



**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)

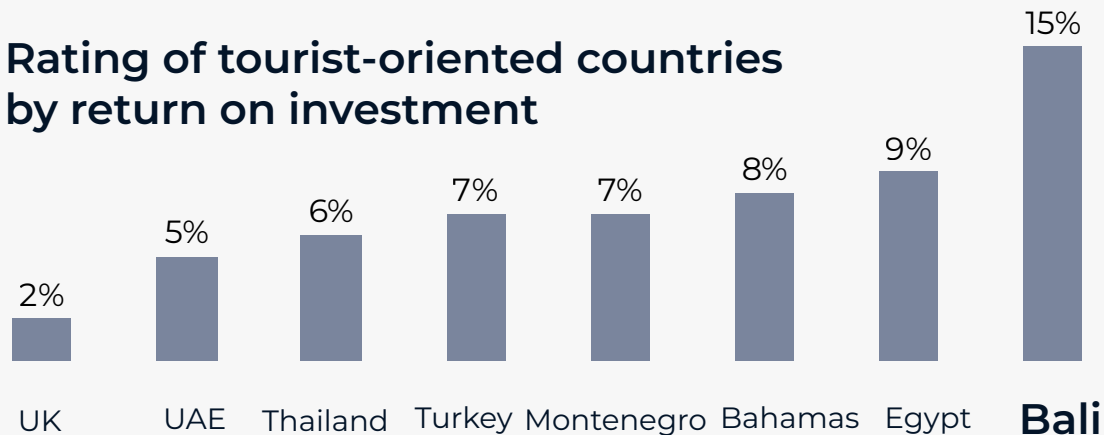
**70-85%**

property occupation

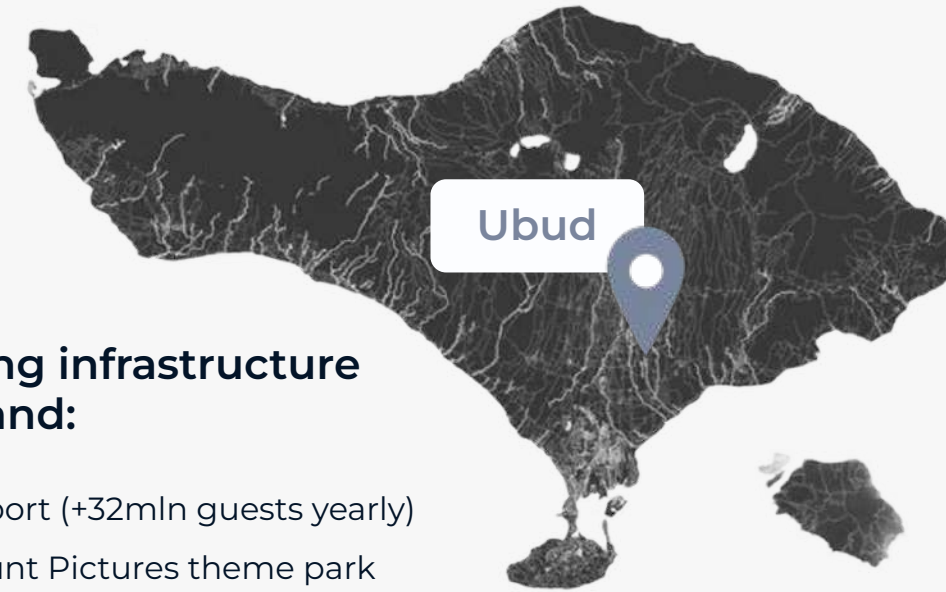
**1,83% per year**

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**



# EVDEkimi

## Best investment vs payback proposals



### Adaptive entry costs

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Cost  
**30% lower than market price**

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

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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**



