5,096,266.10	\$ 5,117,422.44	\$ 5,631,013.17	\$ 5,619,660.93
Cash Flow From Investing	\$ -	\$ -	\$ -	\$ -
Cash Flow From Financing	\$ -	\$ -	\$ -	\$ -
Net Cash Flow	\$ 5,096,266.10	\$ 5,117,422.44	\$ 5,631,013.17	\$ 5,619,660.93

L7

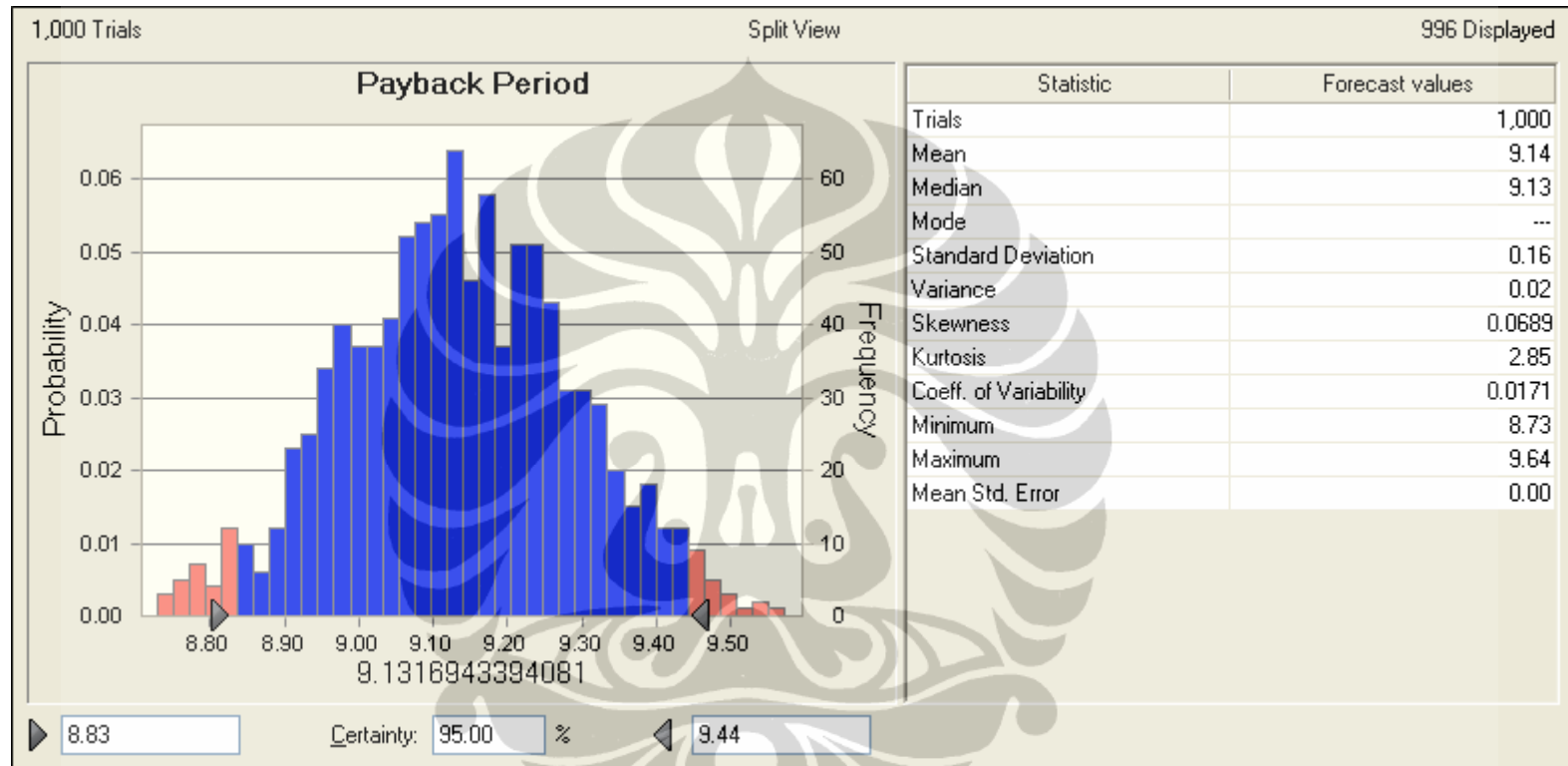
LAMPIRAN 1-LANJUTAN
LABA RUGI DAN ARUS KAS PERUSAHAAN

	2037	2038	2039
PENDAPATAN			
1 Storage Fee	\$ 6,343,272.00	\$ 6,343,272.00	\$ 6,343,272.00
2 Land Lease Fee	\$ 105,840.00	\$ 105,840.00	\$ 105,840.00
3 Berthing Fee			
Tanker	\$ 394,200.00	\$ 394,200.00	\$ 394,200.00
Barges	\$ 59,568.00	\$ 59,568.00	\$ 59,568.00
4 Throughput Fee			
Tanker	\$ 294,000.00	\$ 294,000.00	\$ 294,000.00
Barges	\$ 174,930.00	\$ 174,930.00	\$ 174,930.00
5 Jetty Maintenance Fee			
Tanker	\$ 702,000.00	\$ 702,000.00	\$ 702,000.00
Barges	\$ 106,080.00	\$ 106,080.00	\$ 106,080.00
TOTAL PENDAPATAN	\$ 8,179,890.00	\$ 8,179,890.00	\$ 8,179,890.00
BIAYA			
1 Biaya Tenaga Kerja	\$ 80,865.94	\$ 84,909.23	\$ 81,049.72
