



HERMIT

LAPORAN ANALISIS INVESTASI LOKASI

Executive Summary

Laporan ini menyajikan analisis komprehensif menggunakan tiga dimensi utama Model HERMIT: **Livability Index (LI)**, **Socio-Demographic Index (SDI)**, dan **Accessibility Index (AI)**. Setiap dimensi mencerminkan faktor pendorong performa properti jangka panjang dan daya tarik investasi.

KONTEKS LOKASI

-7.3404, 112.7214

Koordinat: -7.340418, 112.721358

Lokasi: Rusun Menanggal, Surabaya, East Java

Radius Analisis: 2.500 meter

Tanggal: 30 April 2026

LIVABILITY INDEX

76

/100

HIGH

SOCIO-DEMOGRAFI

35

/100

LOW

ACCESSIBILITY

65

/100

HIGH

RINGKASAN SKOR INDEKS

Livability Index	<div style="width: 76%;"></div>	76/100
Socio-Demographic Index	<div style="width: 35%;"></div>	35/100
Accessibility Index	<div style="width: 65%;"></div>	65/100

INTERPRETASI KESELURUHAN

Accessible lifestyle zone, demographic vacuum

Great amenities and connectivity but weak demographics. This unusual profile suggests an area with infrastructure built for growth that hasn't materialized yet – possibly new developments or areas with transient populations.

RISIKO TINGGI

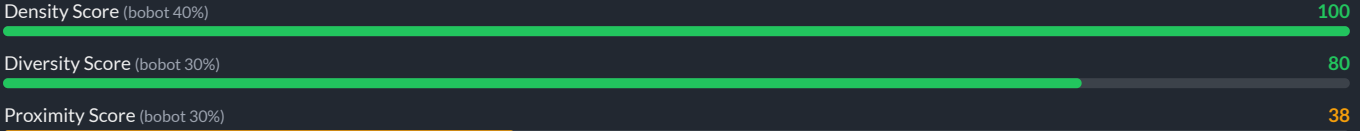
FRAGILITAS TINGGI



Livability Index

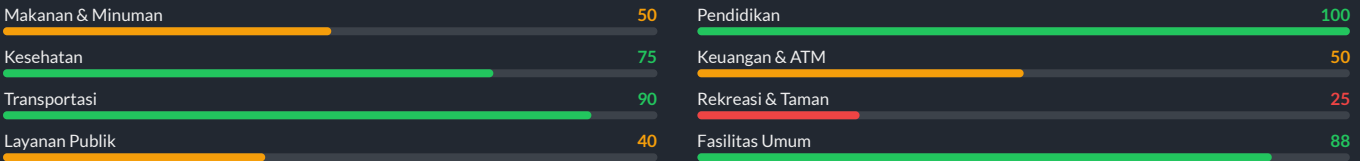
Skor: **76/100** · Klasifikasi: **HIGH**

KOMPONEN UTAMA



Total amenities: 1193 · Jarak rata-rata: 1.54 km · Kategori hadir: 8/8

BREAKDOWN KATEGORI AMENITAS



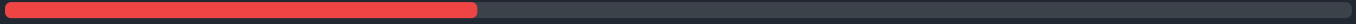
TABEL KATEGORI

Kategori	Skor	Visualisasi	Klasifikasi
Makanan & Minuman	50/100		MEDIUM
Pendidikan	100/100		HIGH
Kesehatan	75/100		HIGH
Keuangan & ATM	50/100		MEDIUM
Transportasi	90/100		HIGH
Rekreasi & Taman	25/100		LOW
Layanan Publik	40/100		MEDIUM
Fasilitas Umum	88/100		HIGH



Socio-Demographic Index

Skor: 35/100 · Klasifikasi: **LOW**



KOMPONEN SDI

- Populasi & Hunian** Bangunan residensial Bobot 20% · 89 fitur **18**
- Aktivitas Ekonomi** Pusat belanja & bank Bobot 25% · 89 fitur **18**
- Infrastruktur Kerja** Gedung kantor & komersial Bobot 20% · 68 fitur **34**
- Akses Pendidikan** Sekolah & universitas Bobot 20% · 12 fitur **24**
- Keamanan Lingkungan** Polisi & pemadam Bobot 15% · 602 fitur **100**

TABEL DIMENSI SDI

Dimensi	Skor	Bobot	Kontribusi	Fitur Raw	Visualisasi	Level
Populasi & Hunian	18	20%	3.6	89		LOW
Aktivitas Ekonomi	18	25%	4.5	89		LOW
Infrastruktur Kerja	34	20%	6.8	68		MEDIUM
Akses Pendidikan	24	20%	4.8	12		LOW
Keamanan Lingkungan	100	15%	15.0	602		HIGH



Accessibility Index

Skor: 65/100 · Klasifikasi: HIGH

CBD TERDEKAT

CBD TERDEKAT

Karawang Barat

Jarak: 609.8 km

Skor Kedekatan: 0/100

EMPAT PILAR AKSESIBILITAS

CBD Proximity 609.8 km ke Karawang Barat Bobot 35% 0

Transit Connectivity 27 titik transit ditemukan Bobot 30% 42

Road Network 745 persimpangan Bobot 25% 49

Walkability 160 fitur pejalan kaki Bobot 10% 100

TABEL KOMPONEN

Pilar	Skor	Bobot	Kontribusi	Visualisasi	Level
CBD Proximity	0	35%	0.0	<div style="width: 0%;"></div>	LOW
Transit Connectivity	42	30%	12.6	<div style="width: 42%;"></div>	MEDIUM
Road Network	49	25%	12.3	<div style="width: 49%;"></div>	MEDIUM
Walkability	100	10%	10.0	<div style="width: 100%;"></div>	HIGH



Profil Investasi

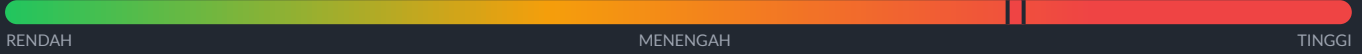
Accessible lifestyle zone, demographic vacuum

METER RISIKO & FRAGILITAS

Risiko:



Fragilitas:



INTERPRETASI

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STRATEGI INVESTASI – TIMELINE

- JANGKA PENDEK** 0–2 Tahun
Short-term rental for tourists/business travelers leveraging amenities + access. Avoid long-term residential commitments.
- JANGKA MENENGAH** 2–5 Tahun
Marketing and placemaking to attract permanent residents. Mixed-use development with anchoring tenants.
- JANGKA PANJANG** 5–10 Tahun
If population growth materializes, exceptional returns. Without it, infrastructure advantages may erode.

TIPE INVESTOR YANG SESUAI

- Opportunistic Investors
- Hospitality Operators
- Speculative Developers

SINYAL YANG PERLU DIPANTAU

- Population migration patterns
- Occupancy rates
- New resident demographics

DISCLAIMER: Laporan ini dibuat berdasarkan data OpenStreetMap dan model analitik Hermit Location Intelligence. Laporan ini bukan merupakan saran investasi profesional. Lakukan due diligence sebelum membuat keputusan investasi.

