

Investment Proposal

Suweta Complex



EVDEkimi
REAL ESTATES

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

20%

land & property growth y2y

Nº7

worldwide in growing GDP

By 2030,

the leader in the ranking of emerging economies

4th place

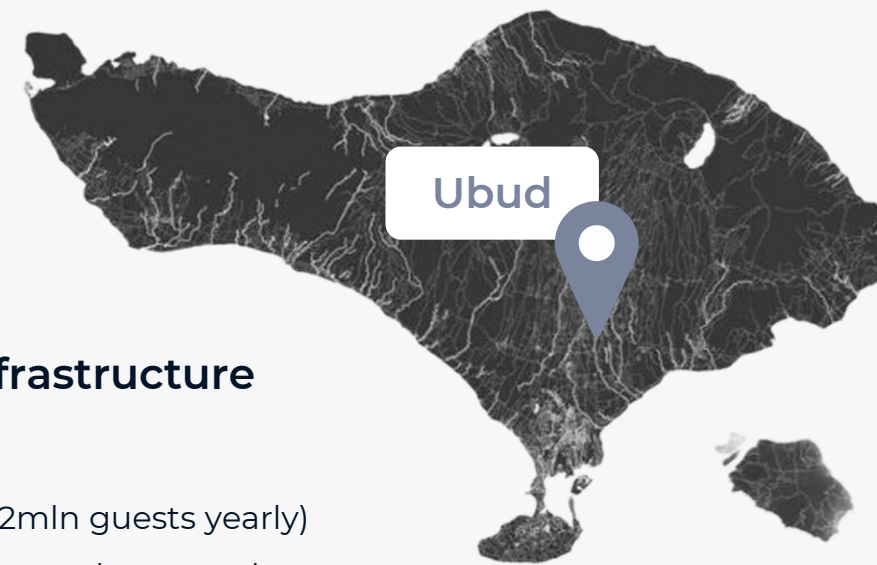
in terms of population in the world (273 million people)

70-85%

property occupation

1,83% per year

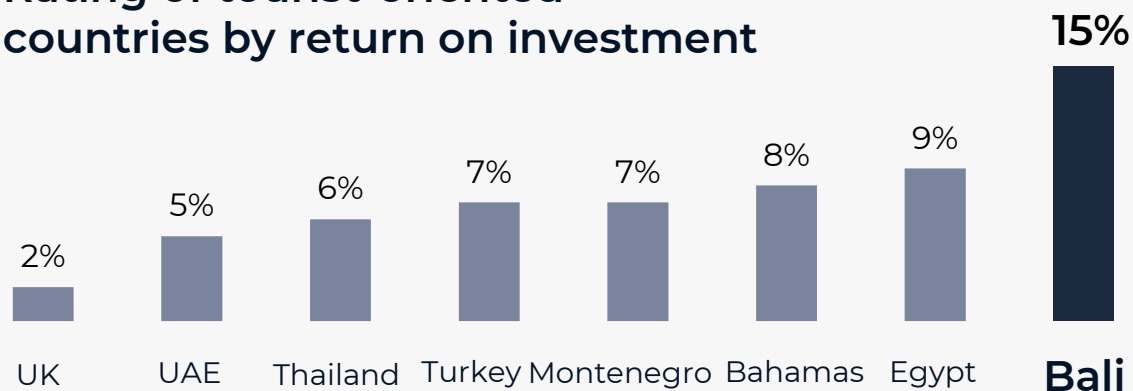
one of the world's lowest inflation rates



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

Rating of tourist-oriented countries by return on investment



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

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



Villas in Ubud are a profitable investment



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
- ✓ Payback of Y1 bottom line fixed
- ✓ Load rate: 78%
- ✓ Full insurance of the property

Our Approach

We transform real estate into profitable, high-yield assets

01
We acquire properties



02
Undertake renovations



03
Establish operational management

As a potential co-investor, you have an exclusive opportunity to participate in the early stages of property acquisition and renovation. We will manage all subsequent processes, including sales and the launch of properties into operation

Investment Terms

The minimum investment amount is \$500,000, which will secure you shares in the project at a pre-sale price under the investment agreement