2 Biaya Pemeliharaan dan Perbaikan	\$ 173,863.70	\$ 182,556.88	\$ 174,258.84
3 Biaya Utilitas	\$ 241,886.11	\$ 247,933.27	\$ 231,028.72
4 Biaya Lain-Lain	\$ 24,188.61	\$ 24,793.33	\$ 23,102.87
5 Biaya Asuransi	\$ 4,998.65	\$ 3,332.44	\$ 1,666.22
6 Biaya Penyusutan	\$ 833,108.87	\$ 833,108.87	\$ 833,108.87
TOTAL BIAYA OPERASIONAL	\$ 1,358,911.88	\$ 1,376,634.01	\$ 1,344,215.25
EBIT	\$ 6,820,978.12	\$ 6,803,255.99	\$ 6,835,674.75
Biaya Bunga	\$ -	\$ -	\$ -
EBT	\$ 6,820,978.12	\$ 6,803,255.99	\$ 6,835,674.75
Beban Pajak	\$ 2,046,293.44	\$ 2,040,976.80	\$ 2,050,702.42
EAT	\$ 4,774,684.68	\$ 4,762,279.19	\$ 4,784,972.32
+ Biaya Depresiasi	\$ 833,108.87	\$ 833,108.87	\$ 833,108.87
+ Biaya Bunga	\$ -	\$ -	\$ -
Cash Flow From Operation	\$ 5,607,793.55	\$ 5,595,388.06	\$ 5,618,081.19
Cash Flow From Investing	\$ -	\$ -	\$ 839,654.97
Cash Flow From Financing	\$ -	\$ -	\$ -
Net Cash Flow	\$ 5,607,793.55	\$ 5,595,388.06	\$ 6,457,736.16

