



BALIWOOD II

Canggu
Pererenan



BREIG

One of the most popular developers in Bali

The mission of the company is the construction of highly liquid real estate on the island and effective management with maximum profit



Top locations near the ocean
(Berawa, Batu Bolong,
Pererenan)



Modern demanded design



Management company



Detailed business models



Walking distance to
infrastructure: popular cafes,
gyms, co-working spaces, etc.

▶ *6 years in Bali*

▶ *Built 22.500 sq.m.*

▶ *9 completed projects*

▶ *6 projects under construction*



Construction technologies adapted to the tropical climate



Three-level construction quality control system



Warranty after completion of construction



Management by 5* hotel standards



Seminyak Beach

Berawa Beach

Canggu Beach

Pererenan Beach



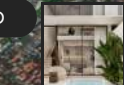
Giraffe Villa



Green Moon



Villa Yop



Oasis



Red Sunset



Oasis II



Tanah Barak



Viridan



Lucky Numbers Apartments



Magic Mango



Vesna Townhouses



Blue Dream



Oasis III



Aquamarine



Red Sunset II



Baliwood

BALIWOOD II



3 min
to ocean



Fully equipped



4 & 5
bedrooms



Private garden
and pool



24/7
Security





BALIWOOD II

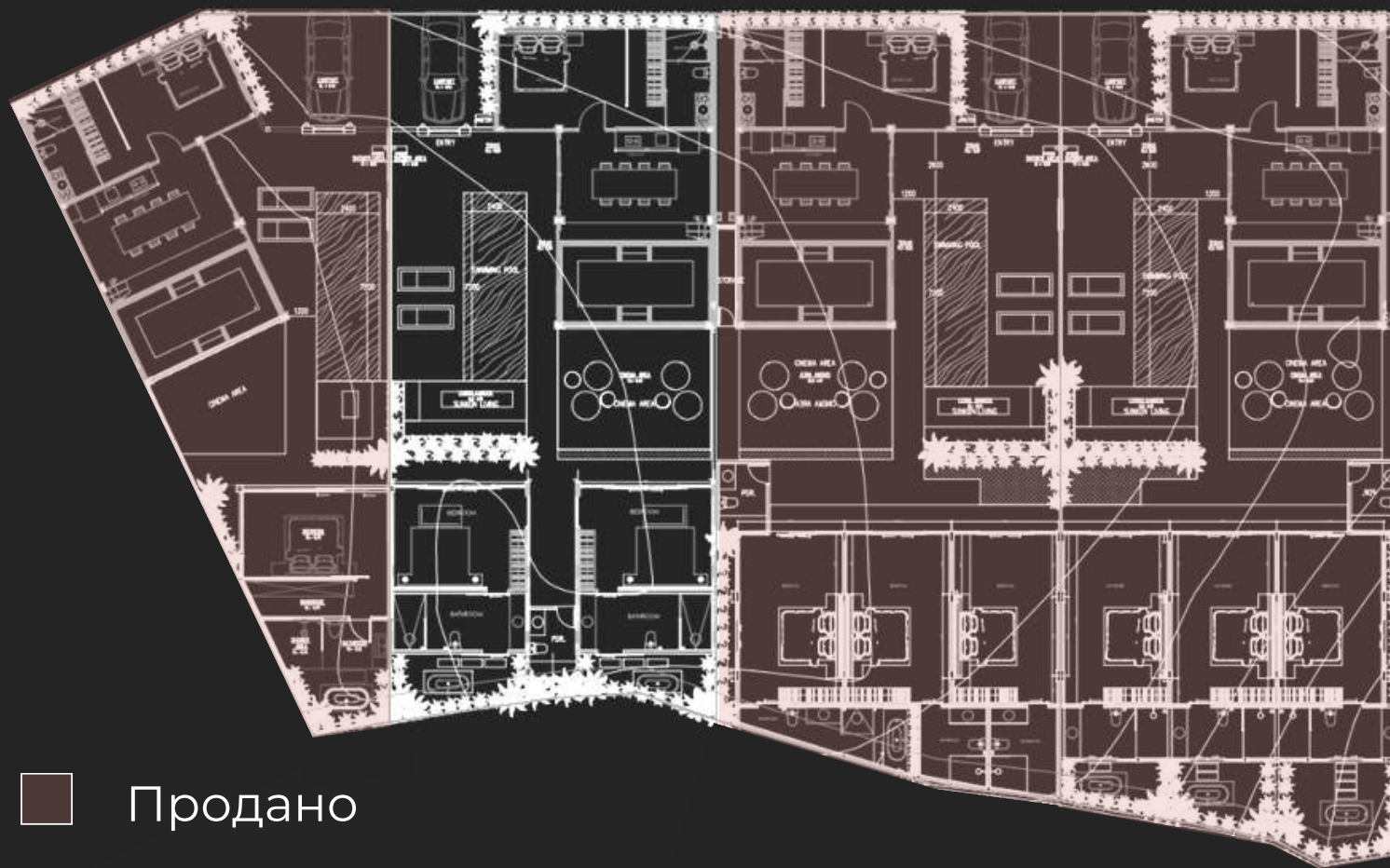
MASTER PLAN

LOT 1

LOT 2

LOT 3

LOT 4

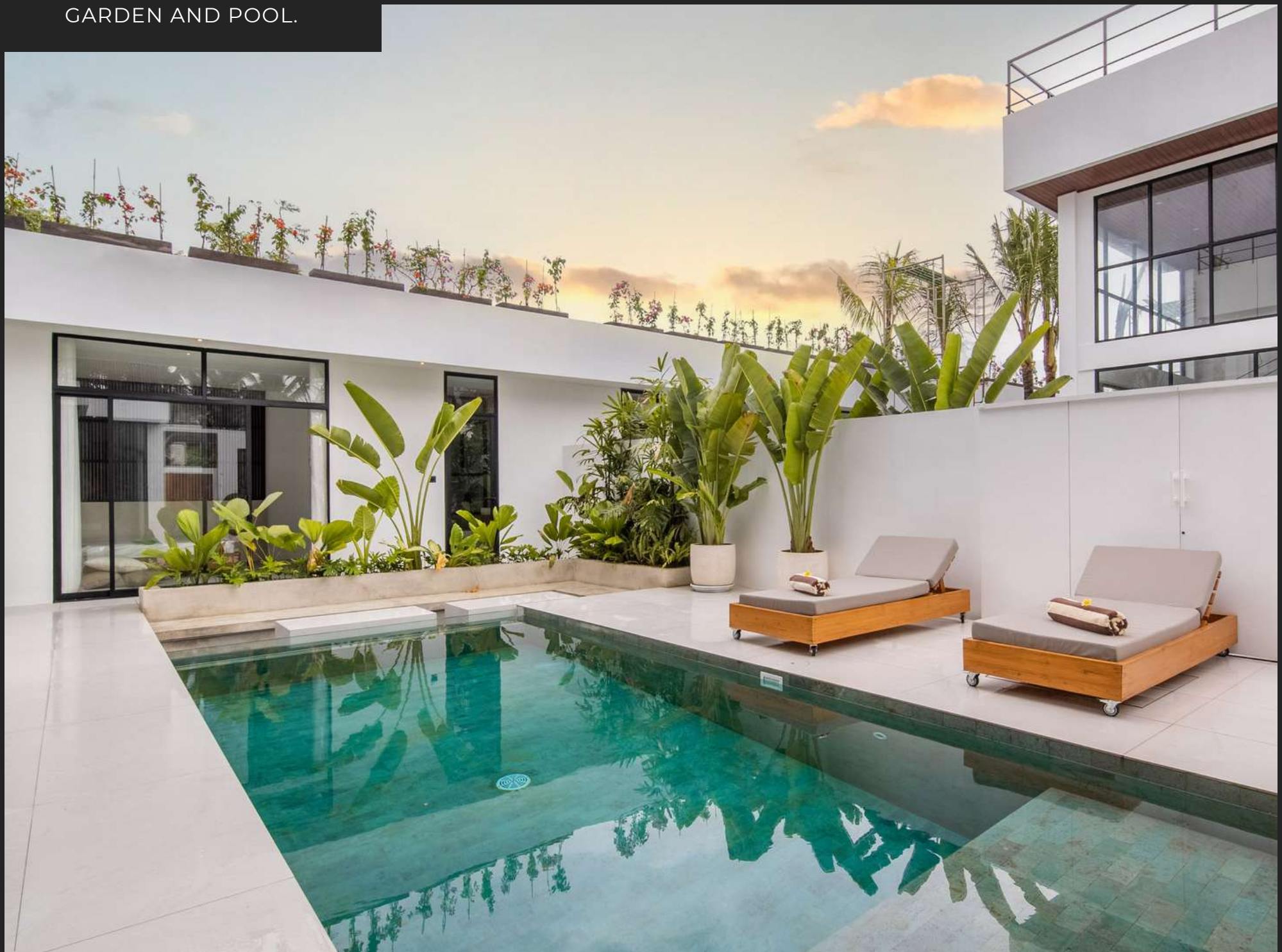


Продано

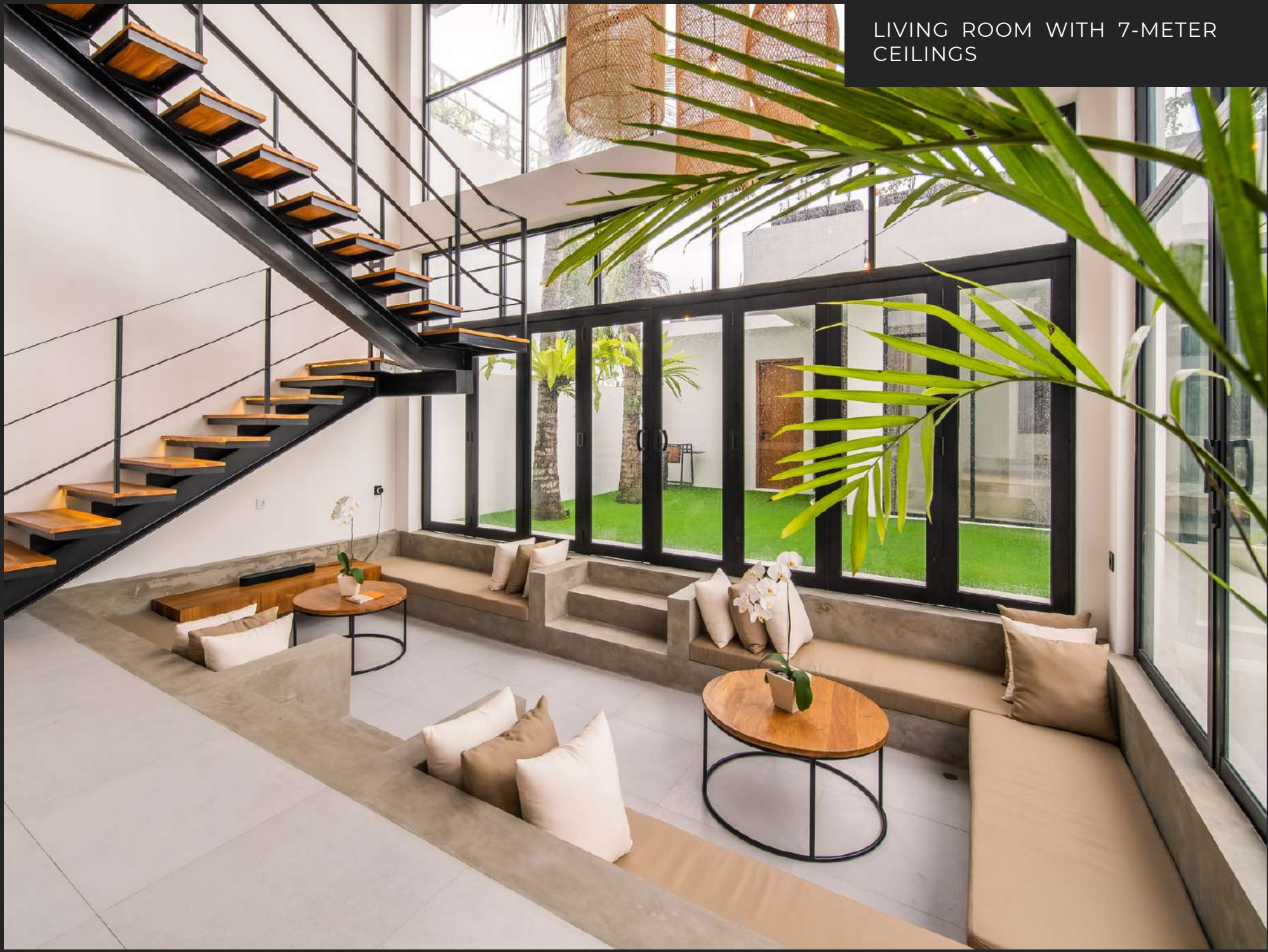
THE TERRITORY OF THE
COMPLEX IS GUARDED 24/7.