EVDEkimi will use these funds to implement projects, with all property selections pre-approved by you as an investor

We offer a guaranteed return on investment of 30% within 12 months from the date of signing the agreement, which will be realized after the sale of the assets





Options for Interaction After the Investment Period Ends

Three months before the end of the 12-month investment period, you will be able to choose one of the following options:

01 Conversion to Assets

Convert your entire investment into assets by transferring the lease rights of completed properties into your name, allowing you to earn rental income from these properties

02 Reinvestment of Profits

Withdraw a profit of 30%, while reinvesting the principal amount into a new project

03 Full Withdrawal

Withdraw both your initial investment and a profit of 30% in full

About the Project

Suweta Complex by EVDEkimi

Direct view of the jungle, 5 minutes to the center of Ubud and PARQ

20 villas and apartments

have been built in the Suweta Complex. The complex consists of a total of 6 two-bedroom and 3 one-bedroom townhouses, one three-bedroom and one five-bedroom villa, 8 apartments, and one two-bedroom penthouse

The complex features all the infrastructure for comfortable living

Investment property in Suweta Complex is suitable not only for short-term rentals but also for long-term leases



On-site Infrastructure

Swimming pools

1 communal pool

11 private pools

Gym

Yoga Chalet

Indoor and outdoor coworking

Choose between working in an air-conditioned space or working outdoors

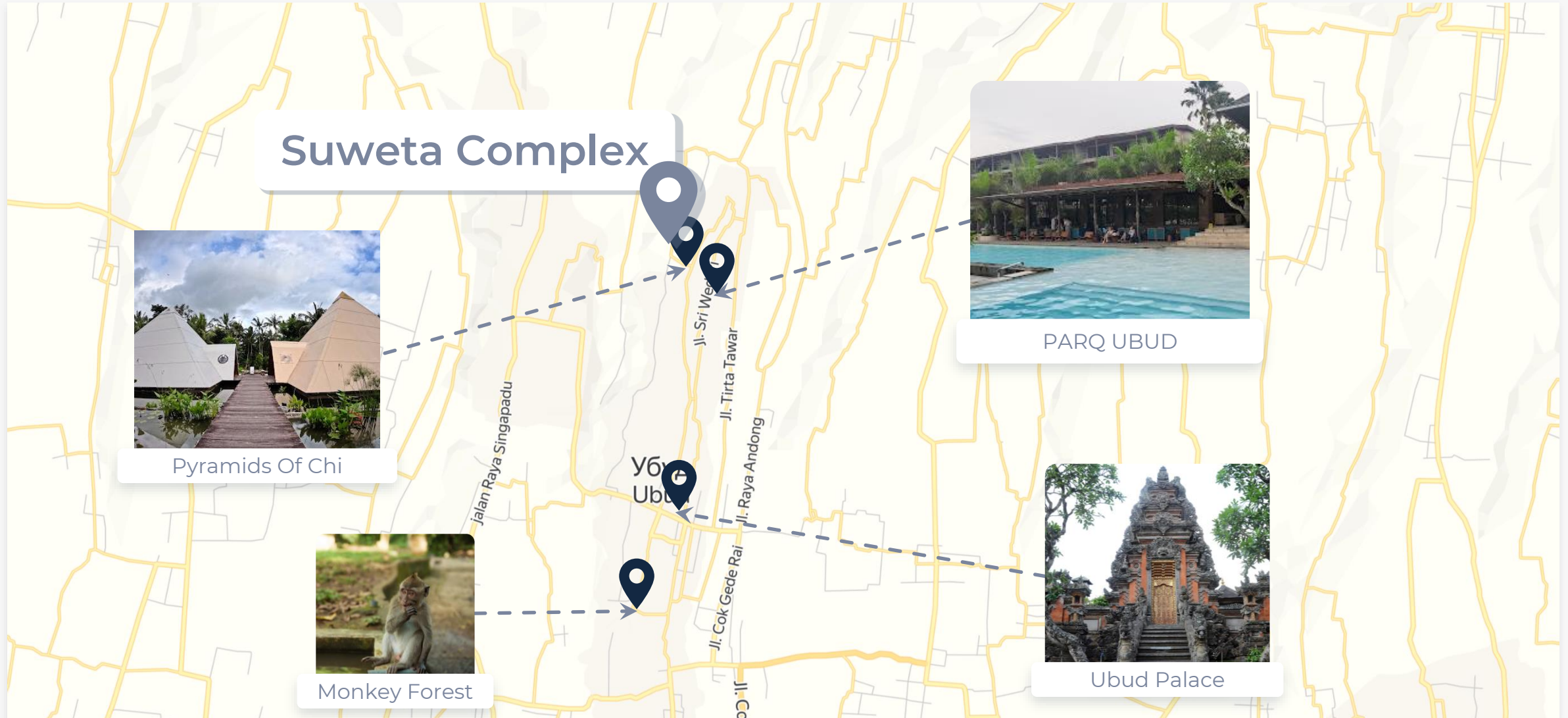


Restaurant

Cozy atmosphere and stylish interior. Suitable for both family gatherings and business meetings

Prime Location

The famous Chi pyramid complex is nearby



Master Plan of Suweta Complex

Plot area: **32,116 are**

Apartments: **8**

Penthouse: **1**

Villas: **2**

Townhouses: **9**



Master Plan of Suweta Complex

Plot area: **32,116 are**

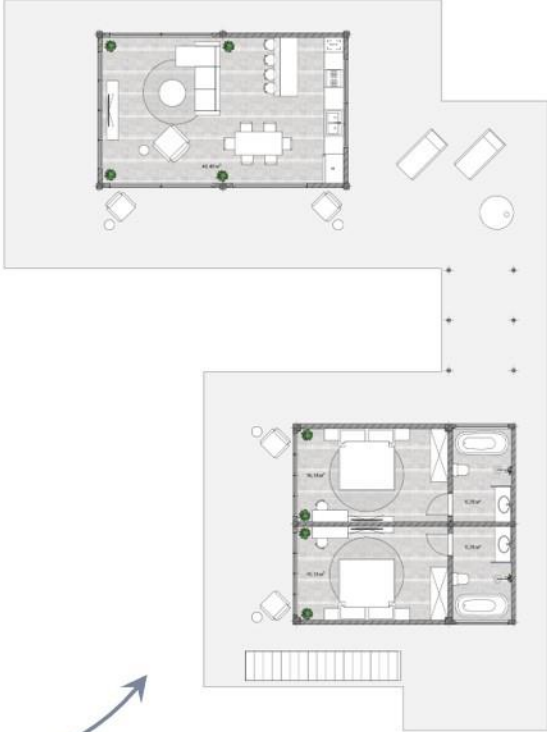
Apartments: **8**

Penthouse: **1**

Villas: **2**

Townhouses: **9**

2nd floor



3rd floor

Suweta Complex

1 bedroom townhouse

Pre-Sale Price: **161 000 USD***

Sales Price: **230 000 USD**

7 Years payback
(incl. exit):

528 084,45 USD

Total number
of rooms:

1

Number
of pools:

1

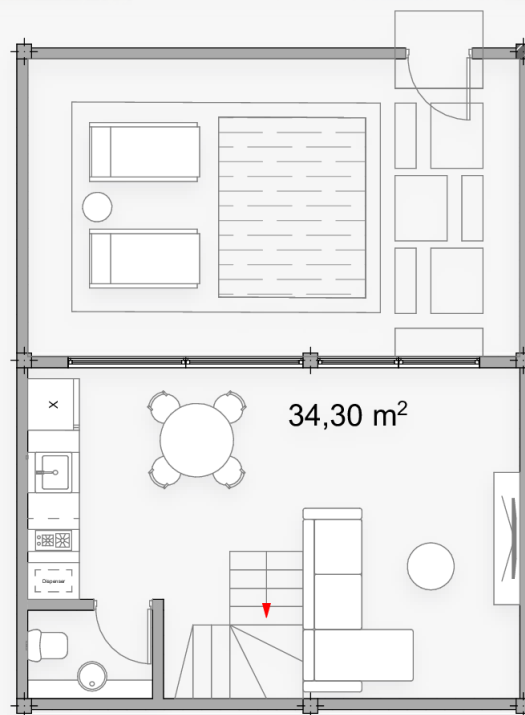
Living
area:

