

## **ABSTRACT**

*Telkom Institute of Technology is an educational institution that operating in infocomm. To support teaching and learning activities, IT Telkom has a lot of support facilities, one of which is dormitory for girls. But now, IT Telkom only has a girls' dormitory, even though the number of female students is increasing every year. Therefore, IT Telkom plans to invest in fixed assets namely girls' dormitory that will be used by all female new students.*

*In the dormitory for girls construction of course requires funding are not small. Funds are used can come from inside the institution (internal) and outside institution (external). But generally sources of internal funding is limited number. Therefore, external financing is used, one of which is leasing.*

*In the implementation of Leasing/BOT is one of the favorable financing tool because with Build Operate Transfer (BOT) IT Telkom can increase the growth of its infrastructure without the expenditure of funds from institution with cooperation with the investor. For that IT Telkom need investor who can invest in dormitory for girls IT Telkom. The method used analyzing the calculation feasibility investment of dormitory for girls is the Net Present Value. Parameters that affect the calculation of Net Present Value are Begining Investment , Economic Life , Technical Life, Duration of BOT, number of residents Dormitory, Rental Price's first year, % increase in annual rental rate, % occupancy rate, % operating expenses, % Royalty lease, % discount rate, and Income tax after doing the calculation manually, and then designed an information system, so that investor can calculate calculate the NPV value quickly, and can simulate parameter values in order to know the maximum benefit to be gained.*

*By performing the calculation of NPV, it is evident that investors can invest in dormitory for girls in IT Telkom, with NPV is Rp 3,368,097,002. NPV would be equal to zero at BOT during Period 6.64 years, Rental Price's first year Rp 4,817,619, % increase in annual rental rate is 3,36%, Royalty lease at 24,84% , and % discount rate at 25,11%.*

*Keywords: NPV, Investment, Lease, BOT*