

ANALISIS INVESTASI RUMAH KOST PADA KECAMATAN TANAH ABANG

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Shelter is one of the basic human needs. including in Indonesia. Shelter can be a boarding house, apartment or hotel. Therefore, there are many investors competing to accommodate these needs because there are opportunities in the investment. Especially in Tanah Abang District, Central Jakarta, which is rapidly developing in boarding house construction. In investing, feasibility study is an important thing, but financial considerations are the dominant element in investment analysis. This study aims to conduct an investment analysis by analysing the configuration of boarding room units to maximize the profit using, Linear Programming method then to do a sensitivity analysis to seek the most affecting factor to the calculation and risk analysis using the Monte Carlo simulation method to determine the probability of investment success rate. The result of this study, the investment of boarding house is feasible, with a Net Present Value of IDR 2,592.902.693, Internal Rate of Return 11.51%, and Payback Period in 9.7 years. Sensitivity analysis show that occupancy is the most dominant factor in boarding house investment analysis. There are 80.18% of investment success rate from risk analysis result.

Key Words: Boarding House, Linear Programming, Risk Analysis