73,3 m²

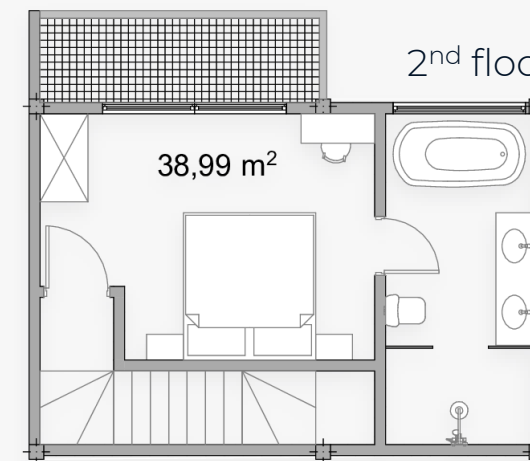
Land
size:

58,29 m²

1st floor

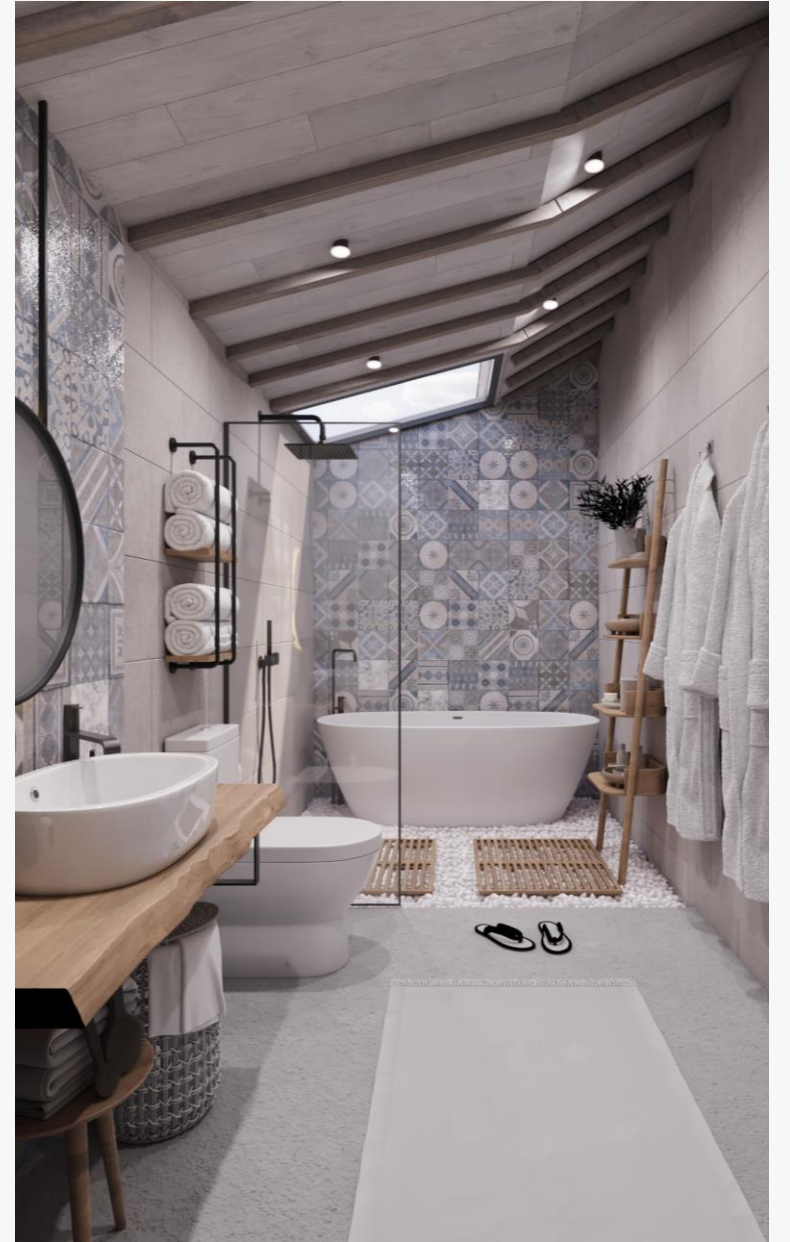


2nd floor



*Pre-sale price is valid on the condition of full payment no later than 30 days before the end of renovations.