GARDEN AND POOL.

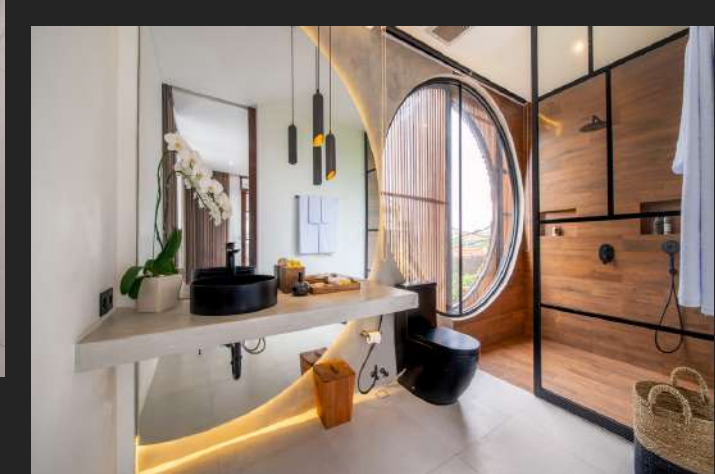
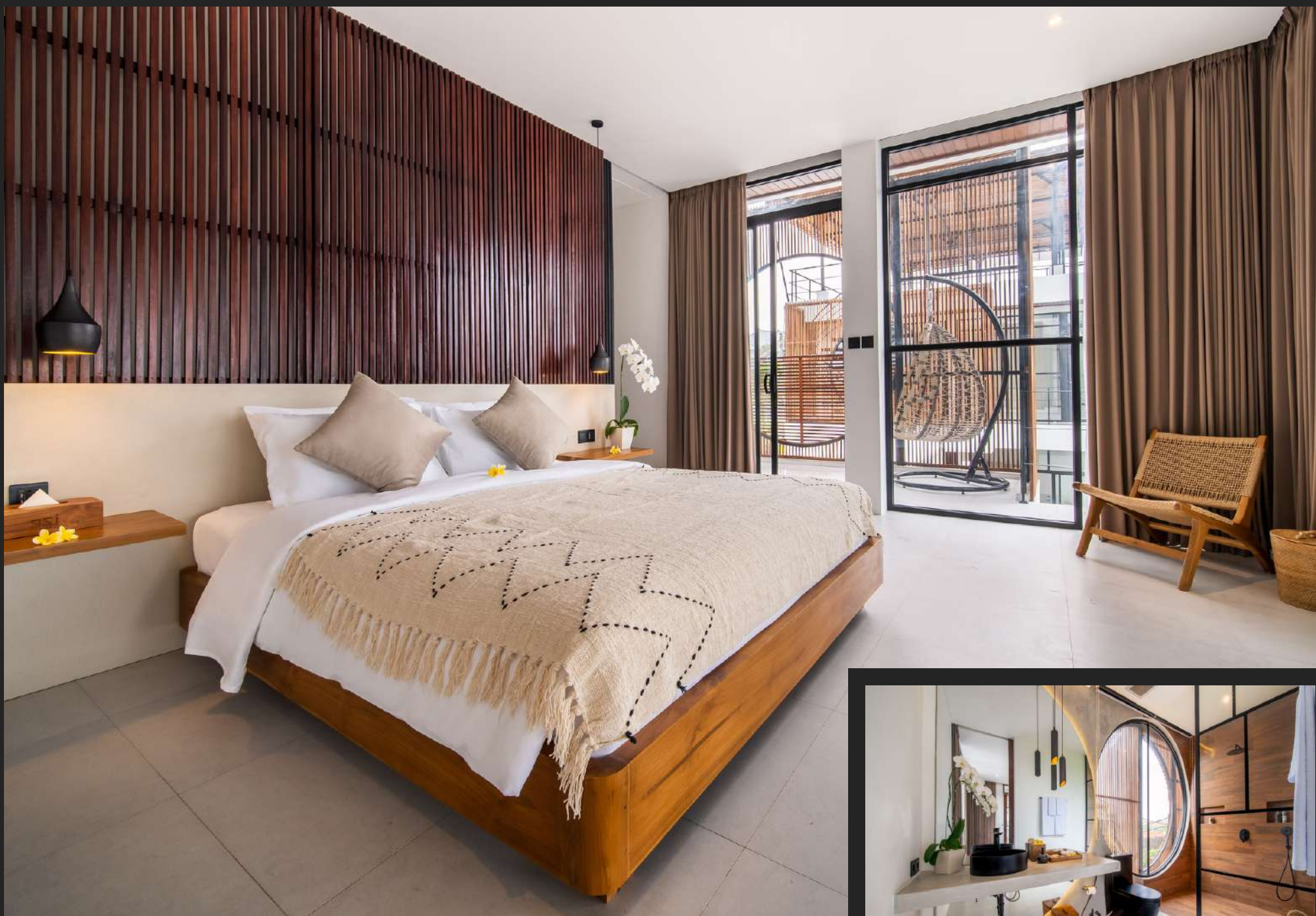


