



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)

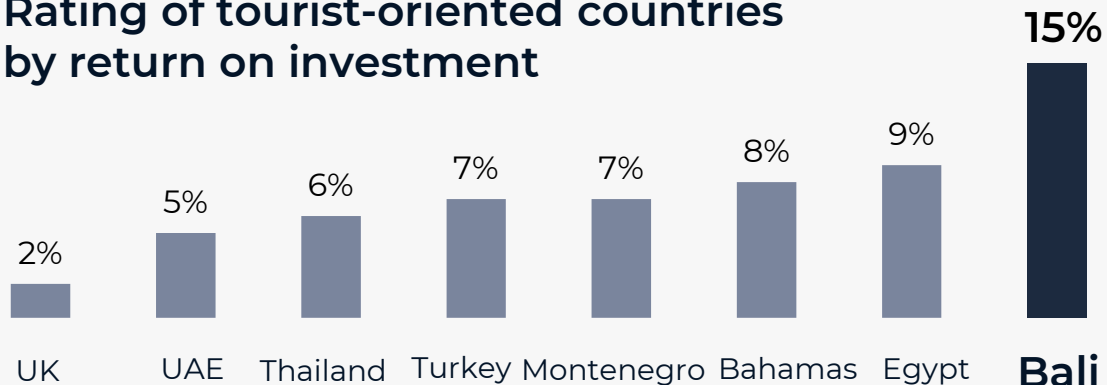
70-85%

property occupation

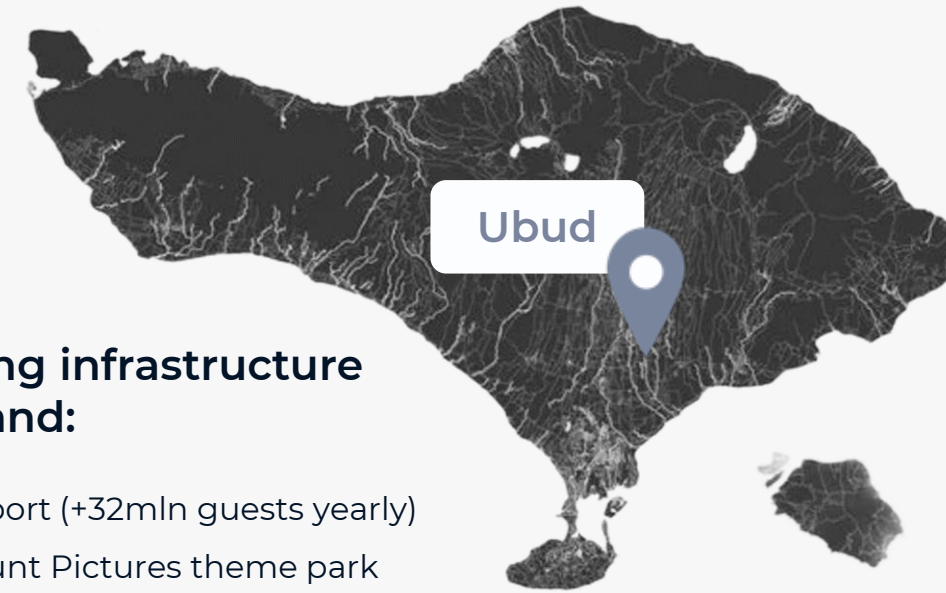
1,83% per year

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 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