1 bedroom townhouse



Visuals are for informational purposes only. Final versions are in development

PRE-SALE Plan

Detailed Investment & Payback model



Annual net income:
35 949,19 USD

IRR
36,8%

Annual ROI:
22%

NPV (6%):
232 643,77 USD

Rental price per villa (daily)	193,55
Property Management fee	25%
Maintenance costs per villa monthly	600
Asset growth in 7 years	25%
Renovation before sale	11 059,91
Sale price in 7 years	287 500,00

	Pessimistic	Realistic	Optimistic
Avg load	60%	85%	90%
Net income annual	25 252,12	35 949,19	37 878,17
ROI annual	16%	22%	24%
For 7 years	176 764,82	251 644,35	265 147,22
Total + sales	453 204,91	528 084,45	541 587,31
ROI 7 years	281%	328%	336%

Profit per year	
January	2 978,23
February	2 557,26
March	2 767,74
April	2 978,23
May	3 188,71
June	3 399,19
July	3 399,19
August	3 399,19
September	3 188,71
October	2 346,77
November	2 346,77
December	3 399,19

	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Initial Investment	161 000,00						
NET Cashflow from rent	35 949,19	35 949,19	35 949,19	35 949,19	35 949,19	35 949,19	35 949,19
NET Cashflow from sales							276 440,09
NET cashflow	125 050,81	35 949,19	35 949,19	35 949,19	35 949,19	35 949,19	312 389,29
Accumulated Cashflow	125 050,81	89 101,61	53 152,42	17 203,23	18 745,97	54 695,16	367 084,45

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Detailed Investment & Payback model

Rental price per villa (daily)	193,55
Property Management fee	25%
Maintenance costs per villa monthly	600
Asset growth in 7 years	25%
Renovation before sale	11 059,91
Sale price in 7 years	287 500,00

	Pessimistic	Realistic	Optimistic
Avg load	60%	85%	90%
Net income annual	25 252,12	35 949,19	37 878,17
ROI annual	11%	16%	16%
For 7 years	176 764,82	251 644,35	265 147,22
Total + sales	453 204,91	528 084,45	541 587,31
ROI 7 years	197%	230%	235%

Profit per year	
January	2 978,23
February	2 557,26
March	2 767,74
April	2 978,23
May	3 188,71
June	3 399,19
July	3 399,19
August	3 399,19
September	3 188,71
October	2 346,77
November	2 346,77
December	3 399,19

Annual net income:
35 949,19 USD

IRR:
22,5%

Annual ROI:
16%

NPV (6%):
167 549,43 USD

	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Initial Investment	230 000,00						
NET Cashflow from rent	35 949,19	35 949,19	35 949,19	35 949,19	35 949,19	35 949,19	35 949,19
NET Cashflow from sales							276 440,09
NET cashflow	194 050,81	35 949,19	35 949,19	35 949,19	35 949,19	35 949,19	312 389,29
Accumulated Cashflow	194 050,81	158 101,61	122 152,42	86 203,23	50 254,03	14 304,84	298 084,45