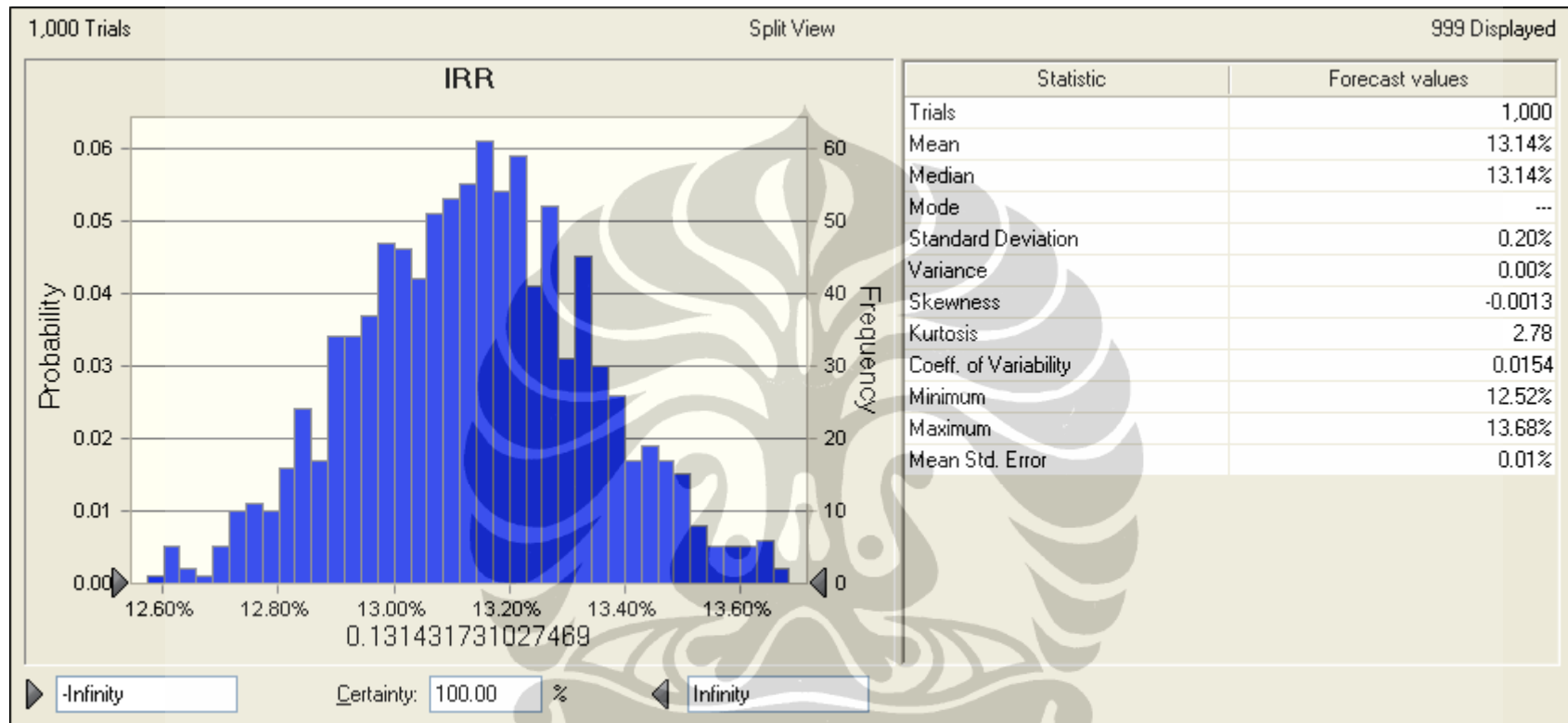
ANALISA CRYSTAL BALL TERHADAP PAYBACK PERIOD



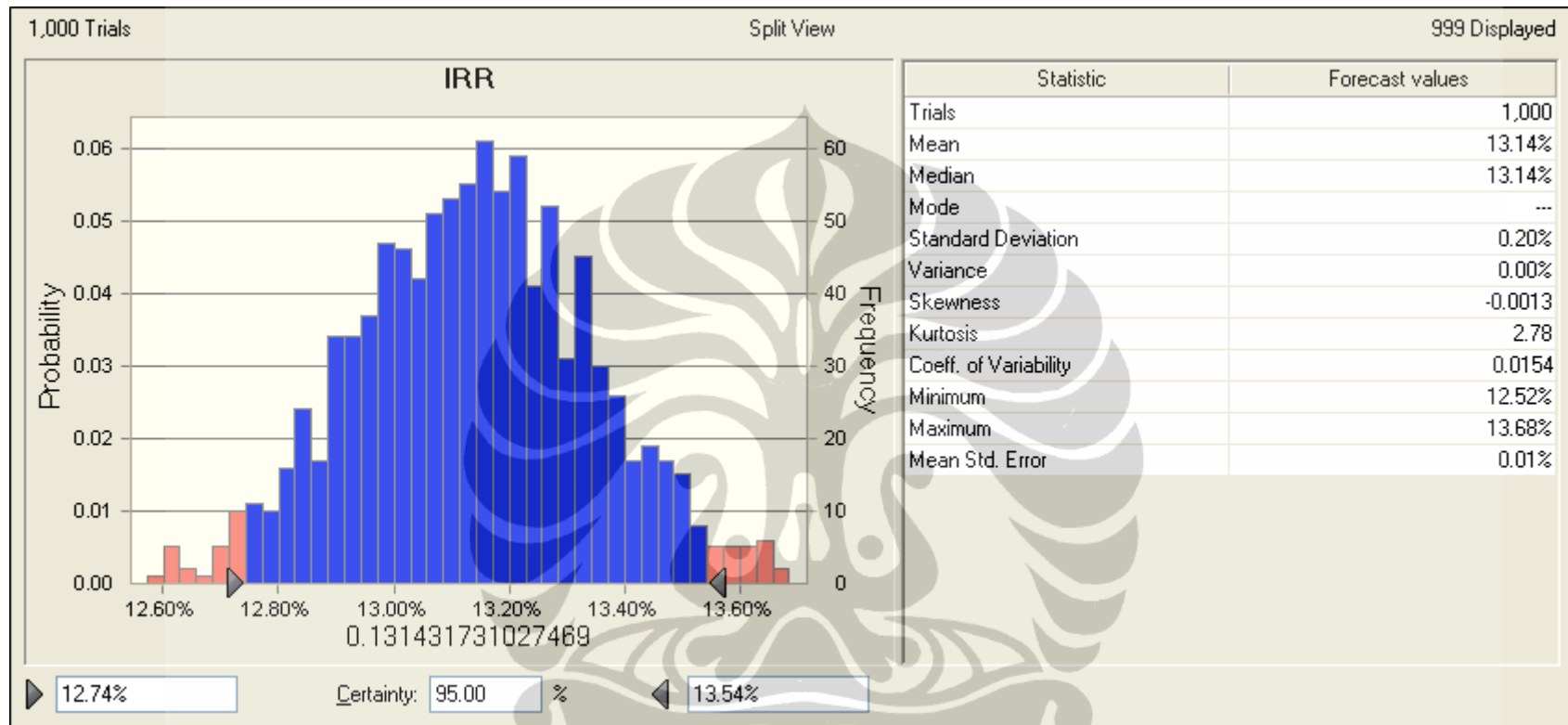
ANALISA CRYSTAL BALL TERHADAP PAYBACK PERIOD 95% CONFIDENCE INTERVAL



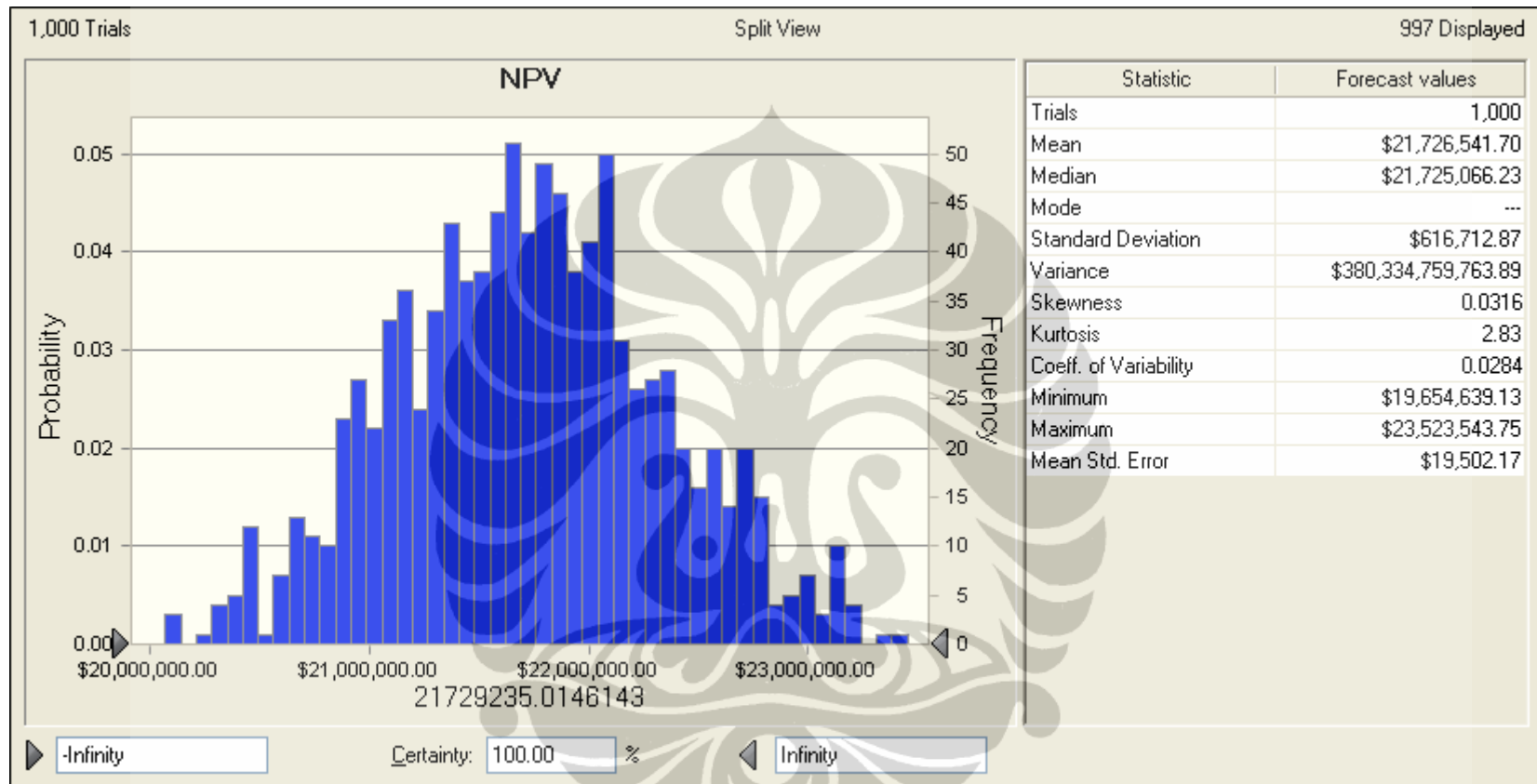
ANALISA CRYSTAL BALL TERHADAP INTERNAL RATE OF RETURN



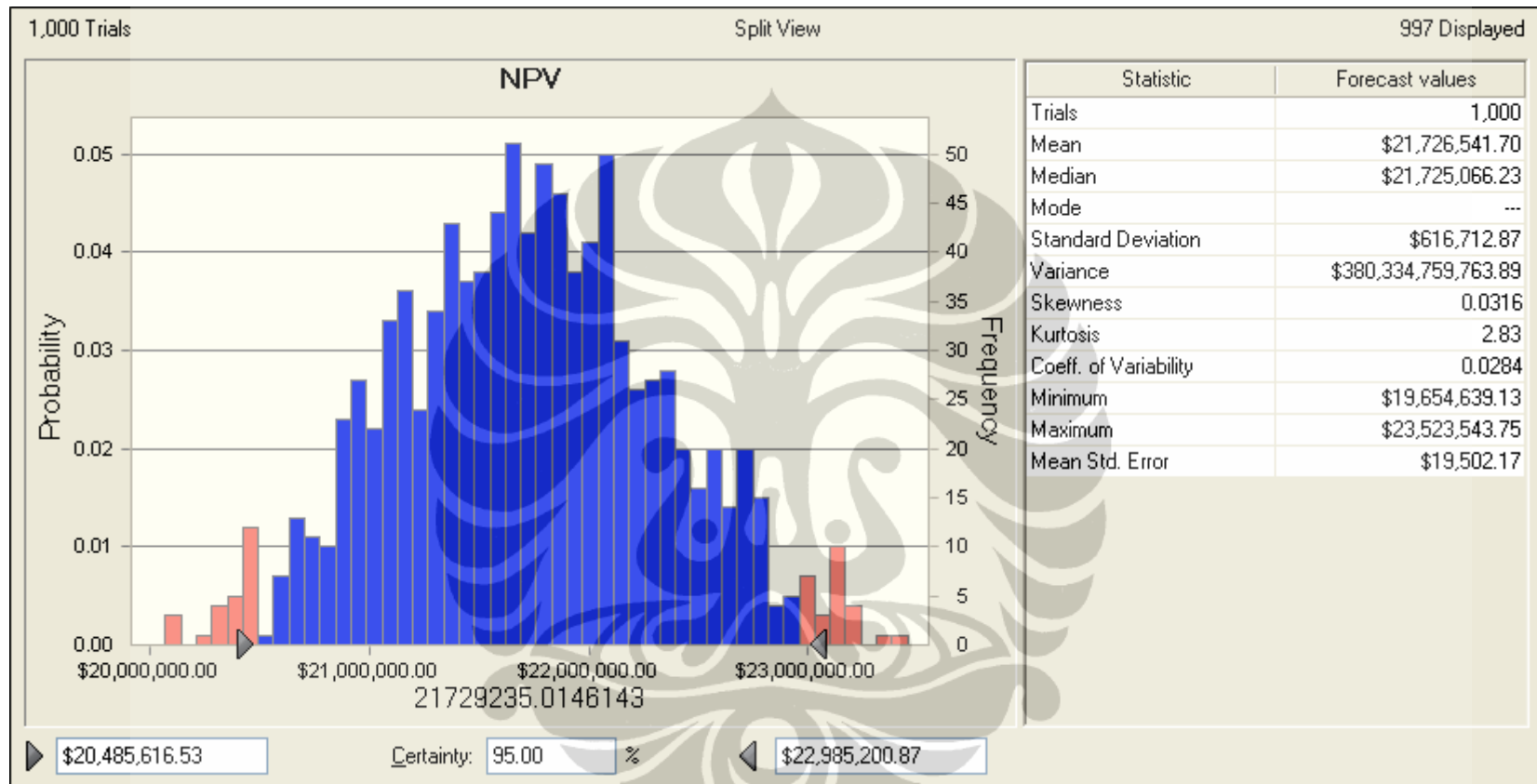
ANALISA CRYSTAL BALL TERHADAP INTERNAL RATE OF RETURN 95% *CONFIDENCE INTERVAL*



ANALISA CRYSTAL BALL TERHADAP NET PRESENT VALUE



ANALISA CRYSTAL BALL TERHADAP NET PRESENT VALUE 95% *CONFIDENCE INTERVAL*



LAMPIRAN 8
COST OF CAPITAL BY INDUSTRY SECTOR

<i>No</i>	<i>Industry Name</i>	<i>Number of Firms</i>	<i>Cost of Equity</i>
1	Advertising	30	9.37%
2	Aerospace/Defense	66	8.58%
3	Air Transport	44	7.98%