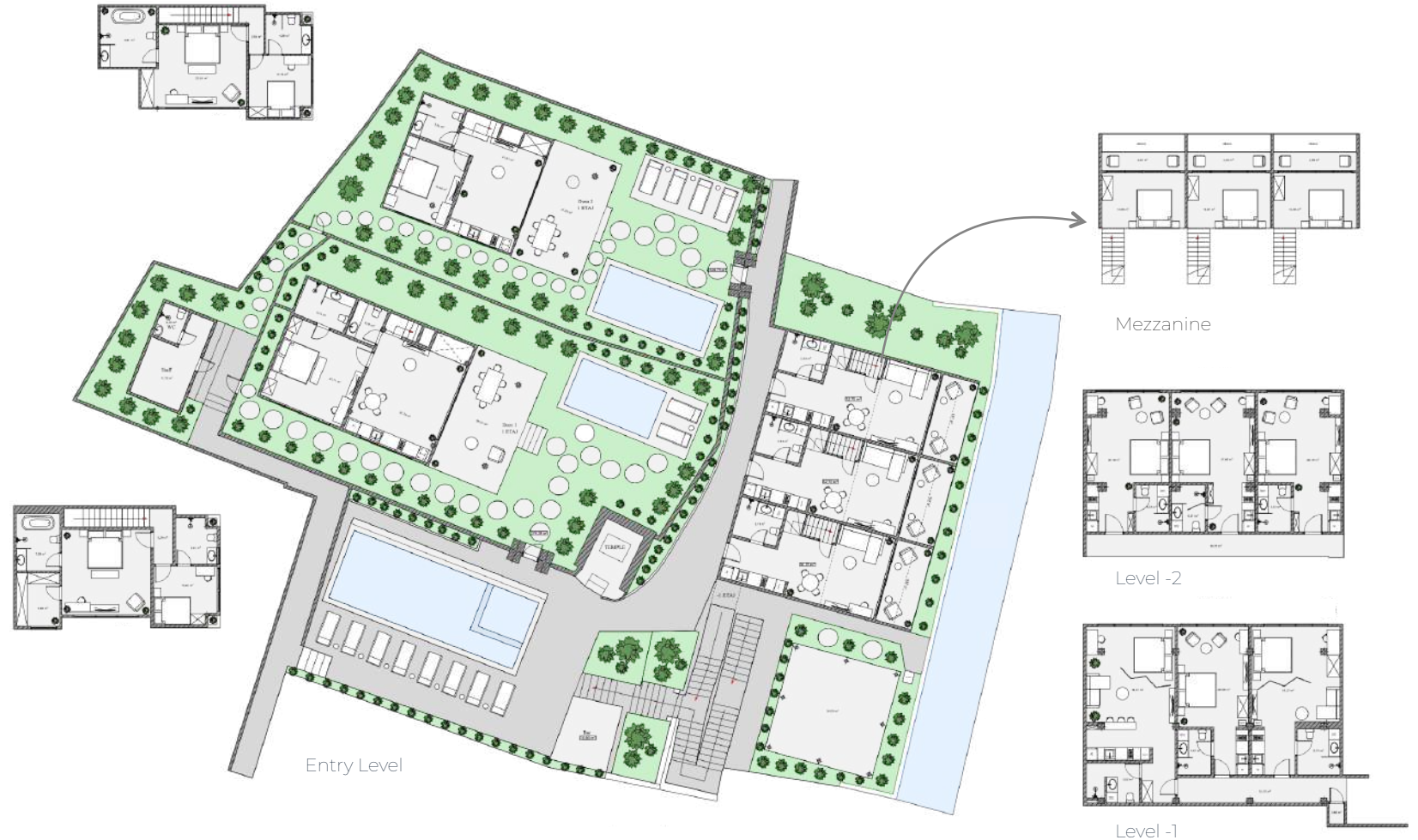
# Territory Layout

Total number of  
units: **12**

Number of  
pools: **3**

Land size: **12,55  
are**

Living  
area: **607,93 m<sup>2</sup>**





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# 3 BDR Villa Nº 1

Pre-Sale Price\*: **260 000,00 USD**

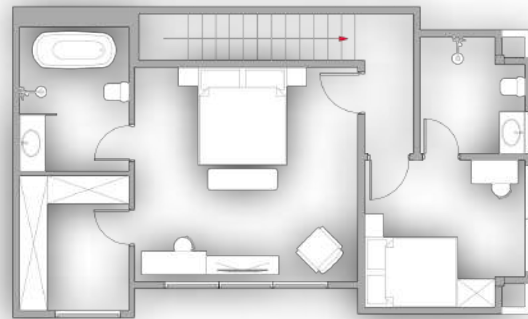
Sales Price: **350 000,00 USD**

Number of  
bedrooms: **3**

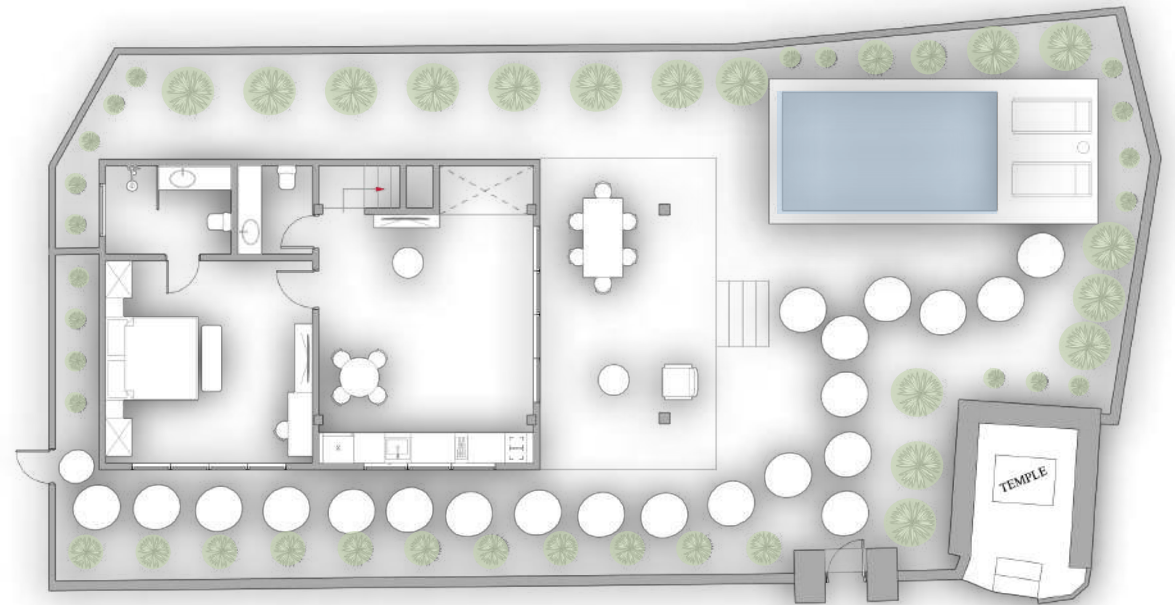
Number of  
private pools: **1**

Land size: **278,4 m<sup>2</sup>**

Living  
area: **144,2 m<sup>2</sup>**



2<sup>nd</sup> floor



1<sup>st</sup> floor

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

Villa - Nº1



Villa - Nº1



Villa - Nº1



Villa - Nº1



Villa - Nº1



# 3 BDR Villa Nº 2

Pre-Sale Price\*:

**SOLD OUT**

Sales Price:

**350 000,00 USD**

Number of  
bedrooms:

**3**

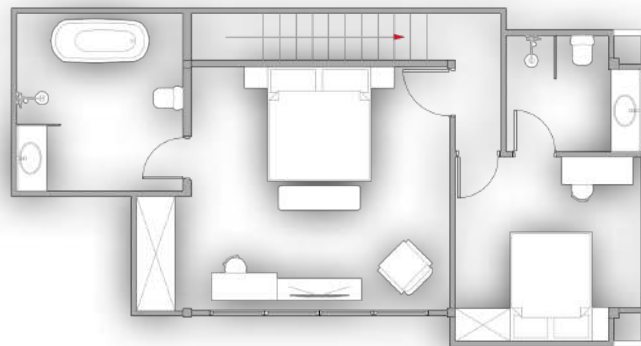
Number of  
private pools:

**1**

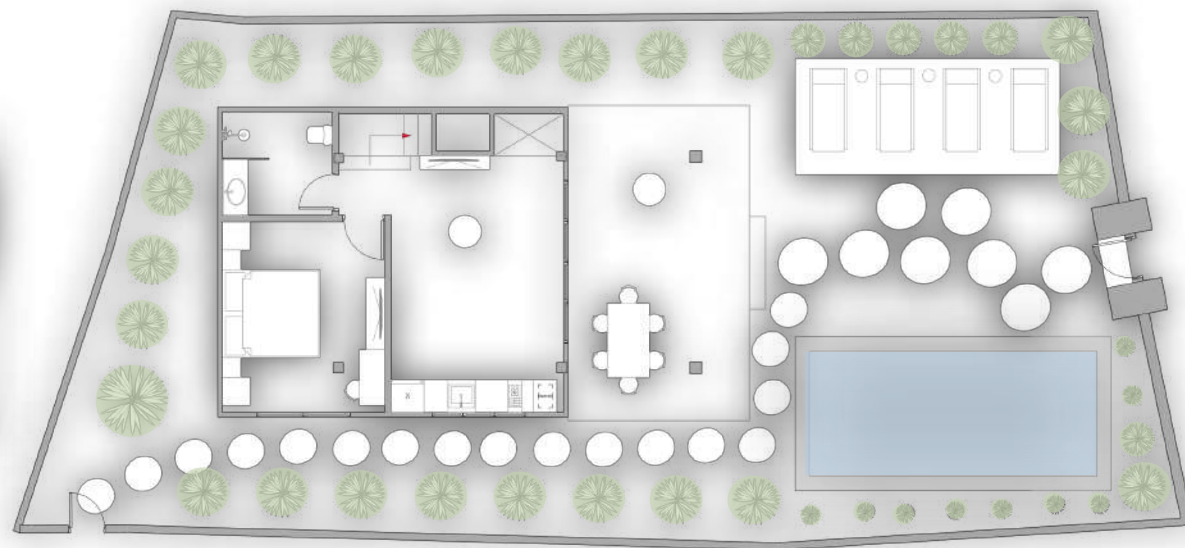
Land size: **244,7 m<sup>2</sup>**

Living  
area:

**120,3 m<sup>2</sup>**



2nd floor



1st floor

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



Villa - Nº2



Villa - №2



Villa - Nº2



Villa - Nº2



Villa - Nº2



# PRE-SALE MODEL

## Detailed Investment & Payback model

Initial Investment incl VAT: 258 064,52 USD \*

Time of leasehold: 25 years

Property Management fee	25%
Annual ROI	23%

Annual payback: 58 723,79

Interest Rate for NPV	6,0%
NPV	296 750,71
IRR	33,8%

	Pessimistic	Realistic	Optimistic
Avg load	60%	85%	90%
Net income annual	41 249,88	58 723,79	61 874,82
ROI annual	16%	23%	24%
For 7 years	288 749,17	411 066,53	433 123,76
Total + sales	608 104,01	730 421,37	752 478,60
ROI 7 years	236%	283%	292%

Rental price per villa (daily)	290,32
Maintenance costs per villa monthly	500,00

## Profit per year

January	4 867,34
February	4 235,89
March	4 551,61
April	4 867,34
May	5 183,06
June	5 498,79
July	5 498,79
August	5 498,79
September	5 183,06
October	3 920,16
November	3 920,16
December	5 498,79

\* 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: 258 064,52 USD \*

Time of leasehold: 25 years

### The return on investment in 7 years:

with sale: 730 421,37

without sale: 411 066,53



Asset growth in 7 years	30%
Renovation before sale	16 129,03
Sale price in 7 years	335 483,87