Suweta Complex

2 bedroom townhouse Type A

Pre-Sale Price: **171 500 USD***
Sales Price: **245 000 USD**

7 Years payback
(incl. exit):

644 866,13 USD

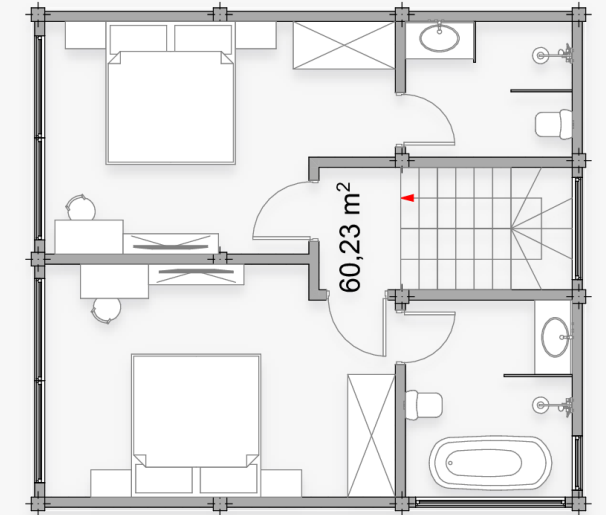
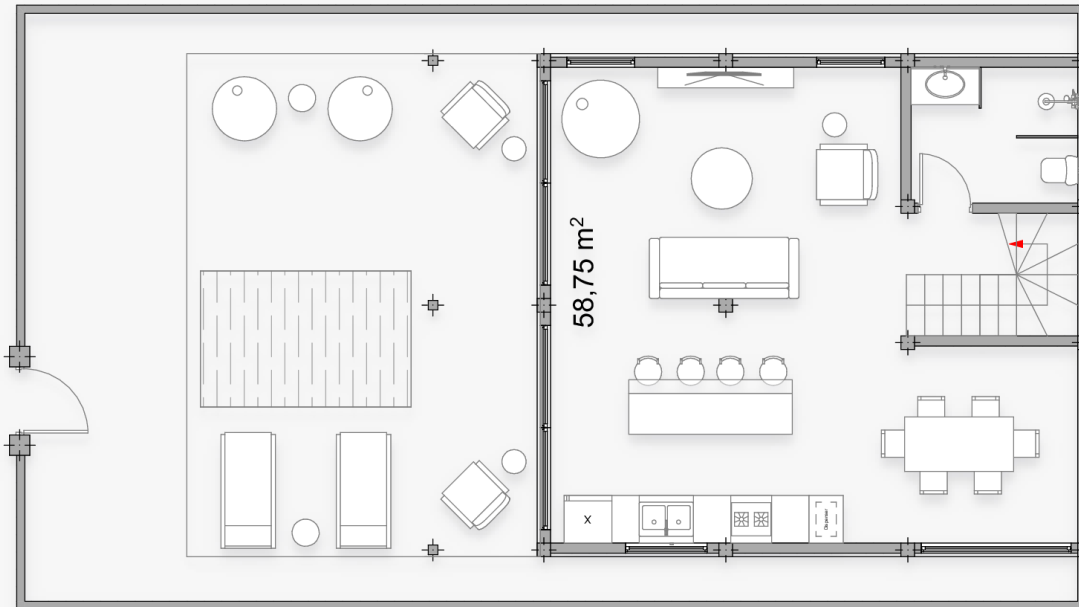
Total number
of rooms: **2**

Number
of pools: **1**

Living
area: **119 m²**

Land
size: **133-147 m²**

1st floor



2nd floor

*Pre-sale price is valid on the condition of full payment no later than 30 days before the end of renovations.

Suweta Complex

2 bedroom townhouse Type B

Pre-Sale Price: **171 500 USD***
Sales Price: **245 000 USD**

7 Years payback
(incl. exit):

644 866,13 USD

Total number
of rooms: **2**

Number
of pools: **1**

Living
area: **96,25 m²**

Land
size: **127,97 m²**



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2 bedroom townhouse



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PRE-SALE Plan

Detailed Investment & Payback model



Annual net income:
50 332,26 USD

IRR:
48,6%

Annual ROI:
29%

NPV (6%):
313 737,43 USD

Rental price per villa (daily)	258,06
Property Management fee	25%
Maintenance costs per villa monthly	600
Asset growth in 7 years	25%
Renovation before sale	13 709,68
Sale price in 7 years	306 250,00

	Pessimistic	Realistic	Optimistic
Avg load	60%	85%	90%
Net income annual	35 355,34	50 332,26	53 033,01
ROI annual	21%	29%	31%
For 7 years	247 487,40	352 325,81	371 231,09
Total + sales	540 027,72	644 866,13	663 771,42
ROI 7 years	315%	376%	387%