Sebelas Apartments by EVDEkimi

5 minutes to the center of Ubud and PARQ

Initial Investment: **2 145 000,00 USD**

Contract duration: **25 years**

7 Years payback
(incl. exit):

5 714 716,13 USD

Annual net
income:
436 074,19 USD

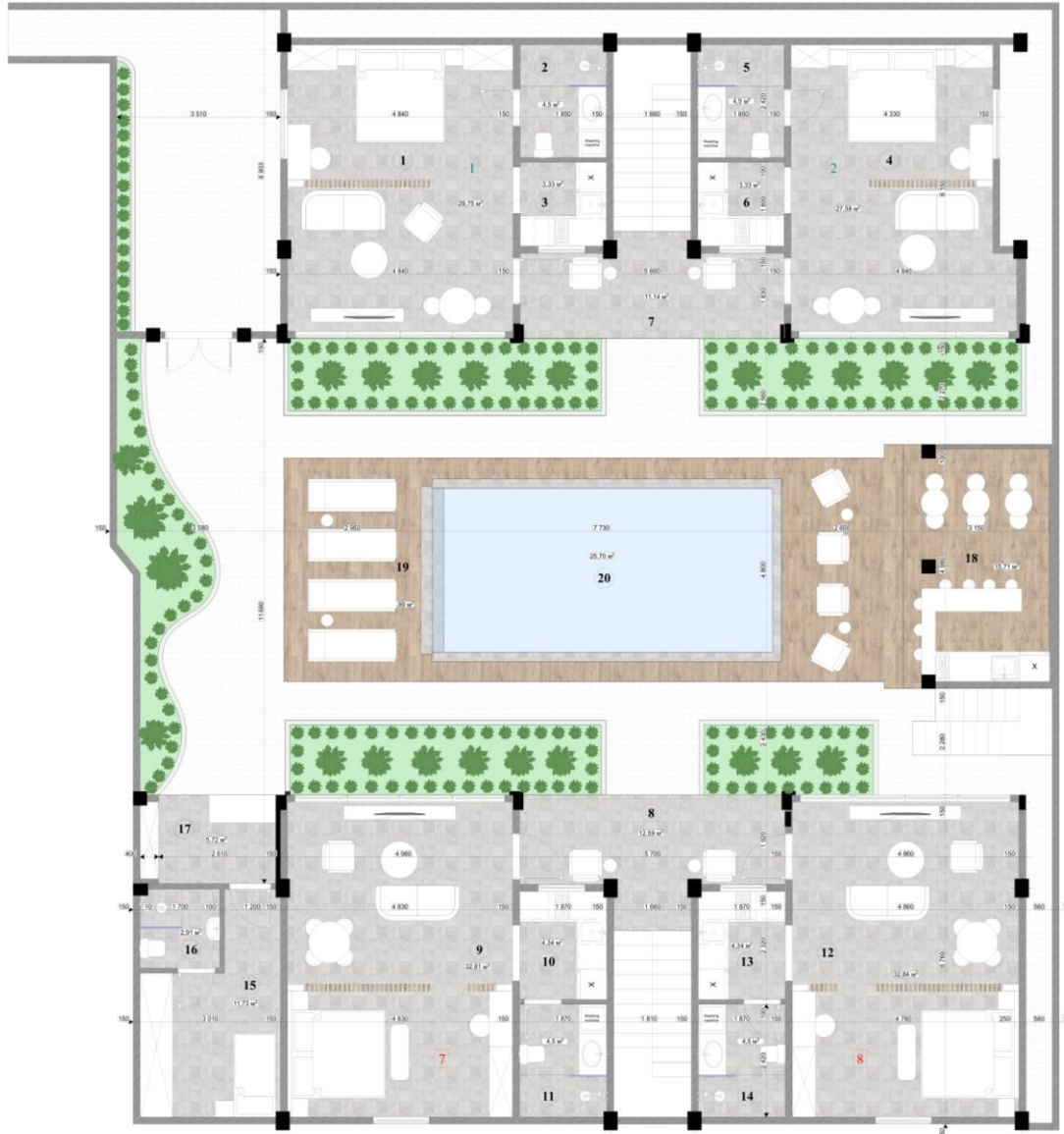
Annual ROI: **20%**

IRR: **29,9%**

NPV (6%):
2 181 260,48 USD



Layout



Block A

Total number of apartments: **11**

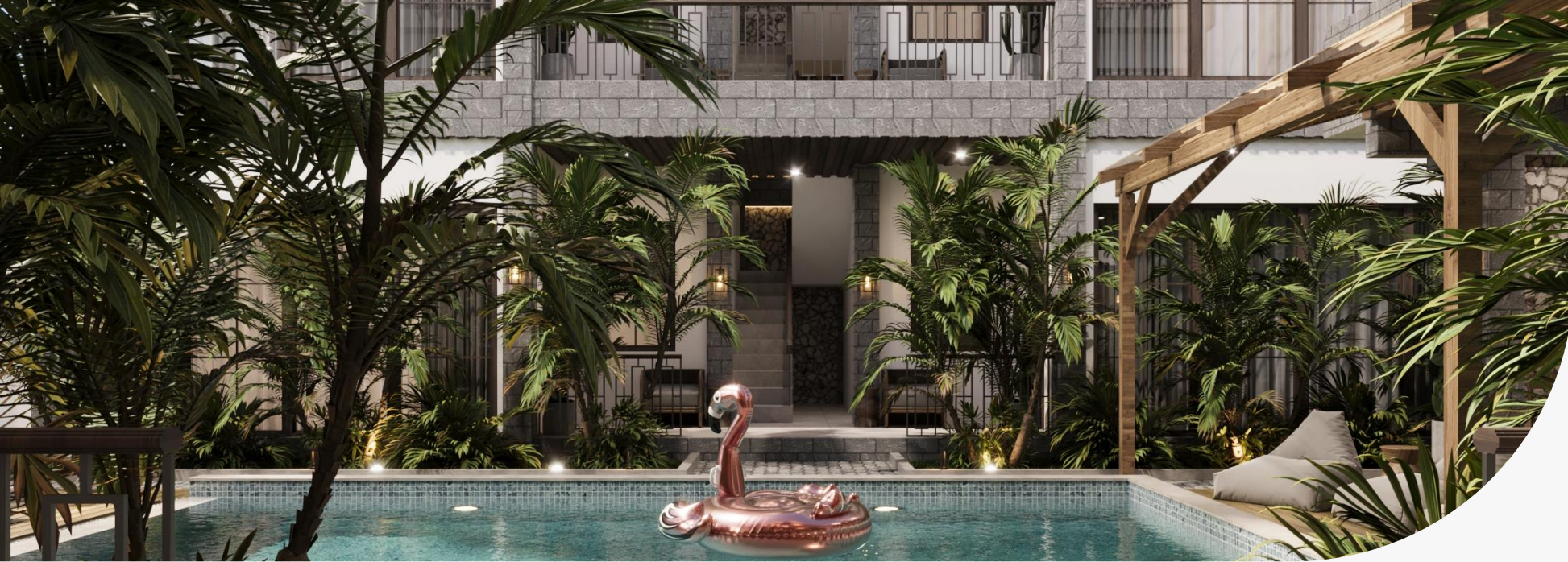
Number of pools: **1**

Land size: **4.88 are**

Living area: **206,46 m²**

Block B





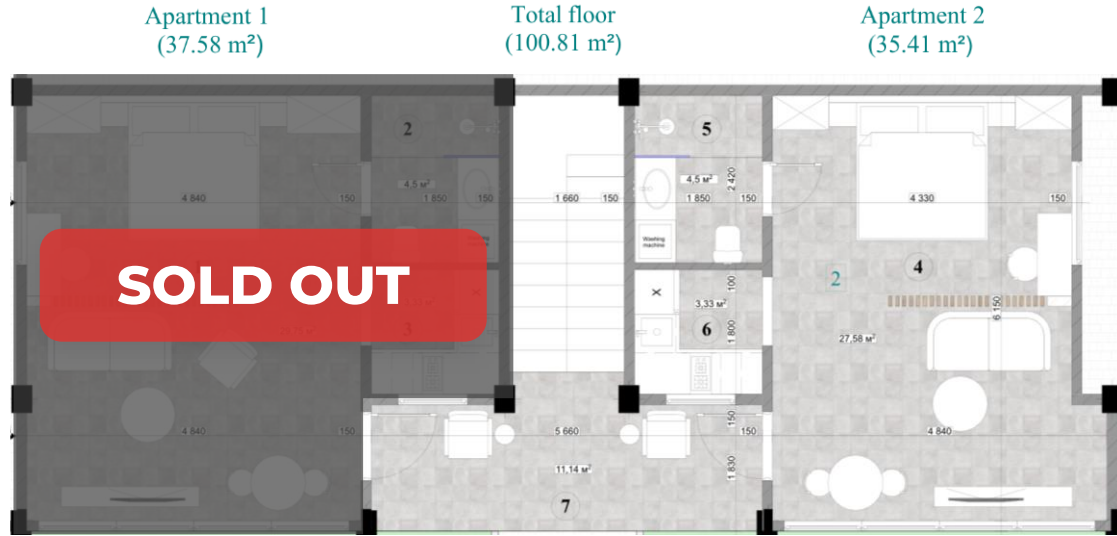
EVDEKimi
REAL ESTATES



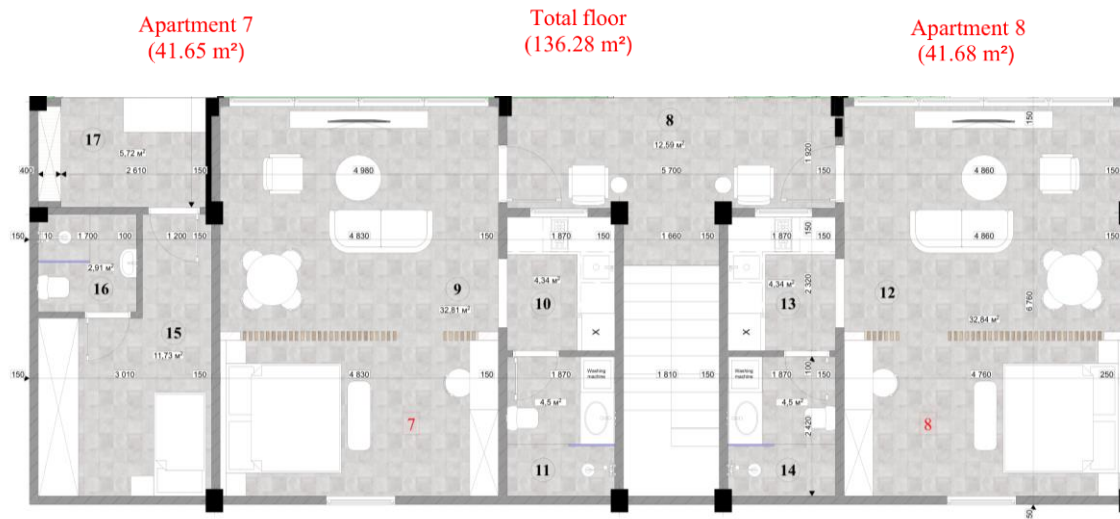
