

A modern villa interior with a large sofa, wicker chairs, and a view of a pool and tropical landscape. The scene is bright and airy, with a large arched window and a hanging wicker lamp. The view outside shows a swimming pool, lush greenery, and palm trees under a clear sky.

**BALI INVESTMENTS**

# **INVEST IN BUILDING VILLAS IN BALI**

**CREATE PASSIVE INCOME \$2,700-7,000 PER MONTH**

# THE ESSENCE OF THE PROJECT

Bali Investments Company builds designer villas with beautiful views in Bali and rents them out for short-term leases to generate returns for investors.

The video reviews the Green flow villa complex, all the villas are sold, you can come on a tour or rent a villa. Villas in the new Ubud Garden villa complex are for sale.



## Villa area

**100 sq.m.**

**120 sq.m.**

**230 sq.m.**

The number of bedrooms:	1 bedroom	2 bedroom	3 bedroom
Price for one villa:	\$199,000	\$219,000	\$329,000
Payback:	4.9 - 8.4 years	5.1 - 8.5 years	5.2 - 8.3 years
Monthly payment:	from \$13,000	from \$15,000	from \$22,000

# LAYOUT OF THE LAND



# ROI SCENARIO


- For 1-bedroom one-story villas

**The cost of one villa - \$199,000**

After the construction, you either manage the villa yourself or transfer its management to our management company.

## Pessimistic

**8.4** years  payback

**12%**  profitability

**70%**  occupancy

**21%**  management company's  
commission from revenue, tax

Revenue per year	<b>\$38,300</b>
Rent per day	<b>\$150</b>
Operating costs	<b>\$6,500</b>
*MC costs	<b>\$8,000</b>

Payments to the investor	<b>\$23,800</b>
Payments to the investor for 24 years	<b>\$570,600</b>
Payments to the investor for 49 years	<b>\$1,145,100</b>
Profitability for 49 years	<b>575%</b>

## Realistic

**6.5** years  payback

**15%**  profitability

**80%**  occupancy


**21%**  management company's  
commission from revenue, tax

Revenue per year	<b>\$46,700</b>
Rent per day	<b>\$160</b>
Operating costs	<b>\$6,500</b>
*MC costs	<b>\$9,800</b>

Payments to the investor	<b>\$30,400</b>
Payments to the investor for 24 years	<b>\$729,800</b>
Payments to the investor for 49 years	<b>\$1,470,000</b>
Profitability for 49 years	<b>739%</b>

## Optimistic

**4.9** years  payback

**20%**  profitability

**90%**  occupancy

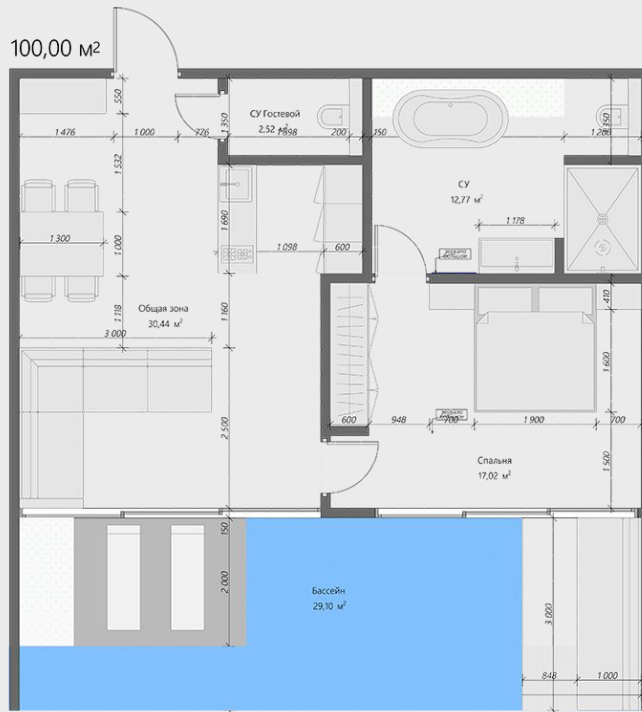
**21%**  management company's  
commission from revenue, tax

Revenue per year	<b>\$59,100</b>
Rent per day	<b>\$180</b>
Operating costs	<b>\$6,500</b>
*MC costs	<b>\$12,400</b>

