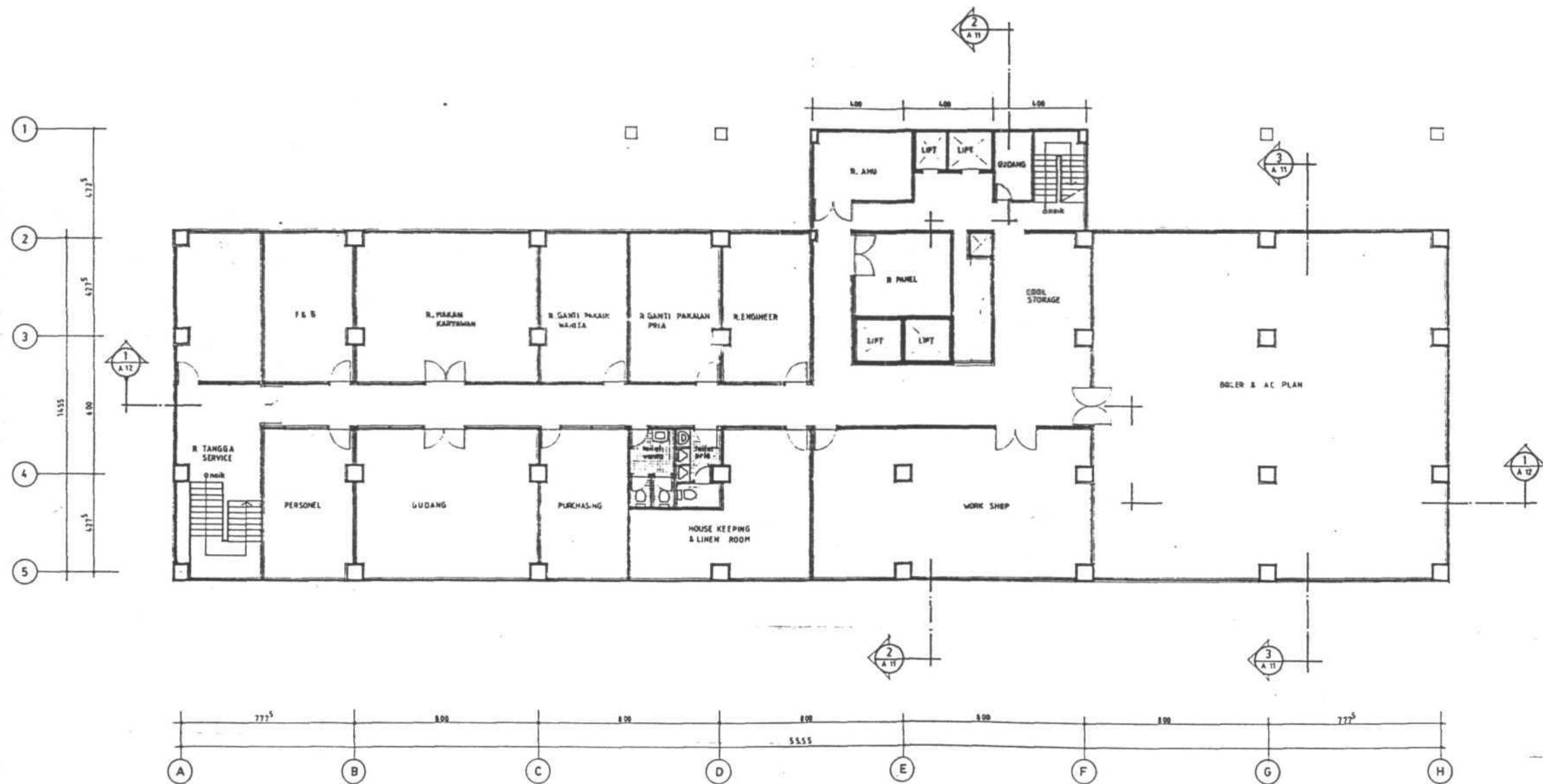
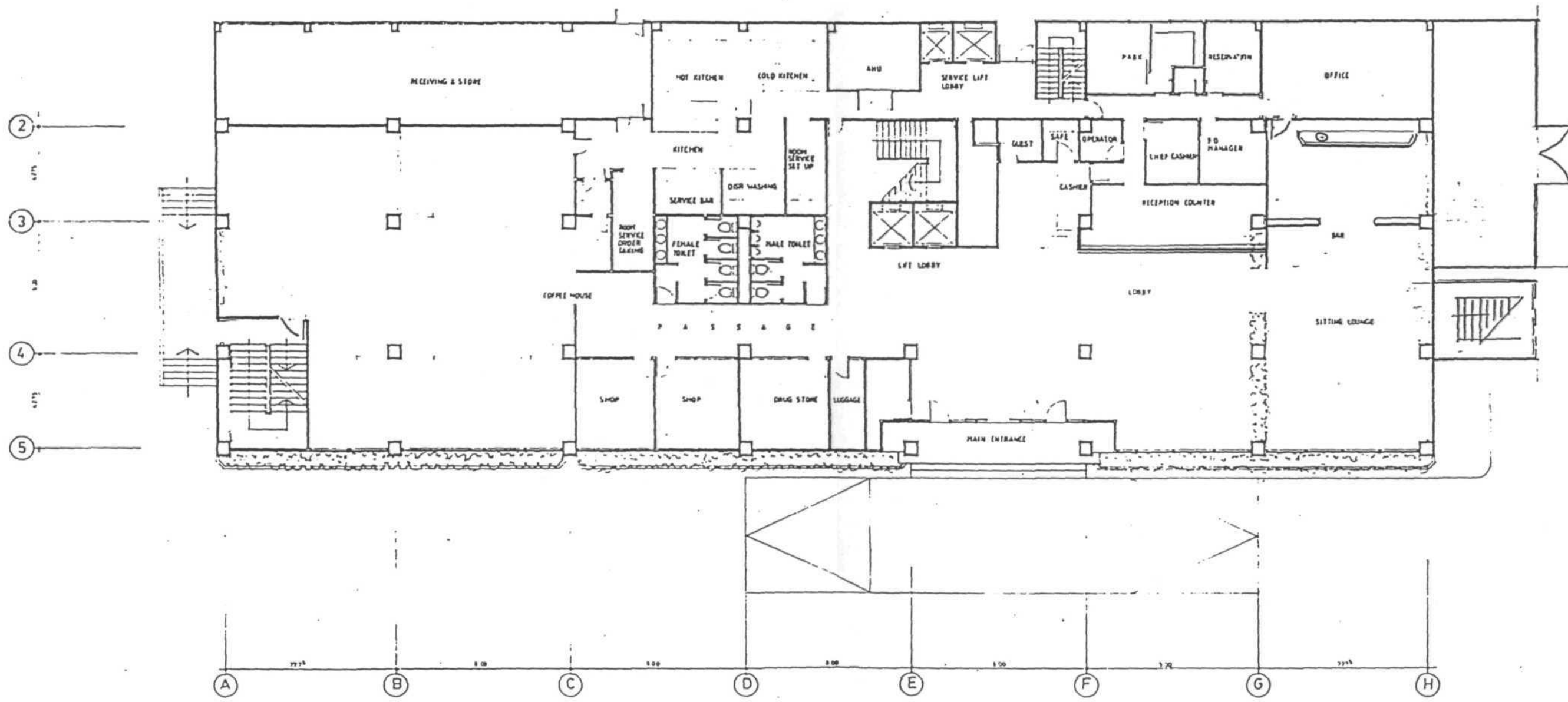
