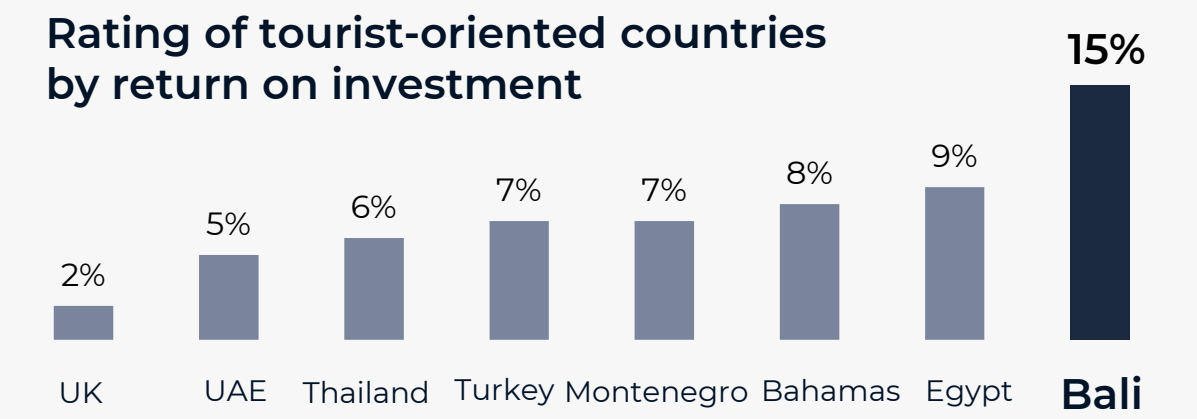




EVDEKİMİ
REAL ESTATES

REAL ESTATES | PROPERTY MANAGEMENT

In Bali, the rental price is growing by 20% annually



Bali, Indonesia

Ubud

Developing infrastructure of the island:

- ✓ New Airport (+32mln guests yearly)
- ✓ Paramount Pictures theme park
- ✓ F1 Race on Lombok and Bali
- ✓ Cruise Sea Port ongoing construction

The popularity of the resort is growing

Year-round season and comfortable climate with 320 days of sunshine.

The limited territory of the tourist zone determines the constant increase in housing prices.

Real estate in Ubud pays off much faster than in other areas

Villas in Ubud are a profitable investment

Land rental here is much cheaper than in Changu or Seminyak, you will be able to make the same profit as with an expensive lease of land by the sea.