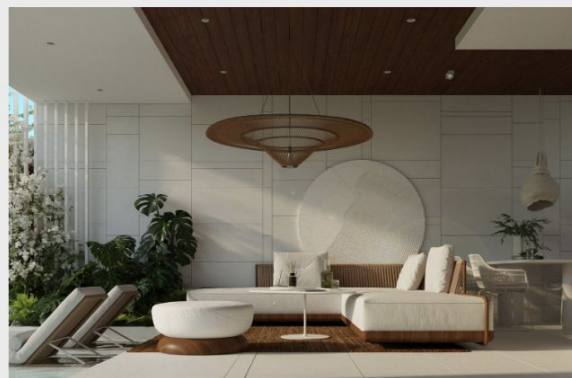
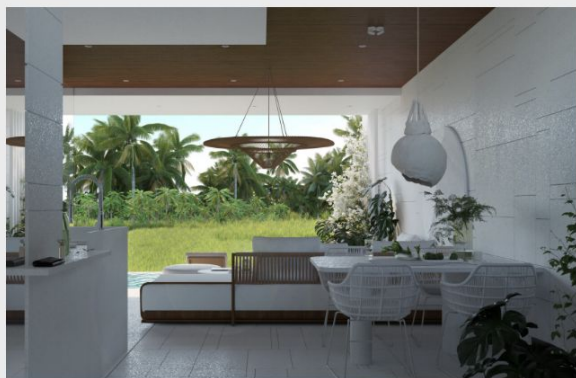
Payments to the investor	<b>\$40,200</b>
Payments to the investor for 24 years	<b>\$965,100</b>
Payments to the investor for 49 years	<b>\$1,950,400</b>
Profitability for 49 years	<b>980%</b>

**100 sq.m.**

# DESIGN PROJECT OF 1-BEDROOM ONE-STORY VILLA



# 100 sq.m. DESIGN PROJECT OF 1-BEDROOM ONE-STORY VILLA





# WHAT DOES THE AMOUNT **\$199,000** OF PURCHASE INCLUDE?



## Land lease for 25 years

(the next 25 years are automatically renewed and paid by the investor at a fixed price in 2046)



## Villa in the center of Ubud, Sayan



Turnkey renovation (finishing, furniture)



1 bedrooms, 2 bathrooms, common area with kitchen



Infinity pool



Separate well



Electricity



Outdoor parking

# ROI SCENARIO

- For 2-bedroom one-story villas

**The cost of one villa - \$219,000**

After the construction, you either manage the villa yourself or transfer its management to our management company.

## Pessimistic

**8.5 years**  payback

**12%**  profitability

**70%**  occupancy

**21%**  management company's  
commission from revenue, tax

Revenue per year	<b>\$40,900</b>
Rent per day	<b>\$160</b>
Operating costs	<b>\$6,500</b>
*MC costs	<b>\$8,600</b>

Payments to the investor	<b>\$25,800</b>
Payments to the investor for 24 years	<b>\$619,100</b>
Payments to the investor for 49 years	<b>\$1,242,000</b>
Profitability for 49 years	<b>567%</b>

## Realistic

**6.5 years**  payback

**15%**  profitability

**80%**  occupancy

**21%**  management company's  
commission from revenue, tax

Revenue per year	<b>\$51,100</b>
Rent per day	<b>\$175</b>
Operating costs	<b>\$6,500</b>
*MC costs	<b>\$10,700</b>

Payments to the investor	<b>\$31,900</b>
Payments to the investor for 24 years	<b>\$812,900</b>
Payments to the investor for 49 years	<b>\$1,63,600</b>
Profitability for 49 years	<b>748%</b>