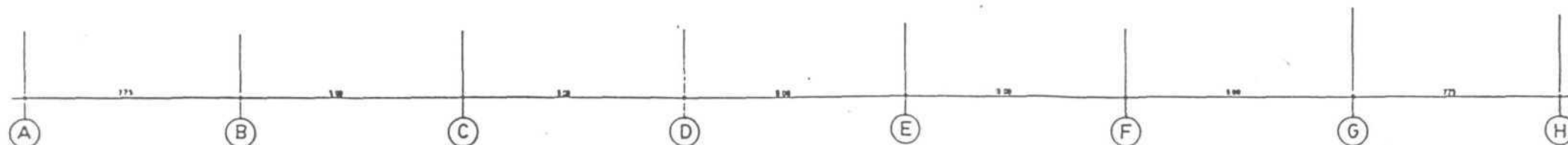
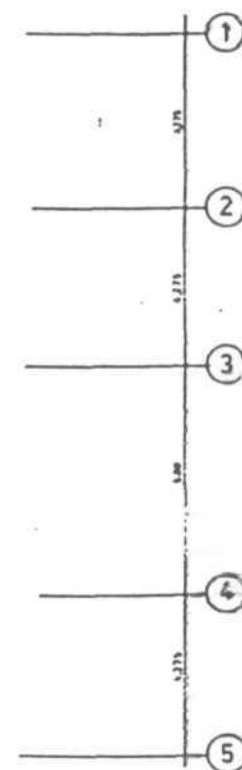
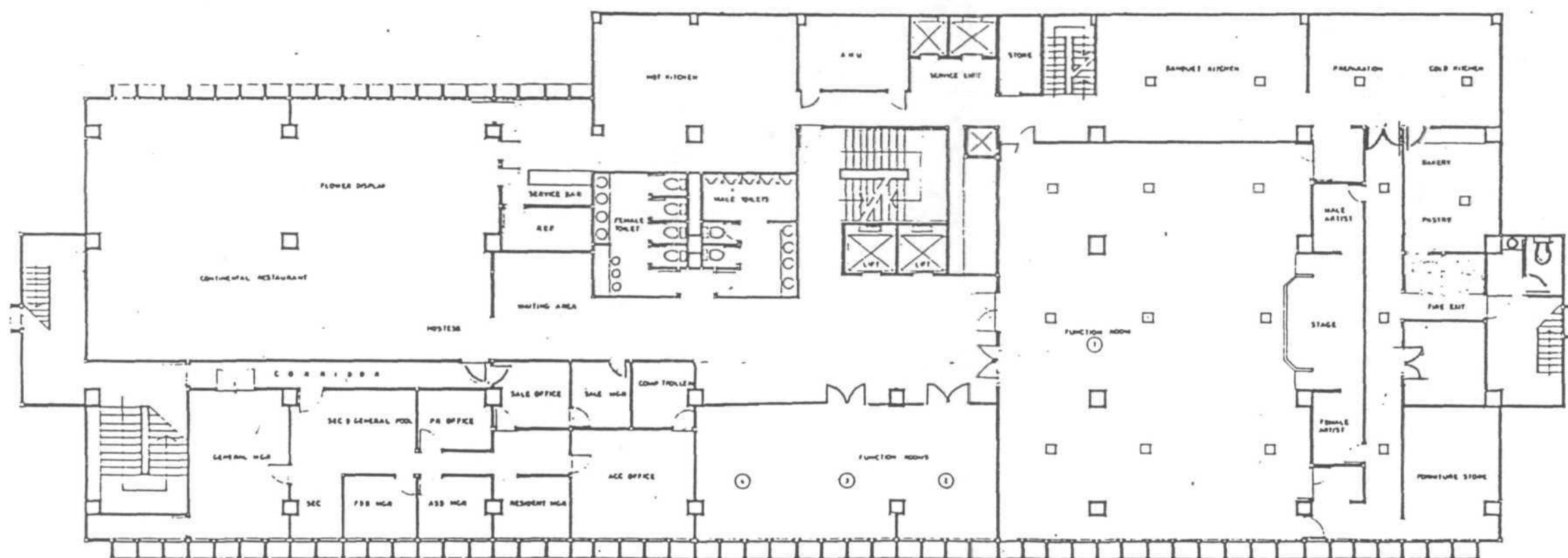