Motherland of Retreat practice

Ubud is one of the oldest cities in Bali



Majority of touristic locations of Bali located in Ubud

EVDEkimi

Best investment vs payback proposals



Adaptive entry costs

Cost
30% lower than market price

All property & land contract
duration: **25 years**

Daily payback
from 200\$

Only proven locations
with high occupancy



All villas equipped with all needed
for successful rental



Load rate: **78%**



Payback of Y1 bottom line fixed



Full insurance of the property

Moonlight Villa by EVDEkimi

5 minutes to the center of Ubud and PARQ

Initial Investment: **265.000,00 USD**

Contract duration: **25 years**

7 Years payback
(incl. exit):

749 279,46 USD

Annual net
income:
51 895,14 USD

Annual ROI: **20%**

IRR: **30,6%**

NPV (6%):
296 419,47 USD





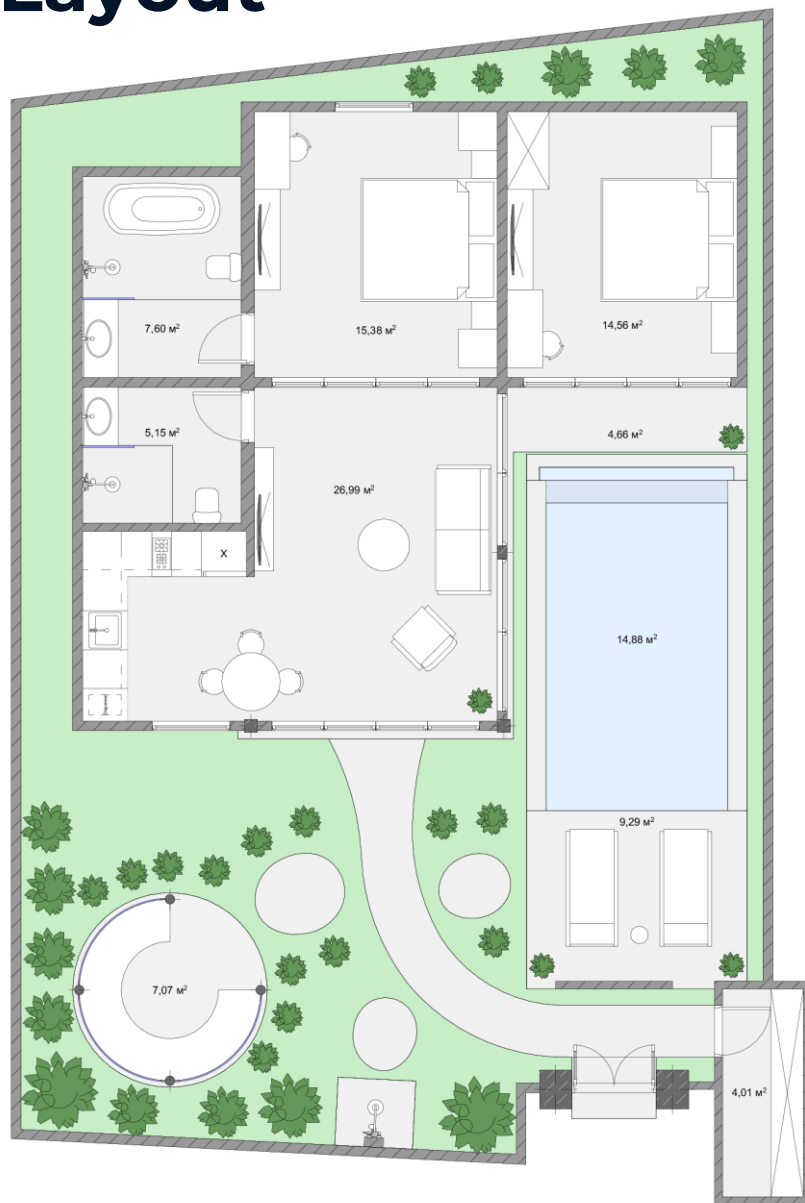








Layout

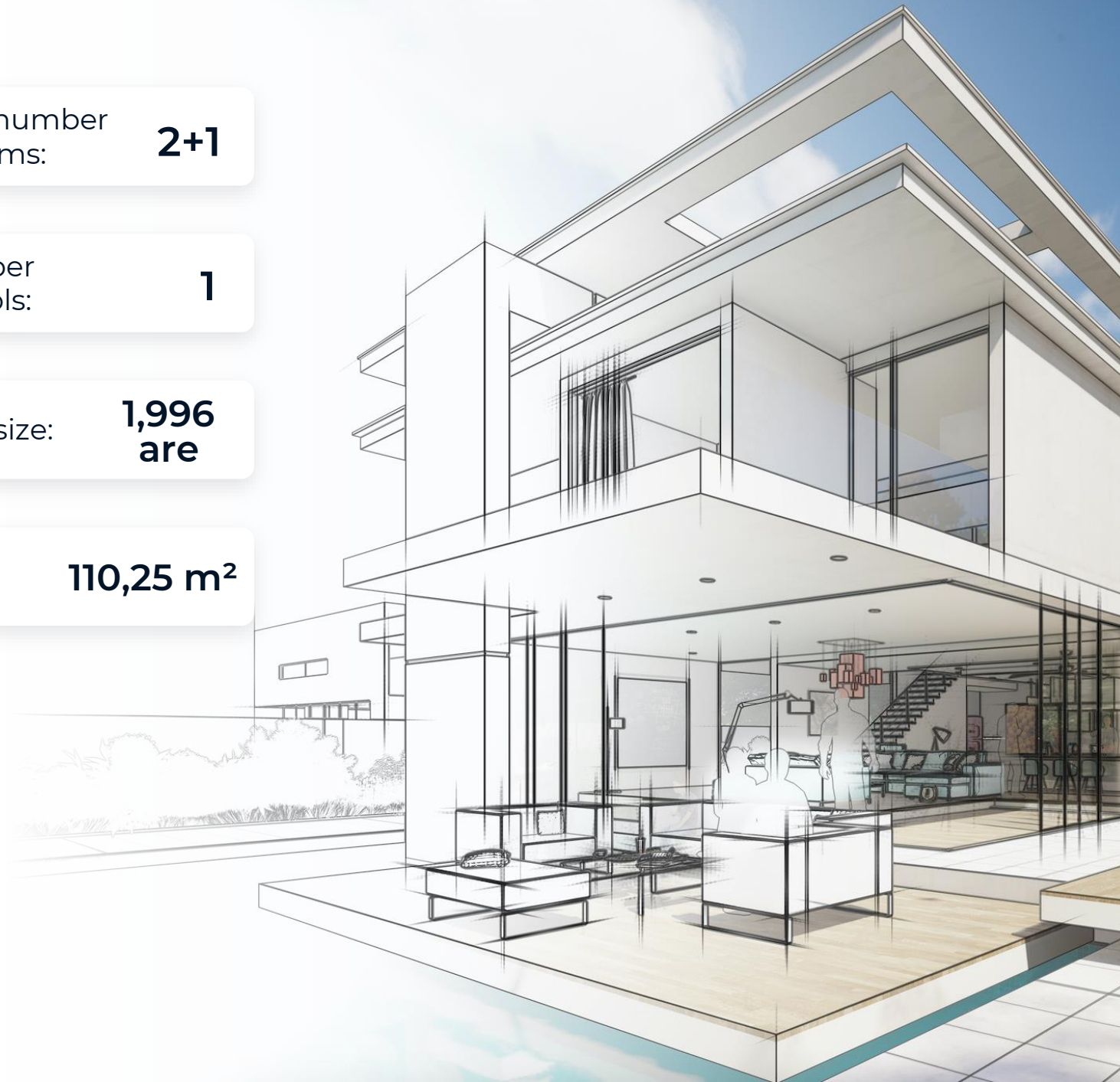


Total number of rooms: **2+1**

Number of pools: **1**

Land size: **1,996 are**

Living area: **110,25 m²**



Detailed Investment & Payback model

Initial Investment incl VAT: 265.000,00 USD

Time of leasehold: 25 years

Property Management fee	25%
Annual ROI	20%

Annual payback: 51 895,14

Interest Rate for NPV	6,0%
NPV	296 419,47
IRR	30,6%

	Pessimistic	Realistic	Optimistic
Avg load	60%	78%	90%
Net income annual	40 176,88	51 895,14	60 265,32
ROI annual	15%	20%	23%
For 7 years	281 238,15	363 265,95	421 857,23
Total + sales	667 251,67	749 279,46	807 870,74