Layout 1st floor

Apartment 1, 2, 7, 8

Block A
1st floor



Block B
1st floor



Apartment №1



SOLD OUT



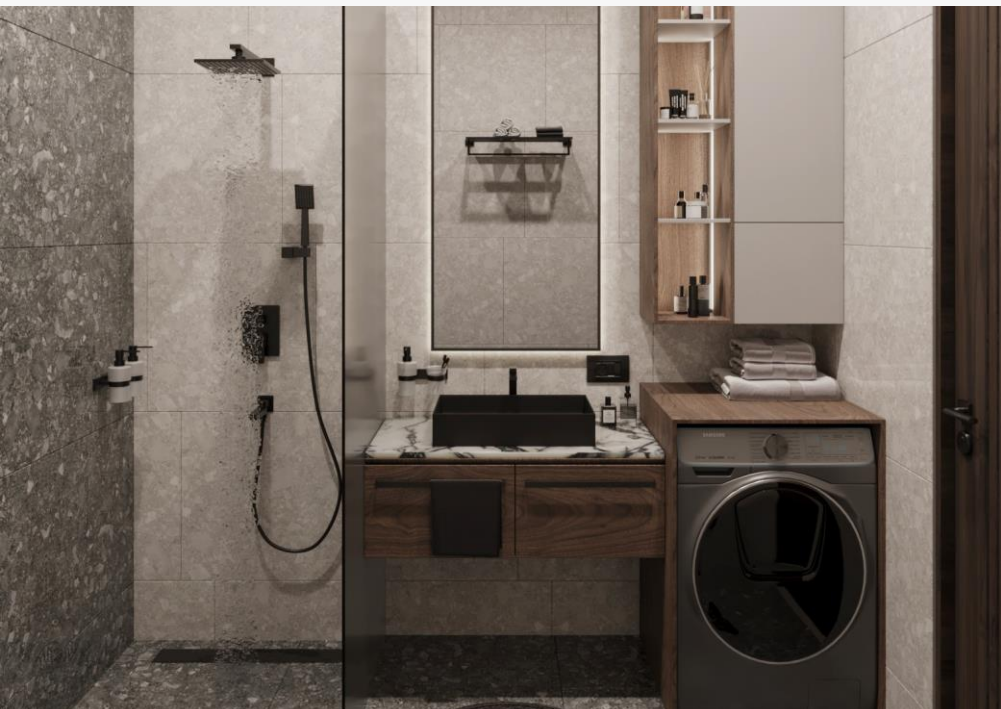
Apartment №2



Apartment №7



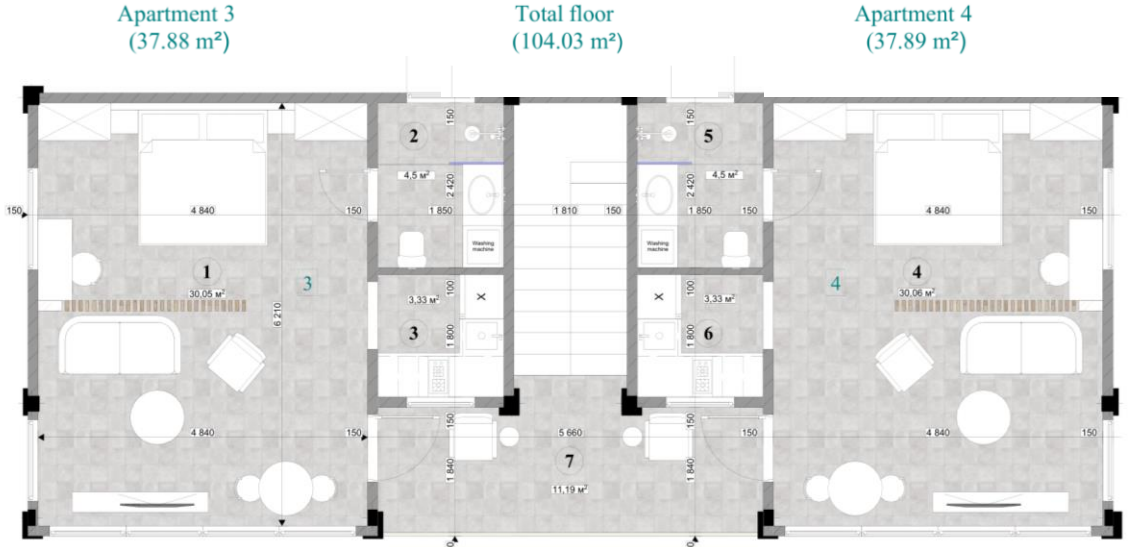
Apartment N°8



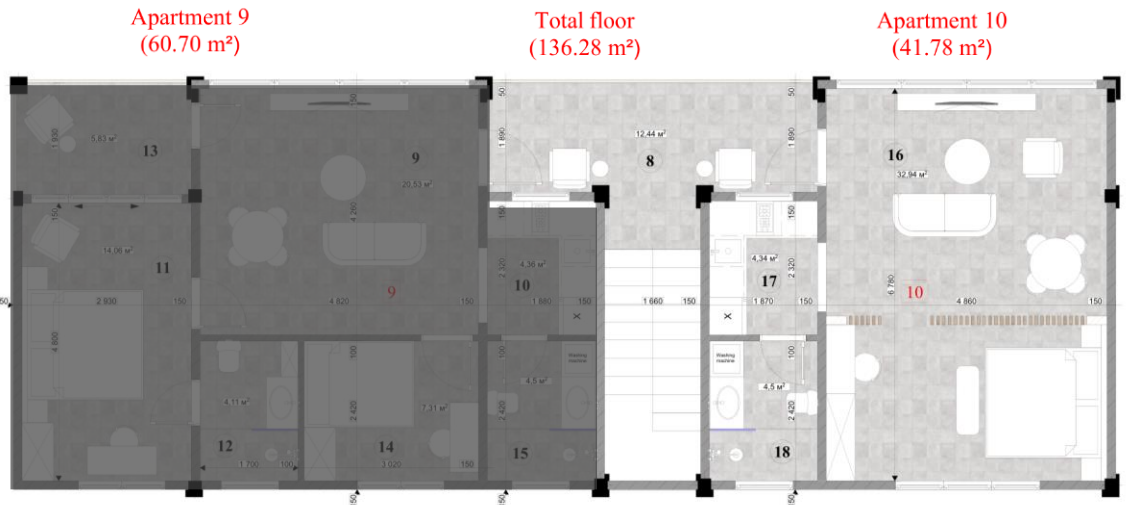
Layout 2nd floor

Apartment 3, 4, 10

Block A
2nd floor



Block B
2nd floor



Apartment №3



Apartment N°4



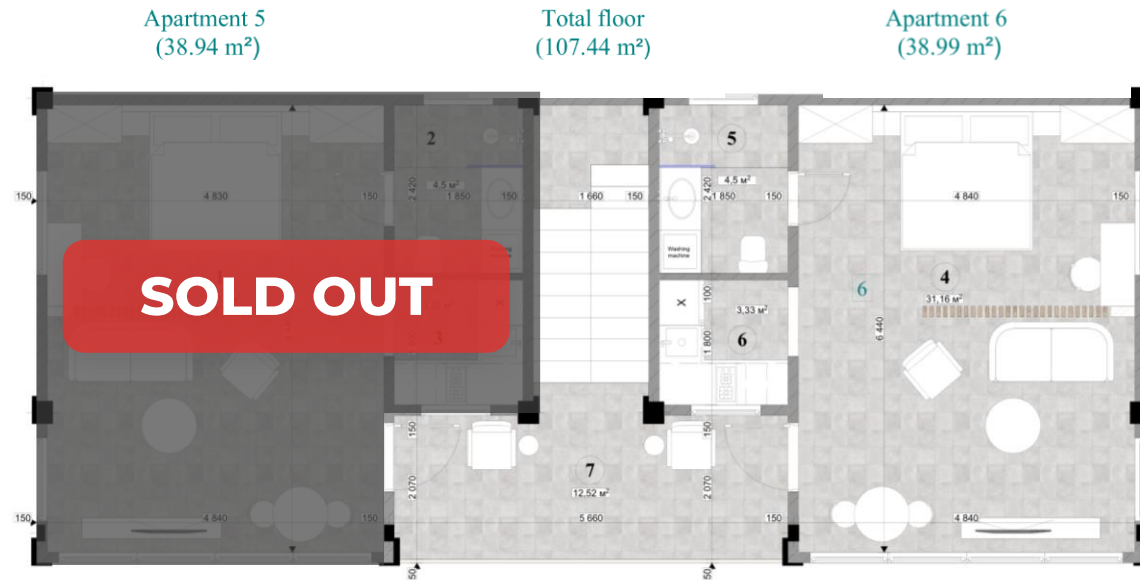
Apartment №10



Layout 3rd floor

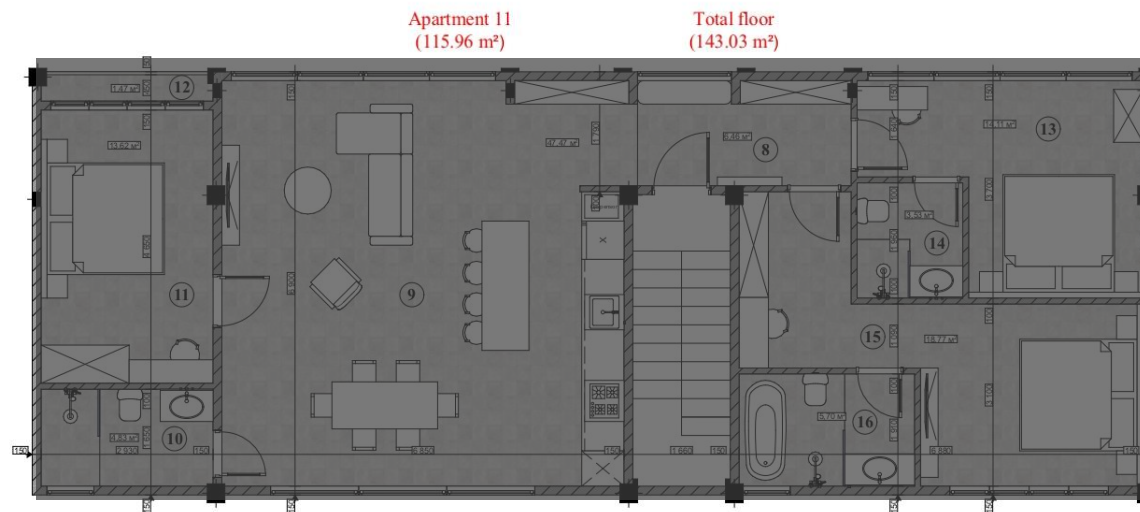
Apartment 6

Block A 3rd floor

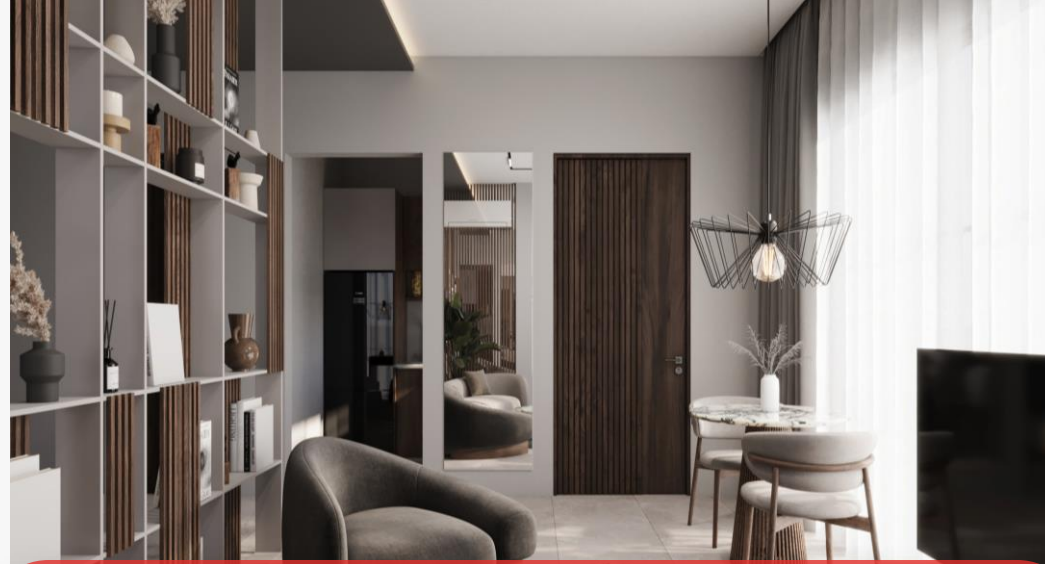


3rd floor

Block B 3rd floor



Apartment Nº5



SOLD OUT