Lampiran 1 : Denah Lantai

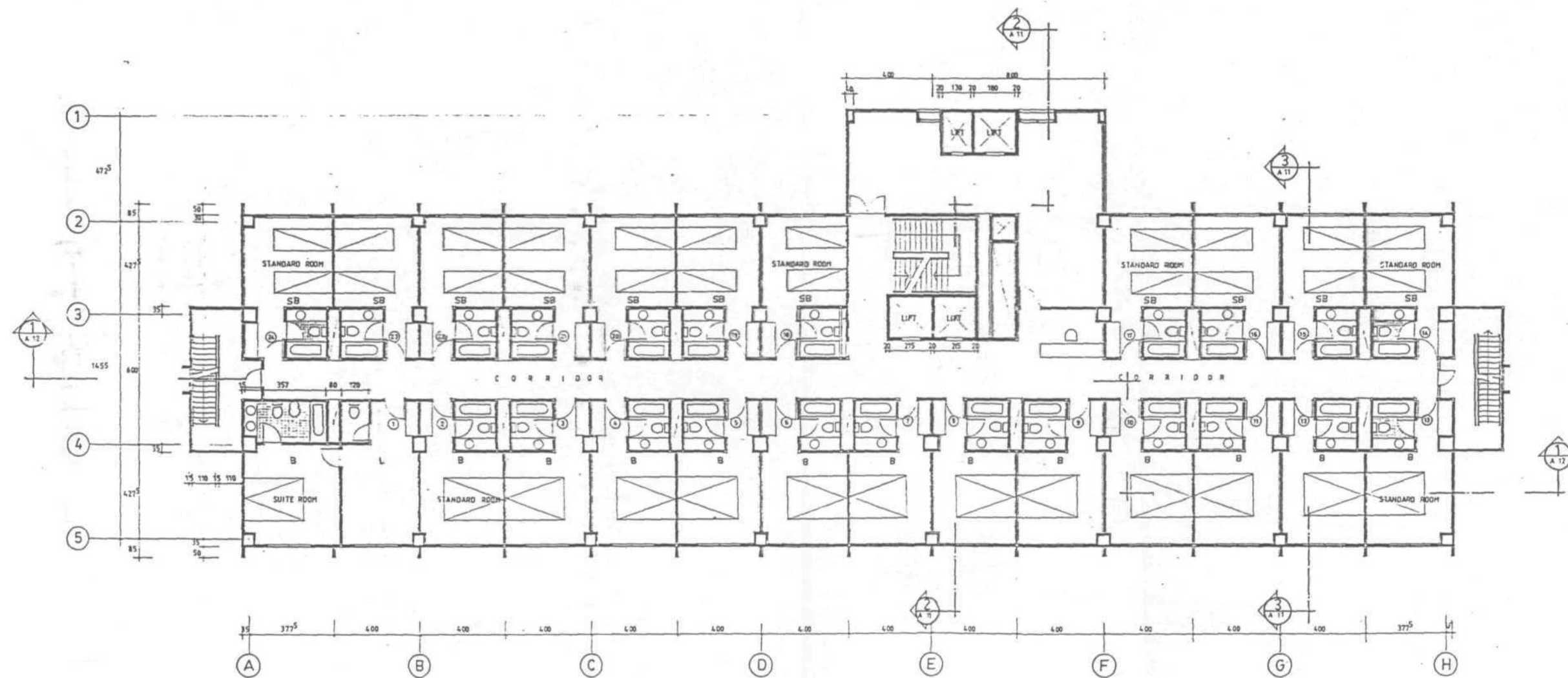




DENAH LANTAI I
SEALA. 1 : 100



LANTAI 2
SKALA 1:100



55, 55