## Optimistic

**5.1 years**  payback

**20%**  profitability

**90%**  occupancy

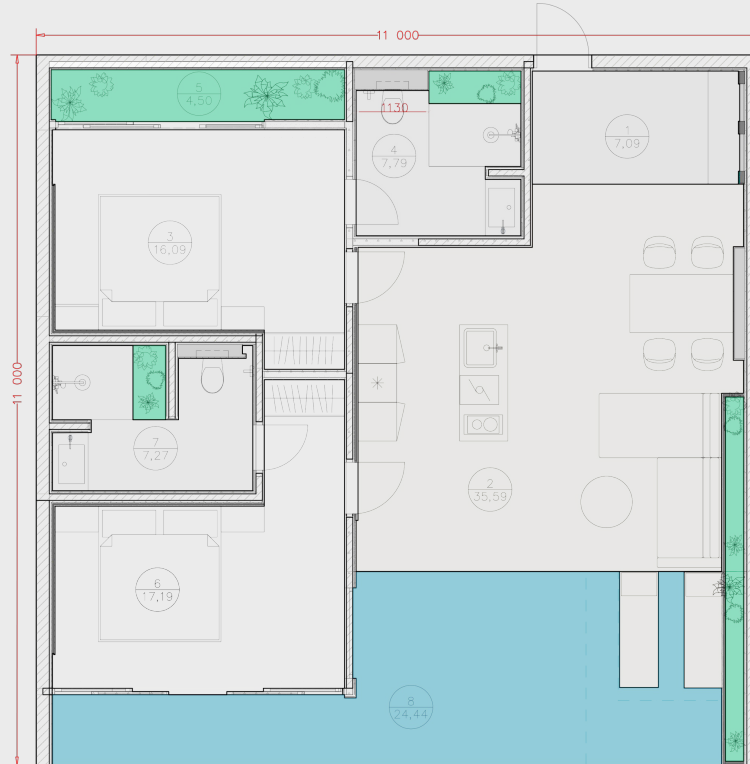
**21%**  management company's  
commission from revenue, tax

Revenue per year	<b>\$62,400</b>
Rent per day	<b>\$190</b>
Operating costs	<b>\$6,500</b>
*MC costs	<b>\$13,100</b>

Payments to the investor	<b>\$42,800</b>
Payments to the investor for 24 years	<b>\$1,027,400</b>
Payments to the investor for 49 years	<b>\$2,075,600</b>
Profitability for 49 years	<b>948%</b>

**120 sq.m.**

# DESIGN PROJECT OF 2-BEDROOM ONE-STORY VILLA



120 sq.m.

# DESIGN PROJECT OF 2-BEDROOM ONE-STORY VILLA



# WHAT DOES THE AMOUNT **\$219,000** OF PURCHASE INCLUDE?



## Land lease for 25 years

(the next 25 years are automatically renewed and paid by the investor at a fixed price in 2046)



Villa in the center of Ubud, Sayan



Turnkey renovation (finishing, furniture)



2 bedrooms, 2 bathrooms, common area with kitchen



Infinity pool



Separate well



Electricity



Outdoor parking

# ROI SCENARIO

- For 3-bedroom one-story villas

**The cost of one villa - \$329,000**

After the construction, you either manage the villa yourself or transfer its management to our management company.

## Pessimistic

**8.3 years**  payback

**12%**  profitability

**70%**  occupancy

**21%**  management company's  
commission from revenue, tax

Revenue per year	<b>\$61,300</b>
Rent per day	<b>\$240</b>
Operating costs	<b>\$9,000</b>
*MC costs	<b>\$12,900</b>

Payments to the investor	<b>\$39,400</b>
Payments to the investor for 24 years	<b>\$946,600</b>
Payments to the investor for 49 years	<b>\$1,894,700</b>
Profitability for 49 years	<b>576%</b>

## Realistic

**6.5 years**  payback

**15%**  profitability

**80%**  occupancy

**21%**  management company's  
commission from revenue, tax

Revenue per year	<b>\$76,000</b>
Rent per day	<b>\$260</b>
Operating costs	<b>\$9,000</b>
*MC costs	<b>\$15,900</b>

Payments to the investor	<b>\$51,000</b>
Payments to the investor for 24 years	<b>\$1,223,400</b>
Payments to the investor for 49 years	<b>\$2,459,900</b>
Profitability for 49 years	<b>745%</b>