LIVING ROOM WITH 7-METER
CEILINGS





EXQUISITE DESIGN KITCHEN & DINING.



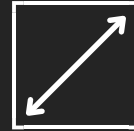
SPACIOUS BEDROOMS WITH PRIVATE BATHROOM.

COZY LOUNGE WITH A
ROOFTOP POOL.





4 bedrooms



Land : 332 sqm



Building : 309 sqm



USD 750.000



No additional taxes



ROI 13-24%



25 years lease with
priority rights for
extension for 10 years



TOP LOCATION

+

HIGH-QUALITY CONSTRUCTION

+

EFFICIENT MANAGEMENT

=

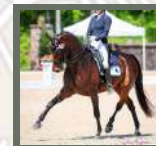
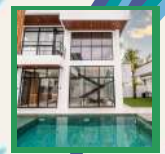
PERMANENT PASSIVE INCOME



• 2 mins to ocean and Pererenan beach



- 2 mins to Royal Sport Horse
- 2 mins to Pescado Seafood Restaurant
- 2 mins to Masmara Restaurant
- 3 mins to La Brisa
- 4 mins to Deus Ex Machina
- 5 mins to Canggu beach
- 5 mins to Old Man's Beach Club



THE HAVEN SUITES Bali Berawa

Pescado Seafood Restaurant
Royal Sport Horse

Pererenan Beach
Masmara Restaurant

La Brisa

Deus Ex Machina

CANGGU

Old Man's

SandBar

Pantai Canggu

Lush Hostel

The Avocado Factory

Ithaka Warung

Lola's Cafe Mexicana

BAKED.

nude

TIBUBENI

Samadi Bali

Pantai Seseh

RAYA PAN

KO H

INVESTMENT ATTRACTIVENESS

Bali is unique not only for tourism, but also for investment. In an extremely unstable global economic situation, investing in real estate is an excellent solution for preserving and increasing capital.

