



**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)

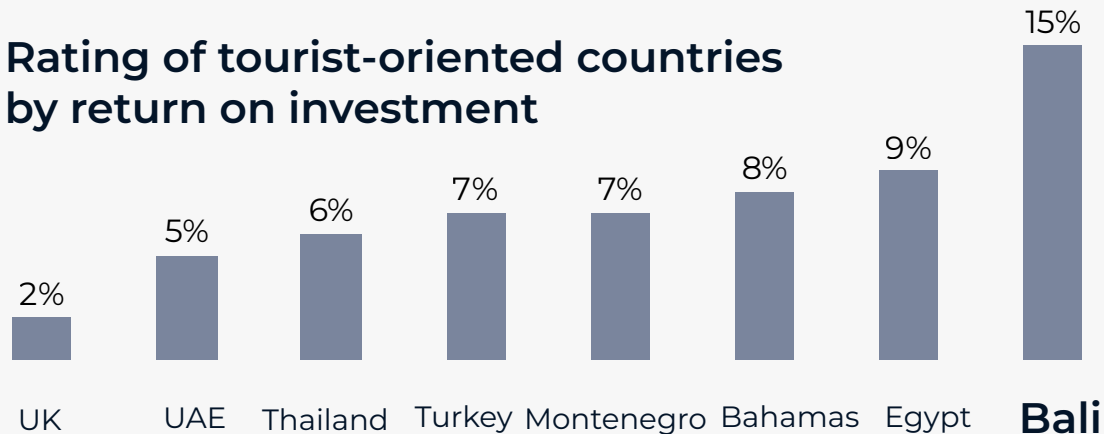
**70-85%**

property occupation

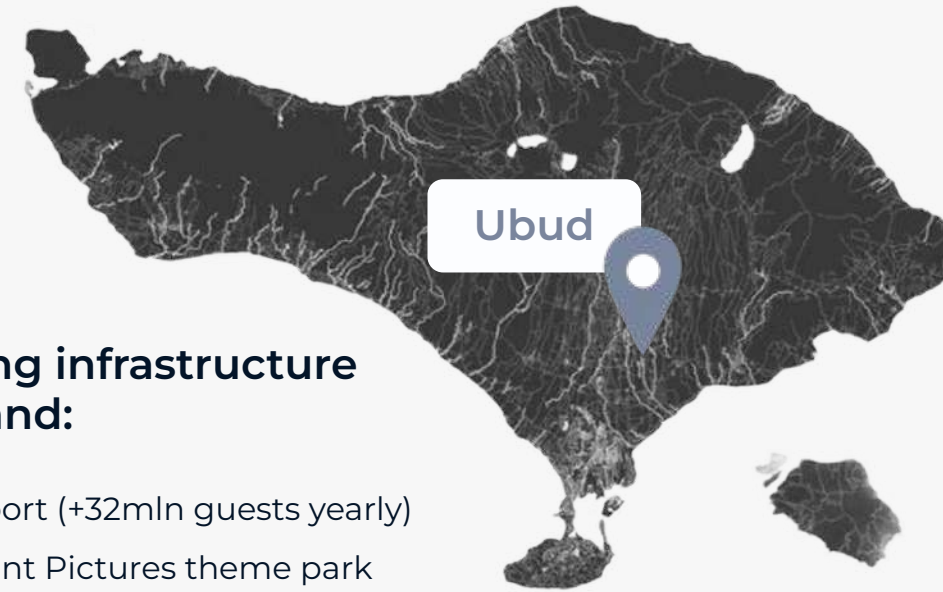
**1,83% per year**

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**



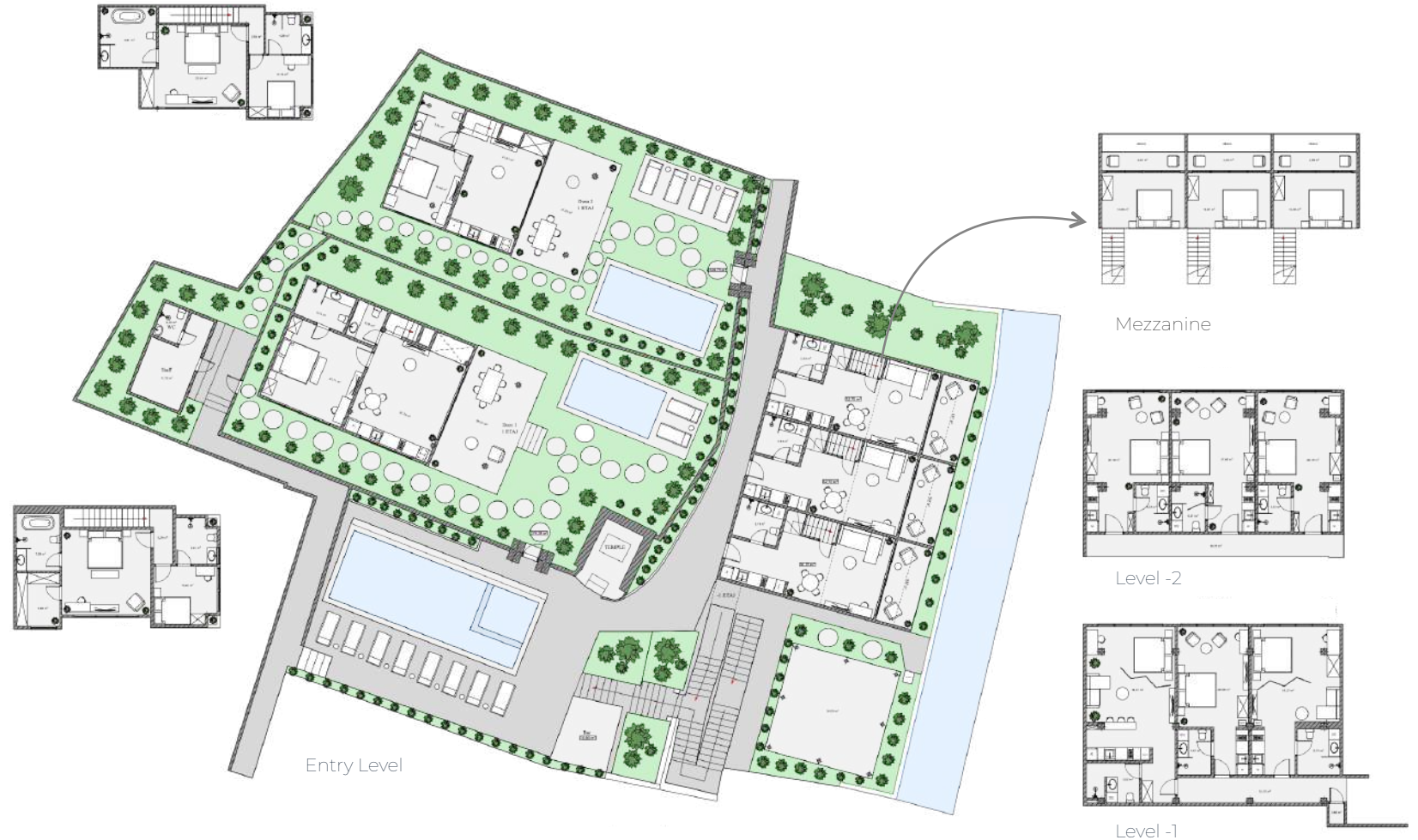
# Territory Layout

Total number of  
units: **12**

Number of  
pools: **3**

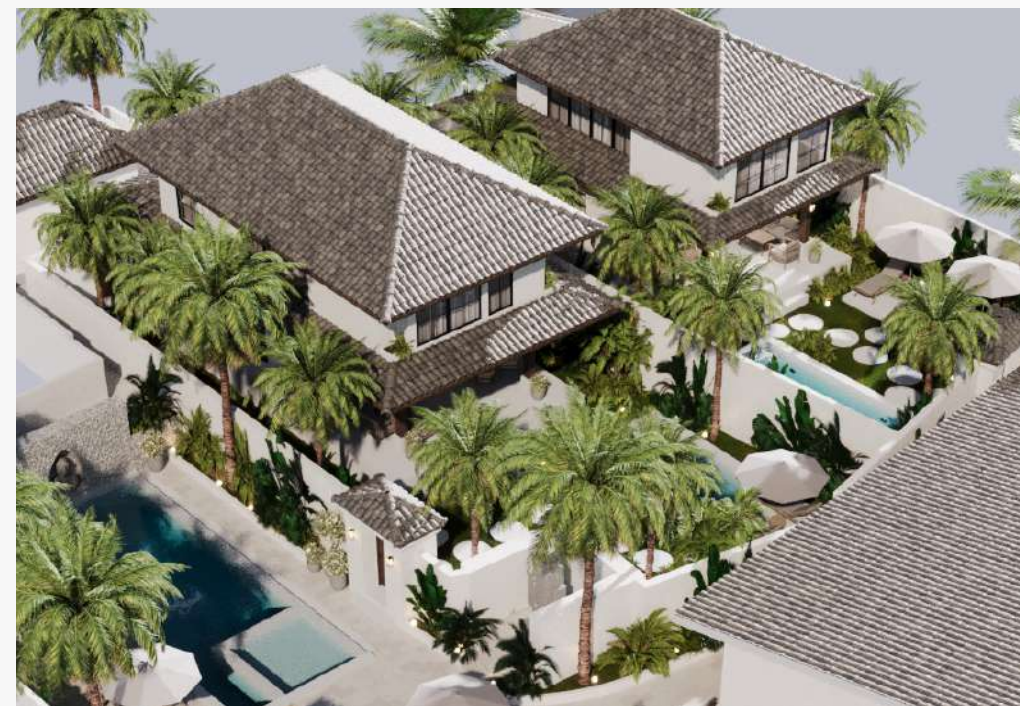
Land size: **12.55  
are**

Living  
area: **607.93 m<sup>2</sup>**