## Optimistic

**5.2 years**  payback

**19%**  profitability

**90%**  occupancy

**21%**  management company's  
commission from revenue, tax

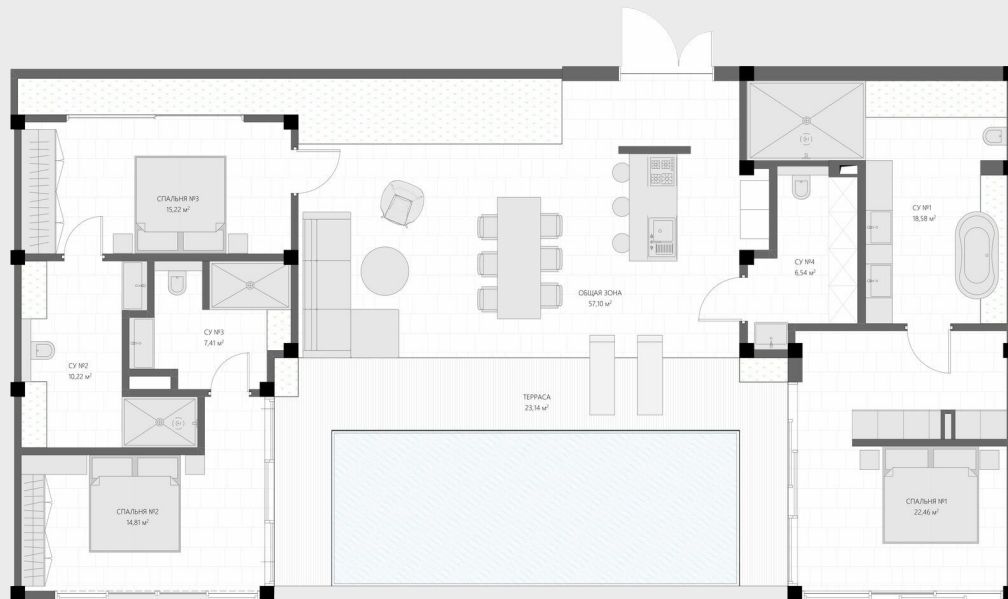
Revenue per year	<b>\$92,000</b>
Rent per day	<b>\$280</b>
Operating costs	<b>\$9,000</b>
*MC costs	<b>\$19,300</b>

Payments to the investor	<b>\$63,700</b>
Payments to the investor for 24 years	<b>\$1,527,900</b>
Payments to the investor for 49 years	<b>\$3,081,400</b>
Profitability for 49 years	<b>937%</b>

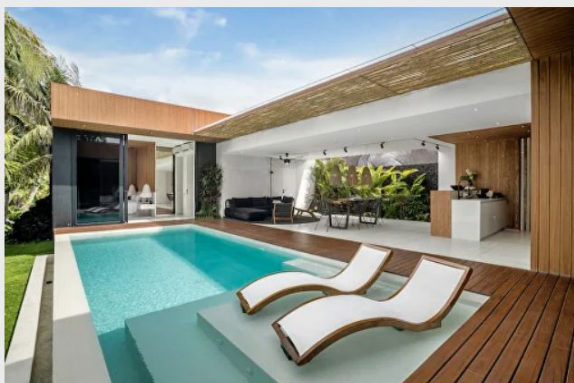


**230 sq.m.**

# DESIGN PROJECT OF 3-BEDROOM ONE-STORY VILLA



**230 sq.m.** DESIGN PROJECT  
**OF 3-BEDROOM ONE-STORY VILLA**



# WHAT DOES THE AMOUNT **\$329,000** OF PURCHASE INCLUDE?



## Land lease for 25 years

(the next 25 years are automatically renewed and paid by the investor at a fixed price in 2046)



Villa in the center of Ubud, Sayan



Turnkey renovation (finishing, furniture)



3 bedrooms, 4 bathrooms, common area with kitchen



Infinity pool



Separate well



Electricity



Outdoor parking

# HOW THE PRICE OF YOUR INVESTMENT WILL CHANGE IN 5 YEARS

Villa area	<u>100 sq.m.</u>	<u>120 sq.m.</u>	<u>230 sq.m.</u>
Growth in villa cost over four years	50%	50%	50%
Finished villa cost	\$283,500	\$328,500	\$493,500
Investor's profit from renting out for four years	\$160,900	\$171,200	\$244,100
Total profit for 5 years	\$255,400	\$280,700	\$408,600
Profitability for 5 years	135%	128%	124%

# MANAGEMENT COMPANY



200+  
objects



13 years  
experience



Farsight Villas & Hotels Management manages 200+ objects in several Asian countries - Thailand, Vietnam, and Indonesia. Business experience over 13 years.



## Direct bookings

Using CPM, email marketing and business intelligence to analyze data in an integrated manner. By increasing the share of direct bookings, we have a 10-15% reduction in costs for booking systems and agents.



## High ratings

A special department deals with reputation, ratings and reviews. Higher ratings increase online views and influence booking decisions. This leads to an 11% increase in profits.