USD

UAE

Thailand

Bali

ROI

5%

6%

7%

14 - 17%

MARKET

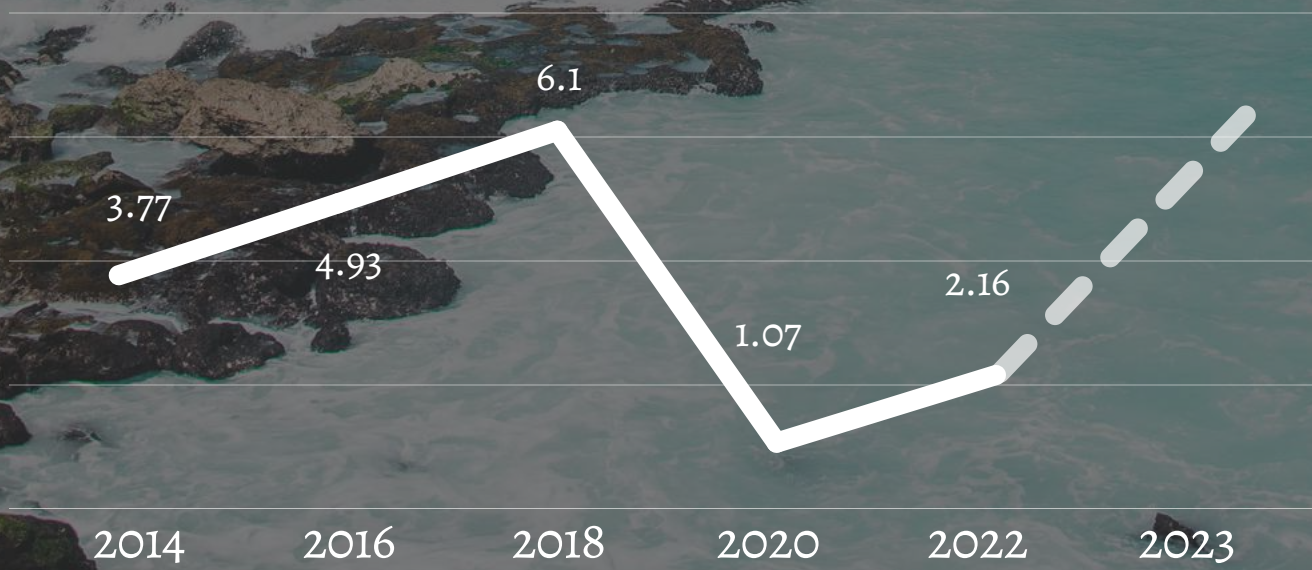


High demand for real estate due to:

- ▶ *A large number of tourists*
- ▶ *Year-round season*
- ▶ *Lack of good housing*

Bali ranks 4th according to FORBES in terms of attractiveness of real estate investments

Number of foreign tourists in thousand



BALI IS A PARADISE FOR INVESTORS



+10% annual increase in land value



+20% annual increase in cost of rent



Property in Bali does not need to be declared



+30% to the price after construction is completed



After the opening of the borders, the cost of rent increased by 50%



The inflation rate in 2021 was 1.87%

PROPERTY MANAGEMENT

For 6 years in the Bali market, we have developed an effective marketing and operational strategy.

Management/marketing company fee is 20% of revenue

Service and maintenance costs a month are 1.200 - 1.500\$

Should you decide to rent the villa out to maximize the yield potential of your investment, an experienced management team can provide the following services:

- PREPARING THE VILLA FOR RENT
- LISTING
- RECRUITMENT AND TRAINING OF PERSONNEL
- MARKETING ON PLATFORMS
- ORGANIZATION OF CHECK-IN AND ACCOMMODATION OF GUESTS
- DAILY HOUSEKEEPING
- GARDEN AND POOL MAINTENANCE
- 24/7 SECURITY