4	Apparel	53	7.91%
5	Auto & Truck	20	9.65%
6	Auto Parts	54	10.00%
7	Bank	477	5.78%
8	Bank (Canadian)	8	6.50%
9	Bank (Midwest)	39	6.75%
10	Beverage	41	6.95%
11	Biotechnology	108	8.46%
12	Building Materials	52	9.16%
13	Cable TV	25	9.99%
14	Canadian Energy	12	8.31%
15	Chemical (Basic)	19	8.52%
16	Chemical (Diversified)	33	8.28%
17	Chemical (Specialty)	88	8.13%
18	Coal	18	12.13%
19	Computer Software/Sves	322	8.33%
20	Computers/Peripherals	125	8.68%
21	Diversified Co.	113	8.45%
22	Drug	342	8.02%
23	E-Commerce	54	9.70%
24	Educational Services	34	6.39%
25	Electric Util. (Central)	24	6.32%
26	Electric Utility (East)	26	5.92%
27	Electric Utility (West)	16	6.14%
28	Electrical Equipment	83	9.07%
29	Electronics	173	8.77%
30	Entertainment	84	10.52%
31	Entertainment Tech	33	9.44%
32	Environmental	79	7.76%
33	Financial Svcs. (Div.)	296	8.55%
34	Food Processing	109	6.20%
35	Food Wholesalers	18	5.84%
36	Foreign Electronics	10	8.13%
37	Furn/Home Furnishings	34	8.68%

LAMPIRAN 8- LANJUTAN
COST OF CAPITAL BY INDUSTRY SECTOR

No	Industry Name	Number of Firms	Cost of Equity
38	Grocery	14	6.40%
39	Healthcare Information	29	7.44%
40	Heavy Construction	14	9.63%
41	Homebuilding	32	9.00%
42	Hotel/Gaming	68	10.71%
43	Household Products	26	7.61%
44	Human Resources	31	9.42%
45	Industrial Services	167	8.20%
46	Information Services	34	8.30%
47	Insurance (Life)	35	8.08%
48	Insurance (Prop/Cas.)	78	6.78%
49	Internet	208	9.26%
50	Investment Co.	17	6.34%
51	Investment Co.(Foreign)	16	8.74%
52	Machinery	124	9.16%