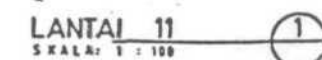
LANTAI 3 s/d 10
SKALA 1 : 100

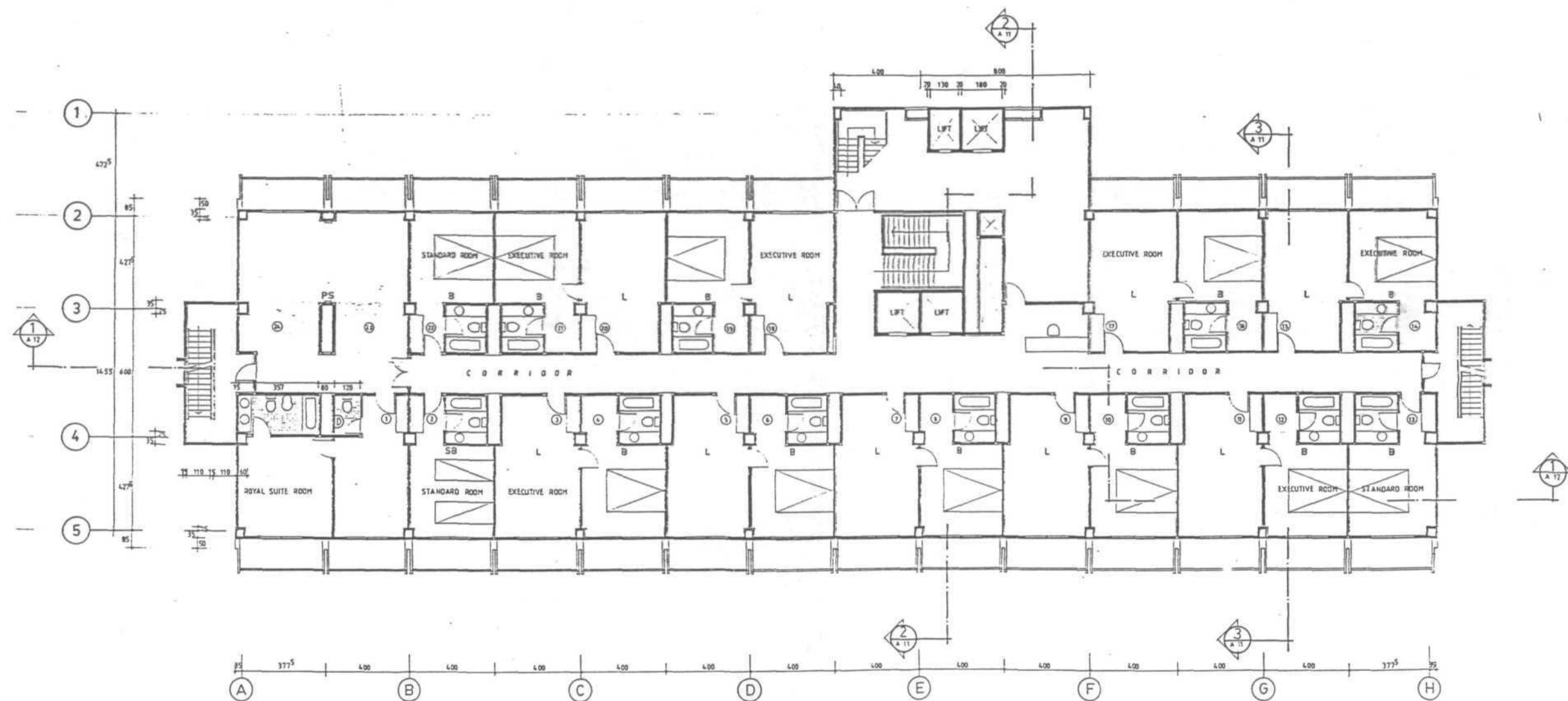
1

PROYEK :
SAH

GAMBAR :

SKALA :