RENTAL INCOME

4 BEDROOM VILLA - LOT 2

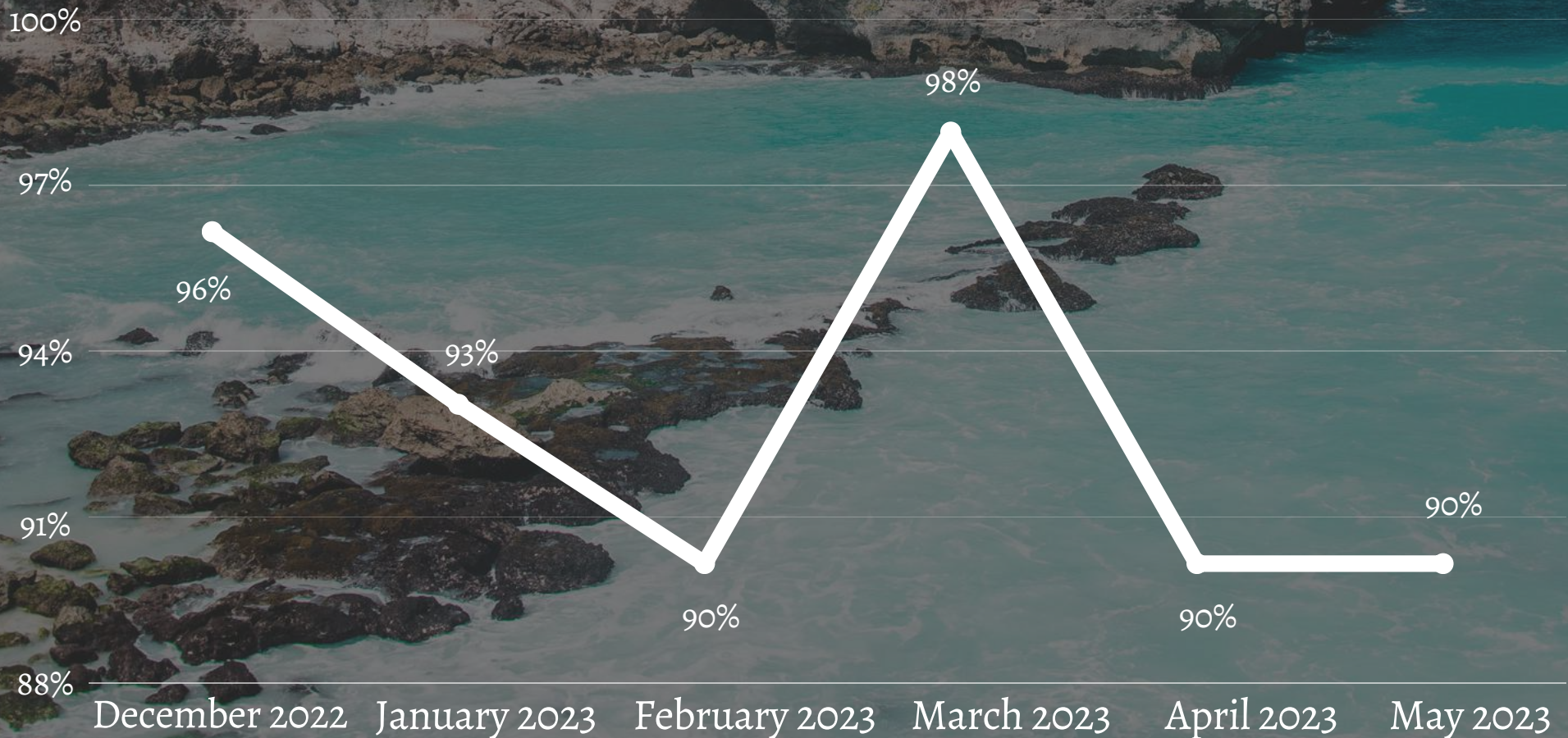
Managed by BREIG

| | Pessimistic scenario | Realistic scenario | Optimistic scenario |
|--------------------|----------------------|----------------------|----------------------|
| Income per year | 98.705 \$ 13,16% | 137.635 \$ 18,35% | 176.564 \$ 23,54% |
| Payback period | 8,2 years | 6,0 years | 4,8 years |
| Occupancy | 80% | 85% | 90% |
| Average Daily Rate | 480 \$ | 600 \$ | 720 \$ |

SELLING PRICE AFTER COMPLETION OF CONSTRUCTION - USD 860.000

INCOME 15%

OCCUPANCY OF OUR 2, 3, 4 BEDROOM VILLAS IN THIS COMPLEX



HOW TO PURCHASE?

The cost of the villa + 1% notary fee for deal processing

All inclusive, no hidden costs or taxes

1

Booking fee 1%

The lot is booked and removed from the market for 5 days

2

Deposit 10%

Due diligence by a notary of a land plot 7-14 days

3

Balance payment 25%

After successful completion of due diligence within 7 days

4

Construction payments

Payments within 12 months in equal installments

5

Handover

Handover of the property