53	Manuf. Housing/RV	18	8.80%
54	Maritime	56	8.73%
55	Medical Services	160	7.72%
56	Medical Supplies	252	8.04%
57	Metal Fabricating	35	9.99%
58	Metals & Mining (Div.)	78	10.64%
59	Natural Gas (Div.)	34	8.23%
60	Natural Gas Utility	25	5.67%
61	Newspaper	16	8.00%
62	Office Equip/Supplies	26	7.76%
63	Oil/Gas Distribution	19	6.68%
64	Oilfield Svcs/Equip.	112	9.99%
65	Packaging & Container	33	8.54%
66	Paper/Forest Products	38	8.23%
67	Petroleum (Integrated)	25	8.89%
68	Petroleum (Producing)	188	8.42%
69	Pharmacy Services	19	6.89%
70	Power	66	10.36%
71	Precious Metals	75	9.28%
72	Precision Instrument	90	9.54%
73	Property Management	17	9.10%
74	Publishing	27	8.39%

LAMPIRAN 8- LANJUTAN
COST OF CAPITAL BY INDUSTRY SECTOR

<i>No</i>	<i>Industry Name</i>	<i>Number of Firms</i>	<i>Cost of Equity</i>
75	R.E.I.T.	144	8.94%
76	Railroad	15	8.46%
77	Recreation	64	9.26%
78	Reinsurance	11	6.74%
79	Restaurant	68	8.51%
80	Retail (Special Lines)	155	8.51%
81	Retail Automotive	16	8.78%
82	Retail Building Supply	8	7.28%
83	Retail Store	38	7.24%
84	Securities Brokerage	32	9.04%
85	Semiconductor	122	11.25%
86	Semiconductor Equip	16	11.10%
87	Shoe	19	8.35%
88	Steel (General)	20	10.77%
89	Steel (Integrated)	14	11.99%
90	Telecom. Equipment	110	9.65%
91	Telecom. Services	140	9.34%
92	Thrift	234	5.51%
93	Tobacco	12	5.77%
94	Toiletries/Cosmetics	23	6.97%
95	Trucking	33	8.05%
96	Utility (Foreign)	5	8.34%
97	Water Utility	16	6.51%
98	Wireless Networking	57	9.90%
99	Public/Private Equity	10	12.63%
100	Funeral Services	6	9.24%