## Wide market coverage

We connect real estate to over 1000+ travel agencies, 50+ online booking systems and numerous management companies around the world, which allows us to increase rates by an average of 15%, which increases the profits.



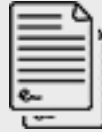
## Smart tariffs

Using an innovative pricing policy: creation and maintenance of daily forecasted tariffs that are valid simultaneously in all systems. Analyzing Big Data and Machine Learning and predicting the probability of renting out at a higher price for a year in advance, taking into account more than 100 parameters for each day. This increases the profitability by 12-18%.

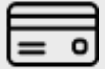
# HOW IS THE TRANSACTION MADE?



Construction contract for the provision of construction services with the Indonesian legal entity. (owner Felix Demin)



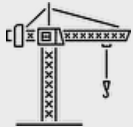
Land lease agreement for 49 years between the buyer (individual of any citizenship) and the owner of the land (citizen of Indonesia). Notarized in Bali.



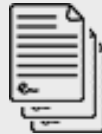
Payment in stages during construction



Signing the act to the Construction contract

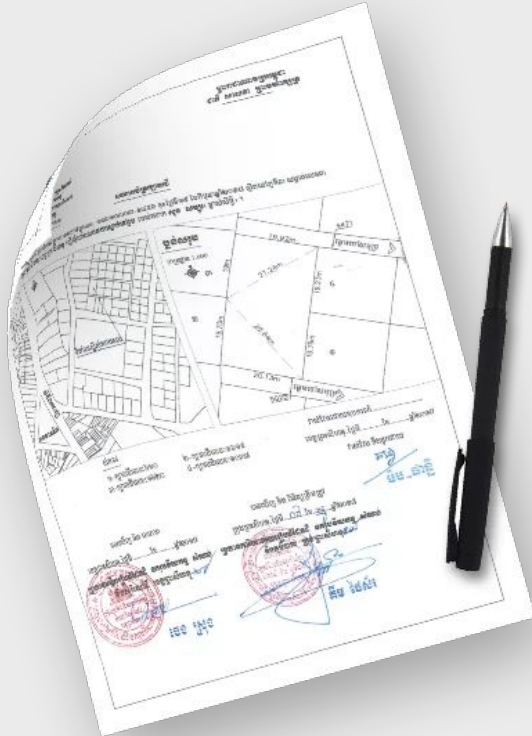


Construction - 12 months



Conclusion of a contract between the buyer and the Management Company (PMA) for the management and renting (if you wish, you can manage the villa yourself)

# HOW IS THE PROPERTY FOR THE LAND AND VILLA REGISTERED?



Land lease agreement for 25 years between the buyer (an individual of any citizenship) and the owner of the land (a citizen of Indonesia). Notarized in Bali.

According to the land lease agreement, you are the owner of any real estate built on the land you lease.

# WHAT HAPPENS AFTER THE END OF THE LEASE IN 25 YEARS?

The agreement states that in 25 years you can prolong your land lease at the average market price.

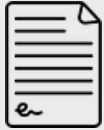
**The average market price is calculated using the formula:**

The sum of rental prices per one are of neighboring land plots, divided by the number of land plots.





# HOW ARE THE RENTAL PAYMENTS MADE?



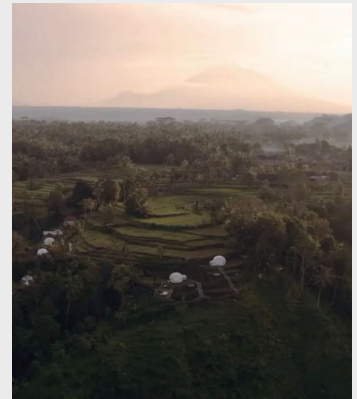
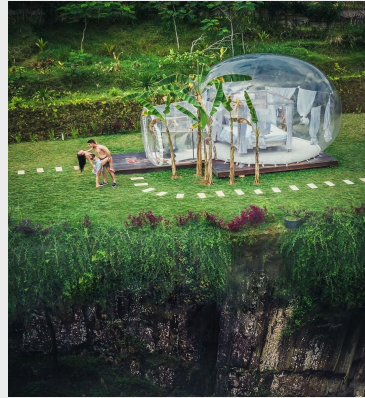
Management company agreement

Quarterly payments \$

The payment method for each of the options is either a legal entity or on an individual card with the basis "Payment for accommodation"

# Bubble Hotel Bali

26 wonderful rooms that are perfect for a romantic trip. Worldwide patented technology. One of the Top-10 most unique hotels in the world according to Airbnb.