	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Initial Investment	258 064,52						
NET Cashflow from rent	58 723,79	58 723,79	58 723,79	58 723,79	58 723,79	58 723,79	58 723,79
NET Cashflow from sales							319 354,84
NET cashflow	- 199 340,73	58 723,79	58 723,79	58 723,79	58 723,79	58 723,79	378 078,63
Accumulated Cashflow	- 199 340,73	- 140 616,94	- 81 893,15	- 23 169,35	35 554,44	94 278,23	472 356,85

\* 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: 350 000 USD**

**Time of leasehold: 25 years**

Property Management fee	25%
Annual ROI	17%

**Annual payback: 58 723,79**

Interest Rate for NPV	6,0%
NPV	289 504,18
IRR	24,7%

	Pessimistic	Realistic	Optimistic
Avg load	60%	85%	90%
Net income annual	41 249,88	58 723,79	61 874,82
ROI annual	12%	17%	18%
For 7 years	288 749,17	411 066,53	433 123,76
Total + sales	727 620,14	849 937,50	871 994,73
ROI 7 years	208%	243%	249%

Rental price per villa (daily)	290,32
Maintenance costs per villa monthly	500,00

## Profit per year

January	4 867,34
February	4 235,89
March	4 551,61
April	4 867,34
May	5 183,06
June	5 498,79
July	5 498,79
August	5 498,79
September	5 183,06
October	3 920,16
November	3 920,16
December	5 498,79





# Detailed Investment & Payback model

**Initial Investment incl VAT: 350 000 USD**

**Time of leasehold: 25 years**

**The return on investment in 7 years:**

**with sale: 849 937,50**

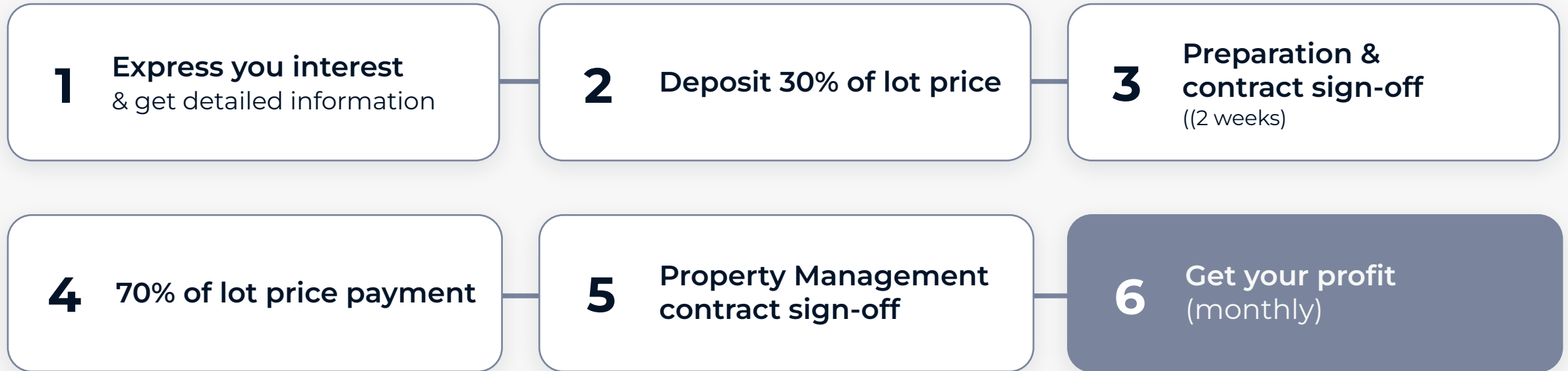
**without sale: 411 066,53**



Asset growth in 7 years	30%
Renovation before sale	16 129,03
Sale price in 7 years	455 000,00

	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Initial Investment	350 000,00						
NET Cashflow from rent	58 723,79	58 723,79	58 723,79	58 723,79	58 723,79	58 723,79	58 723,79
NET Cashflow from sales							438 870,97
NET cashflow	- 291 276,21	58 723,79	58 723,79	58 723,79	58 723,79	58 723,79	497 594,76
Accumulated Cashflow	- 291 276,21	- 232 552,42	- 173 828,63	- 115 104,84	- 56 381,05	2 342,74	499 937,50

# 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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