DENAH LANTAI 12
SKALA 1 : 100

Lampiran 2: Nilai Tanah

NILAITANAH

Element of Comparison	Subject	Comparable 1	Comparable 2	Comparable 3	Cotnparable 4	Cotnparable 5
Address	Jl. Sumatera	Jl. Kayun A3	Jl. Sumatera 29	Jl. Kusuma Bgs 73	Jl. Gubeng Pojok 6	Jl. Biliton 46
Land sale price/ sqm		11,051,282	3,667,785	2,997.820	3,595,779	2,856,538
Legal Title	HGB/HM	HM	HM	HM	HM	HM
Adjustment for legal		0%	0%	0%	0%	0%
Location		Better	Worst	Similar	Similar	Worst
Adjustment for location		-15%	2%	0%	0%	5%
Surrounding		Shophouse	Residential	Jhophouse/Residcntia	Residential	Residential
Adjustment for surrounding		-25%	5%	0%	5%	5%
Fronting road	12 m	10 m	10 m	15 m	10 m	9m
Adjustment for fronting road		0%	0%	-1%	0%	2%
Land Use	Hotel	Shophouse	Residential	Residential	Residential	Showroom
Adjustment for land use		-20%	2%	2%	2%	-5%
Land Size	7133 m ²	39 m ²	596 m ²	688 m ²	308 m ²	650 m ²
Adjustment for land size		12%	7%	10%	8%	10%
Marketability		more marketable	more marketable	more marketable	more marketable	more marketable
Adjustment for marketability		-15%	-15%	-10%	-15%	-10%
Total adjustment as % of sale price		-63%	1%	1%	0%	7%
Adjusted Price		4,088,974	3,704,463	3,027,798	3,595,779	3,056,496
Weighted Average		20%	20%	20%	20%	20%
Value of the object	3,494,702	817.795	740,893	605,560	719.156	611,299
Rounded	3,500,000					

Sumber : Survei. diolah

Lampiran 3 : Nilai Bangunan

NILAI BANGUNAN

DESKRIPSI	LUAS (m ²)	HARGA (per in ²)	TOTAL BIAYA (Rp.)	DEPRESIASI (%)	HARGA PASAR (Rp.)
Bangunan Holel	12.925	3,145,000	40,649,125,000	33%	27,438,159,375
Bangunan Tambahan			-		-
*Laundrv	60	750,000	45,000.000	52%	21,600,000
Tos S<itpam	16	750,000	12,000,000	52%	5,760,000
Site Impro\ement					
*\\irkir	1 998	75,000	299,850,000	75%	74,962,500
*1 aman	100	25,000	2,500,000	75%	625,000
TOTAL					Rp 27,541,106,875

Sumber Hotel Sahid dan survei, diolah

note

US\$ 1 - Rp 8 500 - tdnggil pemldian 26 Moi 2003

Lampiran 4 : Nilai Mesin

NILAI MESIN

NO	DESKRIPSI	JUMLAH (Unit)	NILAI PASAR (Rp.)	TOTAL (Rp.)
1	Air Handling Unit Motor Teco 1440 PPM Kapasitas 3 DK	10	1,100,000	11.000,000
2	Fan Coil Unit Motor Universal 1005 RPM Kapasitas 1/6 DK	240	130,000	31.200,000
3	Fan Coil Unit Motor Universal 1005 RPM Kapasitas 1/4 DK	18	140,000	2,520.000
4	Air Handling Unit Gae 2965 RPM	2	1,400,000	2.800,000
5	Hydrant Pump Gae 2965 RPM Kapasitas 100 DK	1	37,500,000	37.500,000
6	Fuel Pump Imundex 1420 RPM Kapasitas 2 DK	1	1,100,000	1.100.000
7	Sewage/ Drainage Water P. Electric 1420 RPM Kapasitas 3 KW	2	800,000	1.600,000
8	Septic Water Pump Electric 1455 RPM Kapasitas 7,5 DK	2	1,700,000	3.400,000
9	Submersible Pump Tsurumi 3000 RPM Kapasitas 0,4 KW	1	950,000	950,000
10	Generator Pass Lift Mitsubishi 1410 RPM Kapasitas 15 KW	2	132,000,000	264.000,000
11	Drive Motor Mitsubishi 1410 RPM Kapasitas 5,5 KW	2	800,000	1.600,000
12	Washing Machine Unimac 1400 RPM Kapasitas 2 DK	1	33,000,000	33.000,000
13	Tumbler Emerson 1420 RPM Kapasitas 0,75 DK	1	10,000.000	10.000,000
14	Ironing Machine Emerson 1420 RPM Kapasitas 0,35 DK	1	14,000,000	14.000.000
15	Diesel Perkins 2006 TAG Kapasitas 350 DK	2	70,000,000	140.000.000