# Private Jet Villa

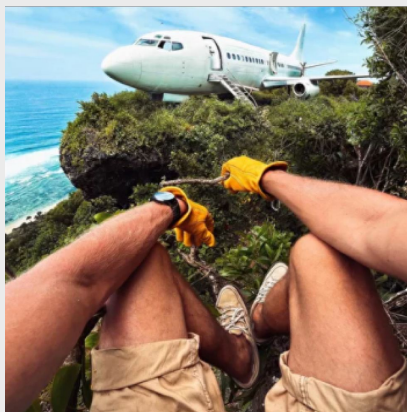
Founder: Felix Demin

Investor: Alexander Lebedev

A unique villa in Bali. Externally and structurally, this is a jet aircraft that we have turned into a luxury hotel.

*"Former banker Alexander Lebedev invested in the Private Jet Villa project, a hotel-villa that serial entrepreneur Felix Demin is building on an Indonesian island. An old Boeing 737 lying on a rock is being converted into a villa"*

Read more at



# WHY YOU SHOULD CONSIDER INDONESIA



Growing GDP, 7th in the world in terms of PPP



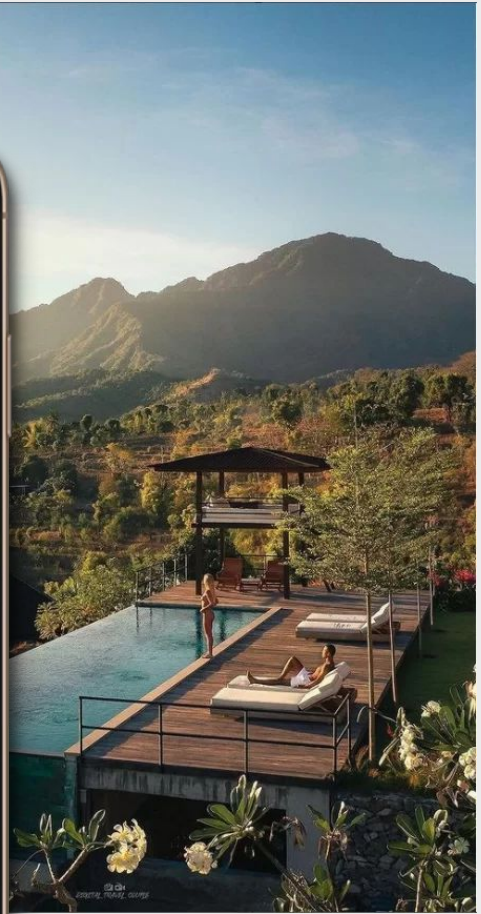
Indonesia is a promising developing country with one of the world's lowest inflation rates



By 2030, the leader in the ranking of emerging economies



4th place in terms of population in the world - 273 million people



# ATTRACTIVENESS OF BALI, INDONESIA FOR INVESTMENT

Indonesia is in the TOP-5 investment-attractive countries according to world publications.



 **Indonesia**

 **#2 in Invest In Rankings**

#4 out of 25 in 2020

GDP **\$1.12 trillion**

POPULATION **271 million**

GDP PC, PPP **\$4,135**

[READ MORE](#) ▾



Rank ↕	Country ↕	Score ↕
1	Malaysia	85.8
2	Poland	85.2
3	Philippines	84.6
4	Indonesia	84.4
5	Australia	84.1



## Investing in Indonesia Property: The Ultimate Guide

by Reid Kirchenbauer | Countries



# WHY BALI?



For two years now, Bali has been ranked as the top tourist destination by Tripadvisor



Top BBC travel in the nomination Best island in the world



90% of Russian speakers who come to Indonesia choose Bali

## Forbes

Forbes, one of the world's most influential financial analysts, lists Bali as one of the world's top 5 investment destinations



Even during the period of restrictions and the pandemic, Bali remains the most desirable place to visit for tourists from all over the world according to Booking survey



Another influential source U.S. News ranks Bali the fourth in the world in terms of investment attractiveness



Instagram, perhaps the most influential and most global network, does not leave Bali aside, including it in the top five most photogenic and frequently mentioned places in the world



Travel +leisure in its ratings gives the first place among Asian countries to this magnificent island



Well, the industry of weddings and celebrations does not pass by, Daily Mail and newlyweds give Bali the first place to relax during their honeymoon

# BENEFITS OF INVESTING IN BALI



Bali is one of the most desirable and attractive places not only for short trips, but also for long stays.

