



EVDEkimi
REAL ESTATES

REAL ESTATES | PROPERTY MANAGEMENT

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

20%

land & property growth y2y

7th

worldwide in growing GDP

By 2030,

the leader in the ranking of emerging economies

4th place

in terms of population in the world (273 million people)

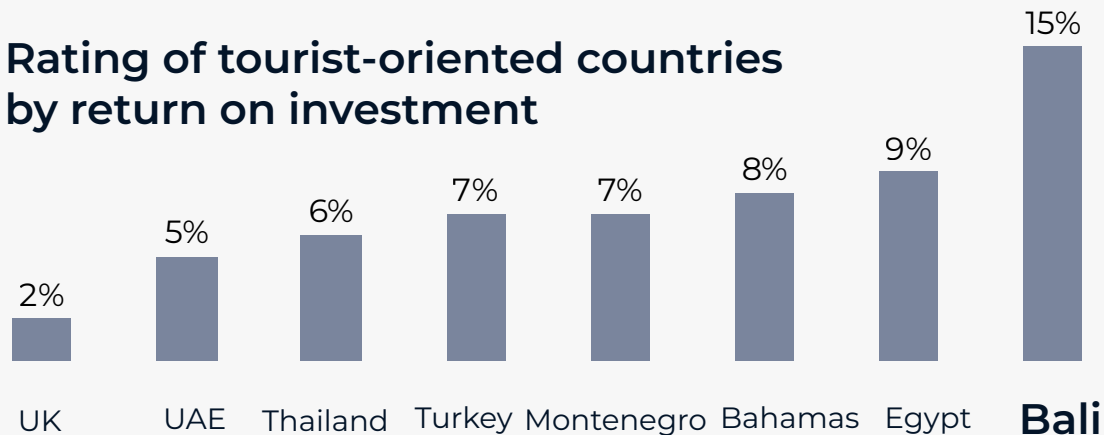
70-85%

property occupation

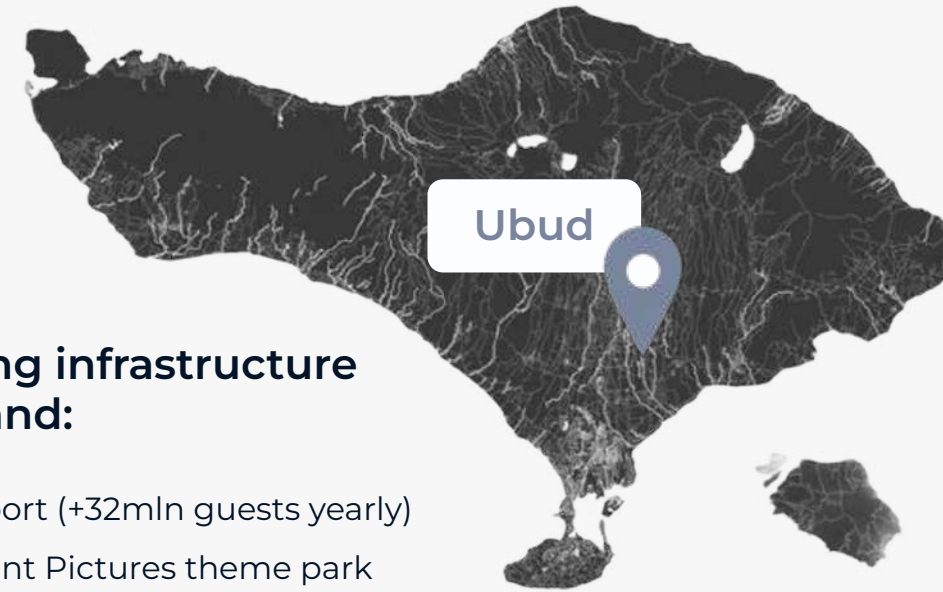
1,83% per year

one of the world's lowest inflation rates

Rating of tourist-oriented countries by return on investment



Bali, Indonesia



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 Canggu 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



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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