Profit per year	
January	4 170,97
February	3 609,68
March	3 890,32
April	4 170,97
May	4 451,61
June	4 732,26
July	4 732,26
August	4 732,26
September	4 451,61
October	3 329,03
November	3 329,03
December	4 732,26

	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Initial Investment	171 500,00						
NET Cashflow from rent	50 332,26	50 332,26	50 332,26	50 332,26	50 332,26	50 332,26	50 332,26
NET Cashflow from sales							292 540,32
NET cashflow	121 167,74	50 332,26	50 332,26	50 332,26	50 332,26	50 332,26	342 872,58
Accumulated Cashflow	121 167,74	70 835,48	20 503,23	29 829,03	80 161,29	130 493,55	473 366,13

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Detailed Investment & Payback model

Rental price per villa (daily)	258,06
Property Management fee	25%
Maintenance costs per villa monthly	600
Asset growth in 7 years	25%
Renovation before sale	13 709,68
Sale price in 7 years	306 250,00

Profit per year	
January	4 170,97
February	3 609,68
March	3 890,32
April	4 170,97
May	4 451,61
June	4 732,26
July	4 732,26
August	4 732,26
September	4 451,61
October	3 329,03
November	3 329,03
December	4 732,26

Annual net income:
50 332,26 USD

IRR:
29,8%

Annual ROI:
21%

NPV (6%):
244 397,81 USD

	Pessimistic	Realistic	Optimistic
Avg load	60%	85%	90%
Net income annual	35 355,34	50 332,26	53 033,01
ROI annual	14%	21%	22%
For 7 years	247 487,40	352 325,81	371 231,09
Total + sales	540 027,72	644 866,13	663 771,42
ROI 7 years	220%	263%	271%

	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Initial Investment	245 000,00						
NET Cashflow from rent	50 332,26	50 332,26	50 332,26	50 332,26	50 332,26	50 332,26	50 332,26
NET Cashflow from sales							292 540,32
NET cashflow	194 667,74	50 332,26	50 332,26	50 332,26	50 332,26	50 332,26	342 872,58
Accumulated Cashflow	194 667,74	144 335,48	94 003,23	43 670,97	6 661,29	56 993,55	399 866,13