Apartment N°6



Detailed Investment & Payback model

Apartment 2, 7, 8

Initial Investment incl VAT: 165 000,00 USD

Time of leasehold: 25 years

Property Management fee	25%
Annual ROI	19%

Annual payback: 30 949,60

Interest Rate for NPV	6,0%
NPV	137 819,94
IRR	26,1%

	Pessimistic	Realistic	Optimistic
Avg load	60%	85%	90%
Net income annual	21 740,20	30 949,60	32 610,31
For 7 years	152 181,43	216 647,18	228 272,15
Total + sales	333 681,43	398 147,18	409 772,15
IRR	202%	241%	248%

Rental price per villa (daily)	161,29
Maintenance costs per villa monthly	500,00

Profit per year

January	2 564,11
February	2 203,63
March	2 383,87
April	2 564,11
May	2 744,35
June	2 924,60
July	2 924,60
August	2 924,60
September	2 744,35
October	2 023,39
November	2 023,39
December	2 924,60



Detailed Investment & Payback model

Apartment 2, 7, 8

Initial Investment incl VAT: 165 000,00 USD

Time of leasehold: 25 years

The return on investment in 7 years:

with sale: 398 147,18

without sale: 216 647,18

Asset growth in 7 years	30%
Renovation before sale	33 000,00
Sale price in 7 years	214 500,00



	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Initial Investment	165 000,00						
NET Cashflow from rent	30 949,60	30 949,60	30 949,60	30 949,60	30 949,60	30 949,60	30 949,60