Sacred Jungle Ubud

by EVDEkimi

Jungle view

5 minutes to the center of Ubud

Initial Investment: **1 002 493,55 USD**

Contract duration: **25 years**

7 Years payback
(incl. exit):

2 571 002,10 USD

Annual net
income:
202 683,87 USD

Annual ROI: **20%**

IRR: **30%**

NPV (6%):
951 998,83 USD



Territory Layout

Total number of
units: **12**

Number of
pools: **3**

Land size: **12.55
are**

Living
area: **607.93 m²**





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Apartments

Nº 1, 2, 3

Pre-Sale Price*: **120 000,00 USD**

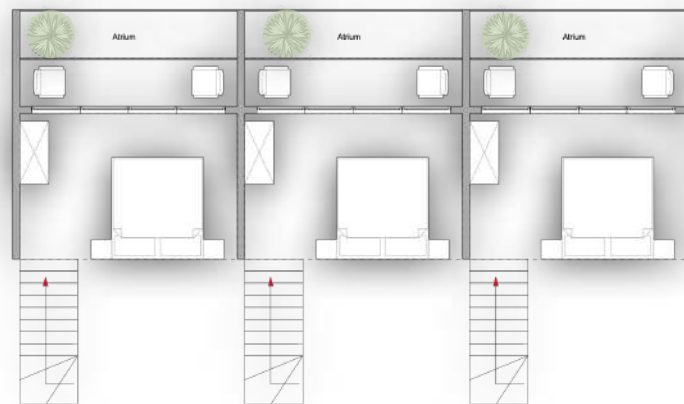
Sales Price: **175 000,00 USD**

Number of bedrooms: **1**

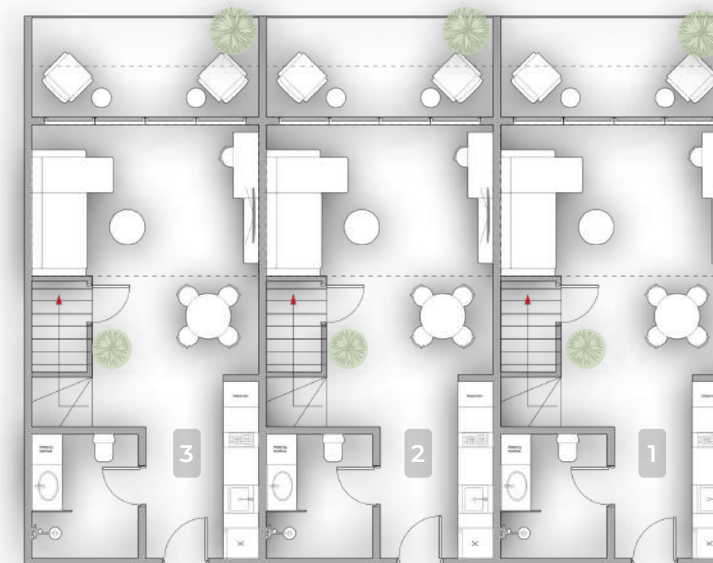
Number of common pools: **1**

Land size: **12,55 are**

Living area: **51,41 m²**



Mezzanine



1st floor

* Pre-Sale price is applicable in a condition of full payment not later than 30 days before renovation completion

Apartments - № 1, 2, 3



Apartments - № 1, 2, 3



Apartments - Nº 1, 2, 3



PRE-SALE MODEL

Detailed Investment & Payback model

Initial Investment incl VAT: 120 000 USD *

Time of leasehold: 25 years

Property Management fee	25%
Annual ROI	31%

Annual payback: 37 149,19

Interest Rate for NPV	6,0%
NPV	175 396,20
IRR	47,3%

	Pessimistic	Realistic	Optimistic
Avg load	60%	85%	90%
Net income annual	26 095,04	37 149,19	39 142,56
ROI annual	22%	31%	33%
For 7 years	182 665,30	260 044,35	273 997,95
Total + sales	304 794,34	382 173,39	396 126,99
ROI 7 years	254%	318%	330%

Rental price per villa (daily)	193,55
Maintenance costs per villa monthly	500,00

Profit per year

January	3 078,23
February	2 657,26
March	2 867,74
April	3 078,23
May	3 288,71
June	3 499,19
July	3 499,19
August	3 499,19
September	3 288,71
October	2 446,77
November	2 446,77
December	3 499,19



* Pre-Sale price is applicable in a condition of full payment not later than 30 days before renovation completion

PRE-SALE MODEL

Detailed Investment & Payback model

Initial Investment incl VAT: 120 000 USD *

Time of leasehold: 25 years

The return on investment in 7 years:

with sale: 382 173,39

without sale: 260 044,35

Asset growth in 7 years	30%
Renovation before sale	33 870,97
Sale price in 7 years	156 000,00