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# Apartments

## Nº 7, 8, 9

Pre-Sale Price\*: **102 580,00 USD**

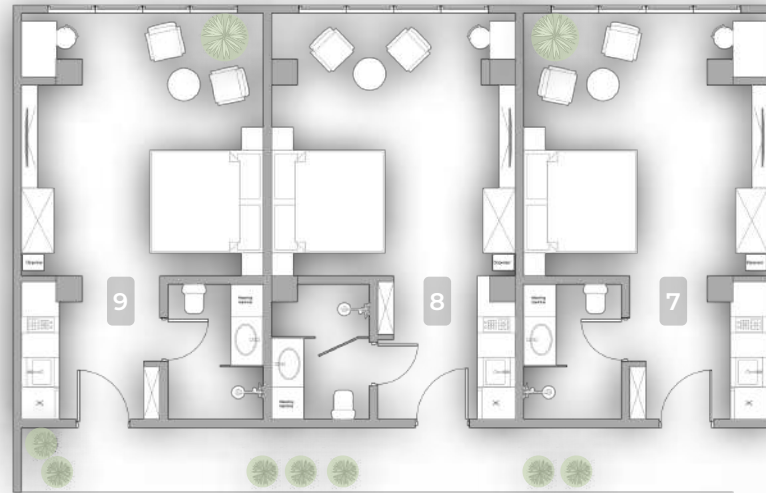
Sales Price: **135 000,00 USD**

Number of  
bedrooms: **1**

Number of  
common pools: **1**

Land size: **12,55 are**

Living  
area: **32,61 m<sup>2</sup>**



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

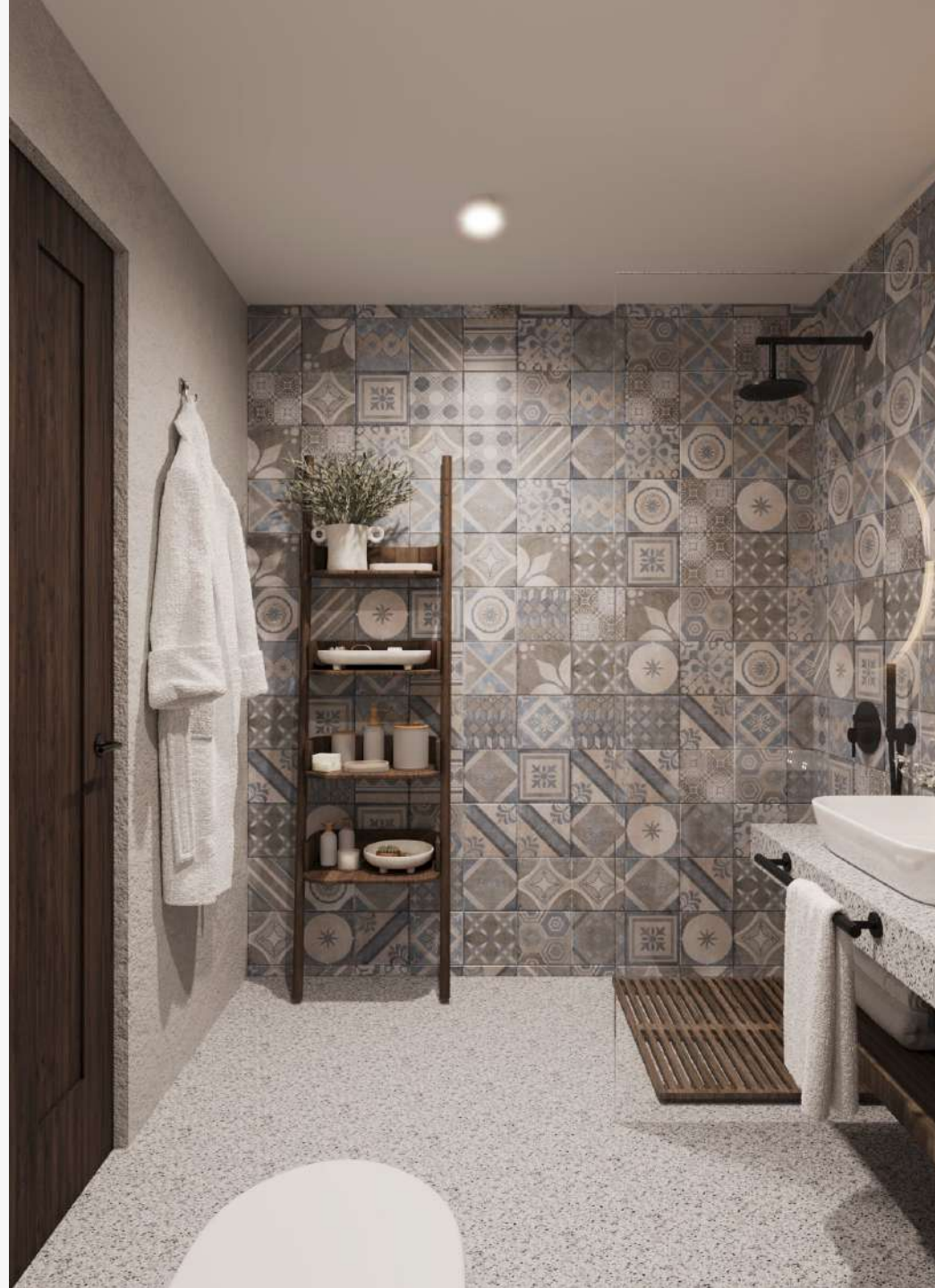
# Apartments - Nº 7, 8



Apartment - № 9



Apartments - Nº 7, 8, 9



# PRE-SALE MODEL

## Detailed Investment & Payback model

Initial Investment incl VAT: 102 580,65 USD \*

Time of leasehold: 25 years

Property Management fee	25%
Annual ROI	22%

Annual payback: 22 766,13

Interest Rate for NPV	6,0%
NPV	101 304,51
IRR	31,1%

	Pessimistic	Realistic	Optimistic
Avg load	60%	85%	90%
Net income annual	15 991,82	22 766,13	23 987,73
ROI annual	16%	22%	23%
For 7 years	111 942,72	159 362,90	167 914,08
Total + sales	218 684,66	266 104,84	274 656,02
ROI 7 years	213%	259%	268%

Rental price per villa (daily)	129,03
Maintenance costs per villa monthly	500,00

## Profit per year

January	1 885,48
February	1 604,84
March	1 745,16
April	1 885,48
May	2 025,81
June	2 166,13
July	2 166,13
August	2 166,13
September	2 025,81
October	1 464,52
November	1 464,52
December	2 166,13



\* 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: 102 580,65 USD \*

Time of leasehold: 25 years

### The return on investment in 7 years:

with sale: 266 104,84

without sale: 159 362,90

Asset growth in 7 years	30%
Renovation before sale	26 612,90
Sale price in 7 years	133 354,84