NET Cashflow from sales							181 500,00
NET cashflow	134 050,40	30 949,60	30 949,60	30 949,60	30 949,60	30 949,60	212 449,60
Accumulated Cashflow	134 050,40	103 100,81	72 151,21	41 201,61	10 252,02	20 697,58	233 147,18



Detailed Investment & Payback model

Apartment 3, 4, 10

Initial Investment incl VAT: 185 000,00 USD

Time of leasehold: 25 years

Property Management fee	25%
Annual ROI	21%

Annual payback: 38 339,52

Interest Rate for NPV	6,0%
NPV	174 836,62
IRR	29,2%

Profit per year

January	3 176,94
February	2 744,35
March	2 960,65
April	3 176,94
May	3 393,23
June	3 609,52
July	3 609,52
August	3 609,52
September	3 393,23
October	2 528,06
November	2 528,06
December	3 609,52

	Pessimistic	Realistic	Optimistic
Avg load	60%	85%	90%
Net income annual	26 931,17	38 339,52	40 396,76
For 7 years	188 518,21	268 376,61	282 777,31
Total + sales	392 018,21	471 876,61	486 277,31
IRR	212%	255%	263%

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

Detailed Investment & Payback model

Apartment 3, 4, 10



Initial Investment incl VAT: 185 000,00 USD

Time of leasehold: 25 years

The return on investment in 7 years:

with sale: 471 876,61

without sale: 268 376,61

Asset growth in 7 years	30%
Renovation before sale	37 000,00
Sale price in 7 years	240 500,00