	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Initial Investment	120 000,00						
NET Cashflow from rent	37 149,19	37 149,19	37 149,19	37 149,19	37 149,19	37 149,19	37 149,19
NET Cashflow from sales							122 129,03
NET cashflow	- 82 850,81	37 149,19	37 149,19	37 149,19	37 149,19	37 149,19	159 278,23
Accumulated Cashflow	- 82 850,81	- 45 701,61	- 8 552,42	28 596,77	65 745,97	102 895,16	262 173,39

* Pre-Sale price is applicable in a condition of full payment not later than 30 days before renovation completion

Detailed Investment & Payback model

Initial Investment incl VAT: 175 000 USD

Time of leasehold: 25 years

Property Management fee	25%
Annual ROI	21%

Annual payback: 37 149,19

Interest Rate for NPV	6,0%
NPV	171 060,99
IRR	30,1%

	Pessimistic	Realistic	Optimistic
Avg load	60%	85%	90%
Net income annual	26 095,04	37 149,19	39 142,56
ROI annual	15%	21%	22%
For 7 years	182 665,30	260 044,35	273 997,95
Total + sales	376 294,34	453 673,39	467 626,99
ROI 7 years	215%	259%	267%

Rental price per villa (daily)	193,55
Maintenance costs per villa monthly	500,00

Profit per year

January	3 078,23
February	2 657,26
March	2 867,74
April	3 078,23
May	3 288,71
June	3 499,19
July	3 499,19
August	3 499,19
September	3 288,71
October	2 446,77
November	2 446,77
December	3 499,19



Detailed Investment & Payback model

Initial Investment incl VAT: 175 000 USD

Time of leasehold: 25 years

The return on investment in 7 years:

with sale: 453 673,39

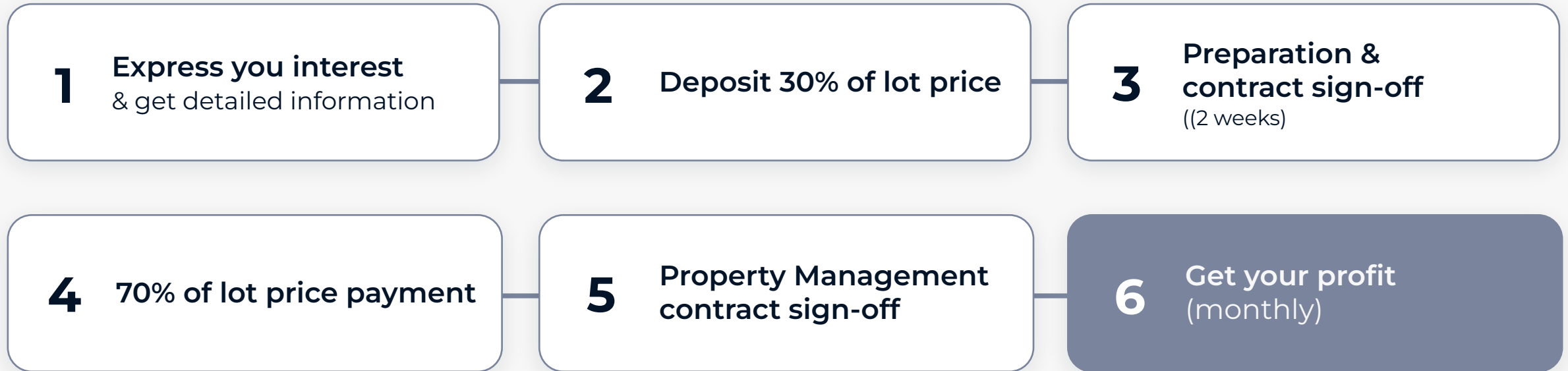
without sale: 260 044,35



Asset growth in 7 years	30%
Renovation before sale	33 870,97
Sale price in 7 years	227 500,00

	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Initial Investment	175 000,00						
NET Cashflow from rent	37 149,19	37 149,19	37 149,19	37 149,19	37 149,19	37 149,19	37 149,19
NET Cashflow from sales							193 629,03
NET cashflow	- 137 850,81	37 149,19	37 149,19	37 149,19	37 149,19	37 149,19	230 778,23
Accumulated Cashflow	- 137 850,81	- 100 701,61	- 63 552,42	- 26 403,23	10 745,97	47 895,16	278 673,39

How we cooperate?



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



Sacred Jungle Ubud
by EVDEkimi

Табанан
Tabanan

Jl. Raya Denpasar

Jalan Raya Singaperbangsa

Y6
Ubud

Гианьяр
Gianyar

Jalan A. Yani

Jalan Ta



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