ROI 7 years	252%	283%	305%

Rental price per villa (daily)	307,43
Maintenance costs per villa monthly	250,00

Profit per year

January	5 062,43
February	5 062,43
March	4 177,03
April	3 291,62
May	3 291,62
June	3 291,62
July	4 177,03
August	4 177,03
September	4 177,03
October	5 062,43
November	5 062,43
December	5 062,43



Detailed Investment & Payback model

Initial Investment incl VAT: 265.000,00 USD

Time of leasehold: 25 years

The return on investment in 7 years:

with sale: 749 279,46

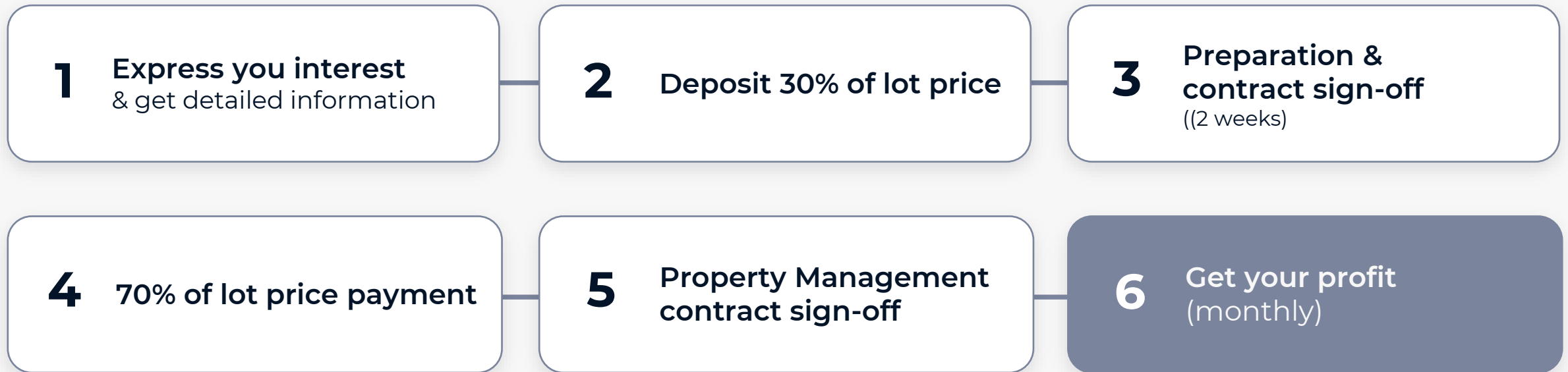
without sale: 363 265,95

Asset growth in 7 years	50%
Renovation before sale	11 486,49
Sale price in 7 years	397 500,00



	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Initial Investment	265.000,00						
NET Cashflow from rent	51 895,14	51 895,14	51 895,14	51 895,14	51 895,14	51 895,14	51 895,14
NET Cashflow from sales							386 013,51
NET cashflow	213 104,86	51 895,14	51 895,14	51 895,14	51 895,14	51 895,14	437 908,65
Accumulated Cashflow	213 104,86	161 209,73	109 314,59	57 419,46	5 524,32	46 370,81	484 279,46

How we cooperate?



YOU ARE NOT INVESTING IN THE ISLAND, YOU ARE INVESTING IN YOUR FUTURE.



EVDEkimi
Real Estates

Moonlight Villa
by EVDEkimi



uhan
Walk

Убуд
Ubud

Jalan Raya Singapadu

Jalan Suba

Jl. Tirta Tawar

Jl. Raya Andong

Jalan Raya Ubud

Jl. Gn. Sari

Jalan Bisma

Jalan Monkey Forest

Jalan Sugriwa

Jl. Cok Gede Rai

Jl. Raya Teges

Jalan Raya



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