Sumber : Hotel Sahid dan survei, diolah

Lampiran 4 : Nilai Mesin (sambungan)

NO	DESKRIPSI	JUMLAH (Unit)	NILAIPASAR (Rp.)	TOTAL (Rp.)
16	Higtention Transfronmer Sunwave Kapasitas 800 KVA	2	44,250,000	88,500,000
17	Hot Water Pump Teco 1455 RPM Kapasitas 15 DK	2	3,900,000	7,800,000
18	Feed Water Pump Hitachi1460RPM Kapasitas 40 DK	2	18,500,000	37,000,000
19	Sringkler Pump Hitachi 1460 RPM Kapasitas 40 DK	1	16,500,000	16,500,000
20	Boiler Drive Motor Wedshaupi 2300 RPM Kapasitas 5,5 Dk	2	72,500,000	145,000,000
21	Boiler Feed Water Elmot Schafer 2840 RPM Kapasitas 7,5 DK	4	77,500,000	310,000,000
22	Chilled Water Pump Teco 2925 RPM Kapasitas 30 DK	4	6,700,000	26,800,000
23	Condenser Water Pump Teco2910RPM Kapasitas 15 DK	.3	3,900,000	11,700,000
24	Cooling Tower Pump Teco 1440 RPM Kapasitas 7.5 DK	2	2,100,000	4,200.000
25	Air Handling Unit Motor Teco 1455 RPM Kapasitas 15 DK	4	3,500,000	14,000.000
TOTAL				Rp 1,216,170,000

Sumber : Hotel Sahid dan survei, **diolah**

Lampiran 5 : Nilai Mesin - Dapur

NILAI MESIN - DAPUR

NO	DESKRIPSI	JUMLAH (Unit)	NILAIPASAR (Rp.)	TOTAL (Rp.)
1	Freezer/Revegerator (6 doors) Nayati	1	3,000,000	3.000,000
2	Stove/Oven Hobart	1	2,022,000	2.022,000
3	Grill Nayati	1	1,716,150	1.716,150
4	Bain Marie Nayati	1	860,000	860,000
5	Chinese Wook Kawaguci	1	456,000	456,000
6	Food Warmer Nayati	1	500,000	500,000
7	RiceCooker(10Kg) National	1	260.000	260,000
8	Rice Cooker (6 Kg) Philips	1	75,000	75,000
9	Wooking Chiller Nayati	1	4,000,000	4.000,000
10	Staling Pan Garland	1	400,000	400.000
11	Oven Garland	1	1,050,000	1,050,000
12	Mixer Besar Hobart	1	1,300,000	1.300,000
13	Mixer Kecil Lumpang	1	100,000	100.000
14	Kompor National	2	35,000	70,000
TOTAL			Rp.	15,809,150

Sumber : Hotel Sahid dan survei, diolah

Lampiran 6 : Nilai Peralatan

NILAI PERALATAN

NO	LOKASI	JENIS PERALATAN	NILAIPASAR (Rp)	TOTAL (Rp)
1	Standart Room (190kamar)	Kursi Rotan (3) Single Bed/Double Bed TV21'(1) MiruBar(1) Side Table (2) Wall Lamp (2) TableLamp(I) Standing Lamp(1) WritmgTable(1)	600,000	114,000,000
2	Suite Room (28 Kamar)	Sofa (3+1+1) = 1 set Kursi Rotaii (4) Side Table (4) Wall Lamp (2) TV21'(2) Table Lamp (2) Mini Bar(1) Standing Lamp (1) WritingTable(1) DoubleBed(1)	750,000	21,000,000
3	Presidential Suite (1 Kamar)	Sofa (3+1+1)= Iset Sofa (3 seat) = 1 set TV21'(1) TV29'(1) MiniBar(1) Standing Lamp (2) Wall Lamp (2) Table Lamp (4) Kursi Jati (4) DiningTable(1) Side Table (2) Round Table (2) Lemari 4 Pintu (1) DoubleBed(1)	2,500,000	2,500,000
4	Candi Bentar Coffee Shop	Meja Rotan (35) KursiRotan(140) Counter Table (2) Cashier Conter (1) Station Table (4) CoffeeMachine(1)	1,620,000	1,620,000