	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Initial Investment	102 580,65						
NET Cashflow from rent	22 766,13	22 766,13	22 766,13	22 766,13	22 766,13	22 766,13	22 766,13
NET Cashflow from sales							106 741,94
NET cashflow	- 79 814,52	22 766,13	22 766,13	22 766,13	22 766,13	22 766,13	129 508,06
Accumulated Cashflow	- 79 814,52	- 57 048,39	- 34 282,26	- 11 516,13	11 250,00	34 016,13	163 524,19

\* 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:** 135 000 USD

**Time of leasehold:** 25 years

Property Management fee	25%
Annual ROI	17%

**Annual payback:** 22 766,13

Interest Rate for NPV	6,0%
NPV	98 749,15
IRR	23,3%

	Pessimistic	Realistic	Optimistic
Avg load	60%	85%	90%
Net income annual	15 991,82	22 766,13	23 987,73
ROI annual	12%	17%	18%
For 7 years	111 942,72	159 362,90	167 914,08
Total + sales	260 829,82	308 250,00	316 801,18
ROI 7 years	193%	228%	235%

Rental price per villa (daily)	129,03
Maintenance costs per villa monthly	500,00

## Profit per year

January	1 885,48
February	1 604,84
March	1 745,16
April	1 885,48
May	2 025,81
June	2 166,13
July	2 166,13
August	2 166,13
September	2 025,81
October	1 464,52
November	1 464,52
December	2 166,13





# Detailed Investment & Payback model

**Initial Investment incl VAT:** 135 000 USD

**Time of leasehold:** 25 years

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

**with sale:** 308 250,00

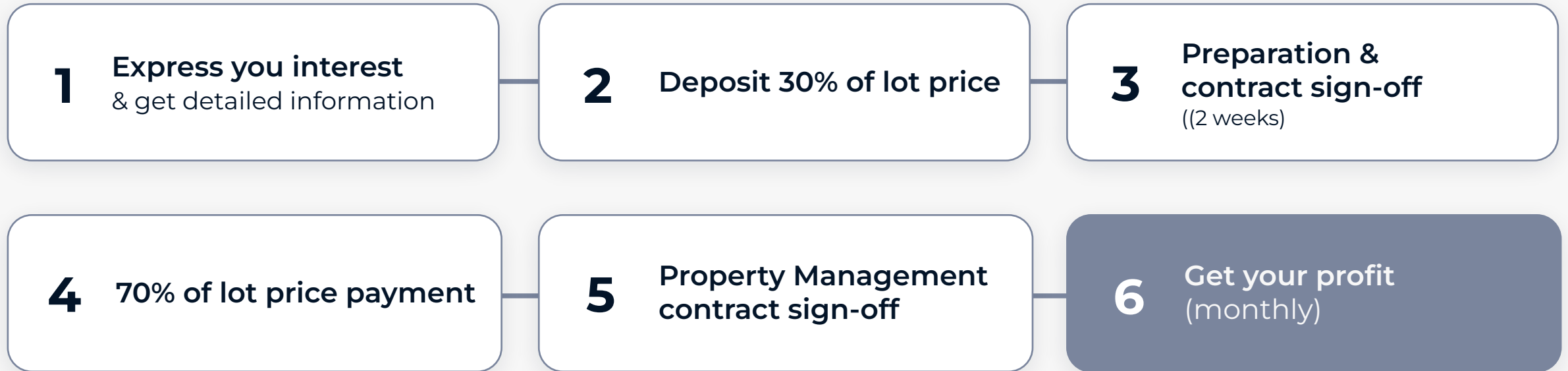
**without sale:** 159 362,90



Asset growth in 7 years	30%
Renovation before sale	26 612,90
Sale price in 7 years	175 500,00

	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Initial Investment	135 000,00						
NET Cashflow from rent	22 766,13	22 766,13	22 766,13	22 766,13	22 766,13	22 766,13	22 766,13
NET Cashflow from sales							148 887,10
NET cashflow	- 112 233,87	22 766,13	22 766,13	22 766,13	22 766,13	22 766,13	171 653,23
Accumulated Cashflow	- 112 233,87	- 89 467,74	- 66 701,61	- 43 935,48	- 21 169,35	1 596,77	173 250,00

# 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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