	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Initial Investment	185 000,00						
NET Cashflow from rent	38 339,52	38 339,52	38 339,52	38 339,52	38 339,52	38 339,52	38 339,52
NET Cashflow from sales							203 500,00
NET cashflow	146 660,48	38 339,52	38 339,52	38 339,52	38 339,52	38 339,52	241 839,52
Accumulated Cashflow	146 660,48	108 320,97	69 981,45	31 641,94	6 697,58	45 037,10	286 876,61

Detailed Investment & Payback model

Apartment 6

Initial Investment incl VAT: 195 000,00 USD

Time of leasehold: 25 years

Property Management fee	25%
Annual ROI	23%

Annual payback: 45 729,44

Interest Rate for NPV	6,0%
NPV	213 971,64
IRR	33,8%

	Pessimistic	Realistic	Optimistic
Avg load	60%	85%	90%
Net income annual	32 122,14	45 729,44	48 183,21
For 7 years	224 854,98	320 106,05	337 282,47
Total + sales	439 354,98	534 606,05	551 782,47
IRR	225%	274%	283%

Rental price per villa (daily)	225,81
Maintenance costs per villa monthly	500,00

Profit per year

January	3 789,76
February	3 285,08
March	3 537,42
April	3 789,76
May	4 042,10
June	4 294,44
July	4 294,44
August	4 294,44
September	4 042,10
October	3 032,74
November	3 032,74
December	4 294,44



Detailed Investment & Payback model

Apartment 6

Initial Investment incl VAT: 195 000,00 USD

Time of leasehold: 25 years

The return on investment in 7 years:

with sale: 534 606,05

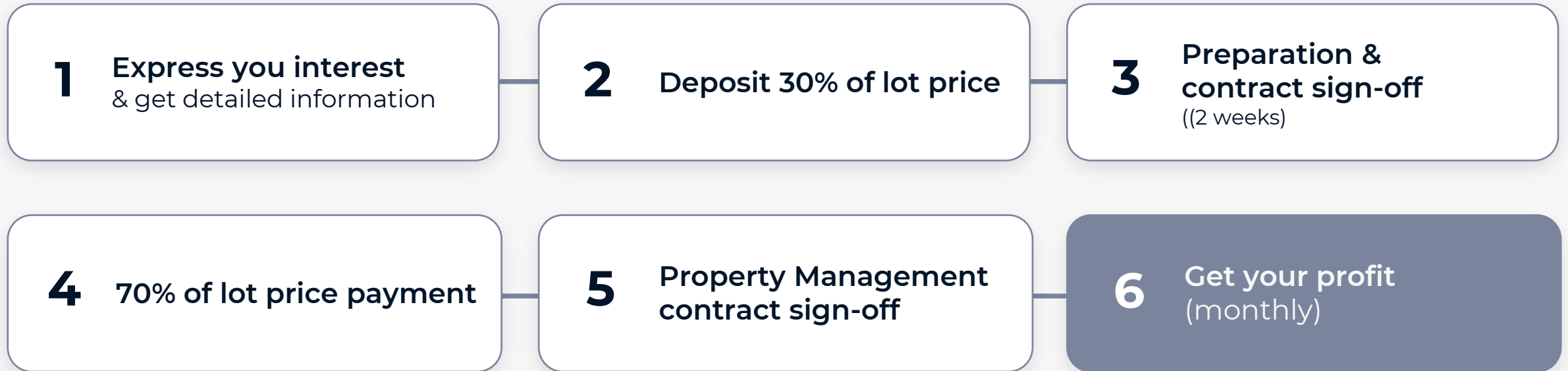
without sale: 320 106,05

Asset growth in 7 years	30%
Renovation before sale	39 000,00
Sale price in 7 years	253 500,00



	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Initial Investment	195 000,00						
NET Cashflow from rent	45 729,44	45 729,44	45 729,44	45 729,44	45 729,44	45 729,44	45 729,44
NET Cashflow from sales							214 500,00
NET cashflow	149 270,56	45 729,44	45 729,44	45 729,44	45 729,44	45 729,44	260 229,44
Accumulated Cashflow	149 270,56	103 541,13	57 811,69	12 082,26	33 647,18	79 376,61	339 606,05

How we cooperate?



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



Sebelas Apartments
by EVDEkimi

Табанан
Tabanan

Jl. Raya Denpasar

Jalan Raya Singaperadu

Y6
Ubud

Гианьяр
Gianyar

Jalan A. Yani

Jalan Ta



EVDEKimi
REAL ESTATES