Climatic conditions make you feel like in an endless summer, which contributes to year-round tourism and recreation.

The policy of local authorities is aimed at development, including by attracting international capital.

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. The cost of renting apartments is growing with the popularity of the resort - about 20% per year.

**65-80 %**

Occupancy of all  
infrastructure facilities

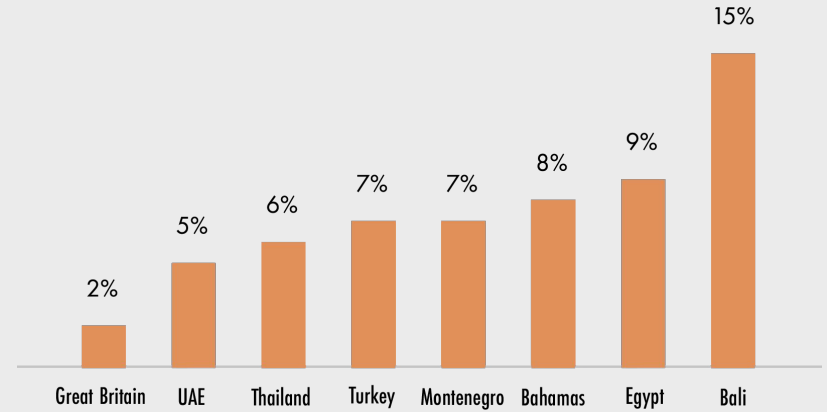
**10-20%**

Annual property price  
increase

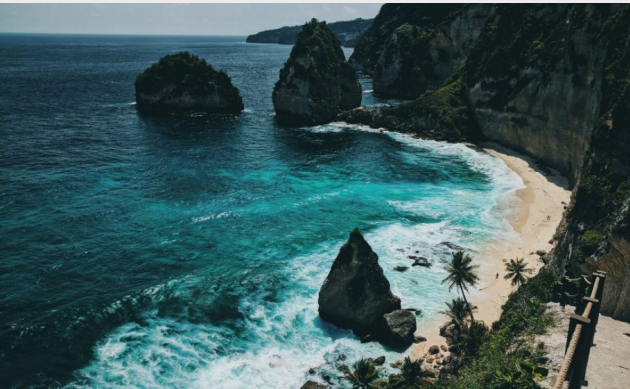
# ROI OF FOREIGN INVESTMENTS

With a number of climatic advantages, economic privileges, developing infrastructure, real estate in Bali also has a high profitability.

While the investment market is not crowded, it is worth making the right choice towards investing in Bali.



Rating of tourist-oriented countries by return on investment





# DEVELOPING ISLAND INFRASTRUCTURE



Paramount Pictures Theme Park. All construction documents have been signed. The foundation is to be laid in July 2023. The founders of the park, the Paramount studio, want to surpass the famous French amusement park. This means that the theme and content of the park will exceed even the most sophisticated tourists' expectations.



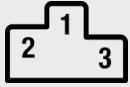
The Formula-1 race track. The construction of the first track on the island of Lombok is almost finished. The construction of another Formula-1 track on the island of Bali has been already announced.



Bali has got its own port to receive cruise ships, which means even more tourists and more financial income for development. The construction was finished in 2022.

# WHY UBUD?

The benefits of building villas in Ubud are clear and we are building our villa complex in the area as the return on investment and profitability are higher here. Real estate in Ubud gives it payback much faster than in other areas. In fact, renting land in Ubud is 5 times cheaper compared to Changu, Seminyak. Whereas the occupancy and profit are the same as when renting land next to the sea.



Ubud is the leader in the number of five-star hotels in Bali. This area is one of the most demanded in Bali.



The popularity of the area to a certain extent is due to the fact that Ubud is home to retreats and the spiritual center of Bali.



Most of the tourist attractions are located in Ubud.



— Saren Palace



— Monkey Forest in Ubud



— Tegenungan waterfall



— Tegallalang rice terraces

# COMFORTABLE LIVING CONDITIONS



Accel kids development center for children from 2 to 15 years old in 15-minutes drive



Top Gymnasium Bali gym 700+m2 in 15 minutes drive