Sumber : Hotel Sahid Surabaya, diolah
Lampiran 6: Nilai Peralatan (sambungan)

NO	LOKASI	JENIS PERALATAN	NILAI PASAR (Rp)	TOTAL (Rp)
5	Bekisar Bar	Meja (6) Kursi (24) Bar Counter (1) Bar Chair (6) Piano(1) TV29'(1)	5,870,000	5,870,000
6	Lobby	Meja (6) Kursi(12)	360,000	360,000
7	Meeting Room	Kursi (750) Mcja Bulat (50) Meja Panjang (50) OHP (4) Proyektor (2)	7,000,000	7,000,000
TOTAL			Rp.	152,350,000

Sumber : Hotel Sahid Surabaya, diolah

Lampiran 7 : Nilai Kendaraan

NILAIKENDARAAN

NO	DESKRIPSI	TAHUN	UNIT	NILAIPASAR	TOTAL
1	Sedan Mazda	2001	1	Rp 110,000,000	Rp 110,000,000
2	Mazda Van E-2000	2000	1	Rp 105,000,000	Rp 105,000,000
3	Kijang Capsule	1998	1	Rp 85,000,000	Rp 85,000,000
4	Panther	1998	1	Rp 75,000,000	Rp 75.000,000
5	Kijang Box	1994	1	Rp 37,000,000	Rp 37,000,000
6	Mitsubishi L-300	1992	1	Rp 45,000,000	Rp 45,000,000
7	Kijang Station	1992	1	Rp 49,000,000	Rp 49,000,000
8	Motor Honda Star	1991	2	Rp 5,000,000	Rp 10,000,000
TOTAL					Rp 516,000,000

Sumber : Hotel Sahid dan survei, diolah

Lampiran 8 : Nilai Pasar Hotel Sahid

NILAIPASAR HOTEL SAHID

URAIAN	NILAI PASAR (Rp.)
Tanah	24,965,500,000
Bangunan & pelengkapanya	27,541,106,875
Mcsin & peralatan	1,384,329,150
Kendaraan	516,000,000
TOTAL	54,406,936,025

NET WORTH PER BOOK

URAIAN	NILAI (Rp)
Nilai Tanah	24,965,500,000
Nilai bangunan dan pelengkapanya	27,541,106,875
Nilai mcsin dan peralatan	1,384,329,150
Nilai kendaraan	516,000,000
Akumulasi depresiasi fixed asset (-)	(1,185,949,157)
Total	53,220,986,868
SHE (Total capital)	27,738,666,487
NET WORTH PER BOOK	80,959,653,355



Tampak Depan Properti, Jalan Sumatra 1-15
Kelurahan Pacarkeling, Kecamatan Tambaksari
Kotamadya Surabaya, Propinsi Jawa Timur



Jalan di depan lokasi. Jalan Sumatra 1-15,
Kelurahan Pacarkeling, Kecamatan Tambaksari,
Kotamadya Surabaya, Propinsi Jawa Timur.



Tampak Dalam Ruang Resepsionis



Tampak Dalam Ruang Candi Bentar Coffee Shop



Tampak Dalam Ruang Bekisar Bar



Tampak Dalam Ruang Executive Lounge



Tampak Dalam Ruang Kamar Presidential Suite



ranipak Dalam Ruang Tamu Presidential Suite



Tampak Dalam Ruang Kamar Executive Siiite

Lampiran 10 : Peta lokasi