Suweta Complex 3 bedroom villa

Pre-Sale Price: **245 000 USD***
Sales Price: **350 000 USD**

7 Years payback
(incl. exit):

914 706,05 USD

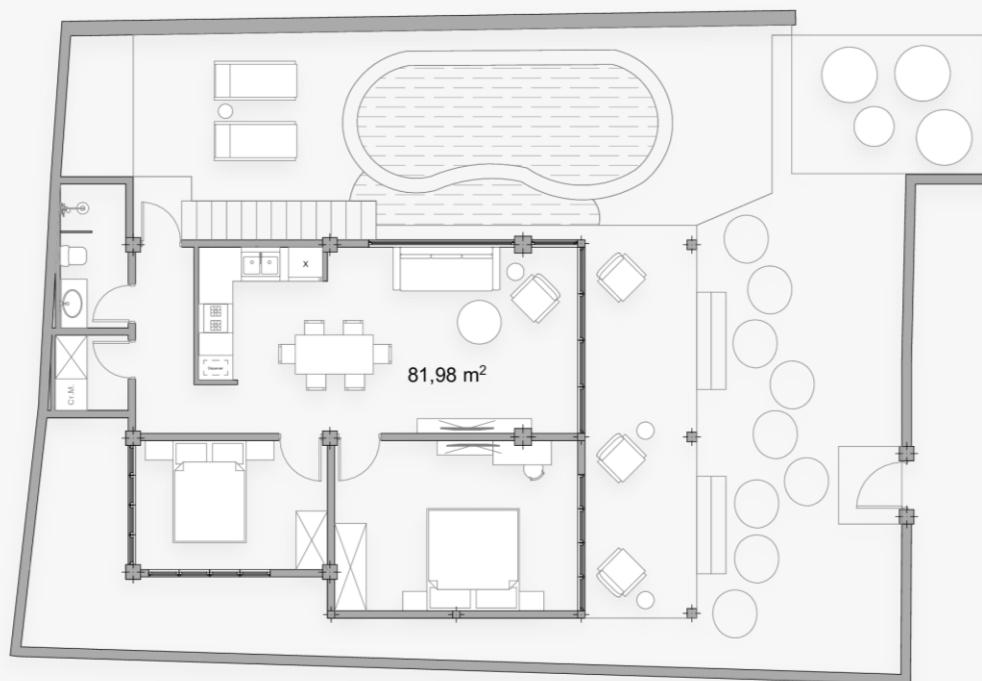
Total number
of rooms: **3**

Number
of pools: **1**

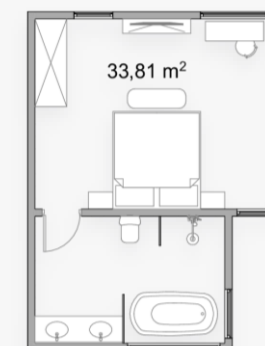
Living
area: **115,8 m²**

Land
size: **232,96 m²**

1st floor



2nd floor



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3 bedroom villa



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PRE-SALE Plan

Detailed Investment & Payback model



Annual net income:
70 706,85 USD

IRR:
47,7%

Annual ROI:
29%

NPV (6%):
442 743,65 USD

Rental price per villa (daily)	354,84
Property Management fee	25%
Maintenance costs per villa monthly	700
Asset growth in 7 years	25%
Renovation before sale	17 741,94
Sale price in 7 years	437 500,00

	Pessimistic	Realistic	Optimistic
Avg load	60%	85%	90%
Net income annual	49 667,25	70 706,85	74 500,88
ROI annual	20%	29%	30%
For 7 years	347 670,78	494 947,98	521 506,17
Total + sales	767 428,84	914 706,05	941 264,23
ROI 7 years	313%	373%	384%

Profit per year	
January	5 860,08
February	5 088,31
March	5 474,19
April	5 860,08
May	6 245,97
June	6 631,85
July	6 631,85
August	6 631,85
September	6 245,97
October	4 702,42
November	4 702,42
December	6 631,85

	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Initial Investment	245 000,00						
NET Cashflow from rent	70 706,85	70 706,85	70 706,85	70 706,85	70 706,85	70 706,85	70 706,85
NET Cashflow from sales							419 758,06
NET cashflow	174 293,15	70 706,85	70 706,85	70 706,85	70 706,85	70 706,85	490 464,92
Accumulated Cashflow	174 293,15	103 586,29	32 879,44	37 827,42	108 534,27	179 241,13	669 706,05

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Detailed Investment & Payback model

Rental price per villa (daily)	354,84
Property Management fee	25%
Maintenance costs per villa monthly	700
Asset growth in 7 years	25%
Renovation before sale	17 741,94
Sale price in 7 years	437 500,00

	Pessimistic	Realistic	Optimistic
Avg load	60%	85%	90%
Net income annual	49 667,25	70 706,85	74 500,88
ROI annual	14%	20%	21%
For 7 years	347 670,78	494 947,98	521 506,17
Total + sales	767 428,84	914 706,05	941 264,23
ROI 7 years	219%	261%	269%

Profit per year	
January	5 860,08
February	5 088,31
March	5 474,19
April	5 860,08
May	6 245,97
June	6 631,85
July	6 631,85
August	6 631,85
September	6 245,97
October	4 702,42
November	4 702,42
December	6 631,85

Annual net income:
70 706,85 USD

IRR:
29,3%

Annual ROI:
20%

NPV (6%):
343 687,04 USD

	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Initial Investment	350 000,00						
NET Cashflow from rent	70 706,85	70 706,85	70 706,85	70 706,85	70 706,85	70 706,85	70 706,85
NET Cashflow from sales							419 758,06
NET cashflow	279 293,15	70 706,85	70 706,85	70 706,85	70 706,85	70 706,85	490 464,92
Accumulated Cashflow	279 293,15	208 586,29	137 879,44	67 172,58	3 534,27	74 241,13	564 706,05

Suweta Complex

5 bedroom villa

Pre-Sale Price: **350 000 USD***
Sales Price: **500 000 USD**

7 Years payback
(incl. exit):

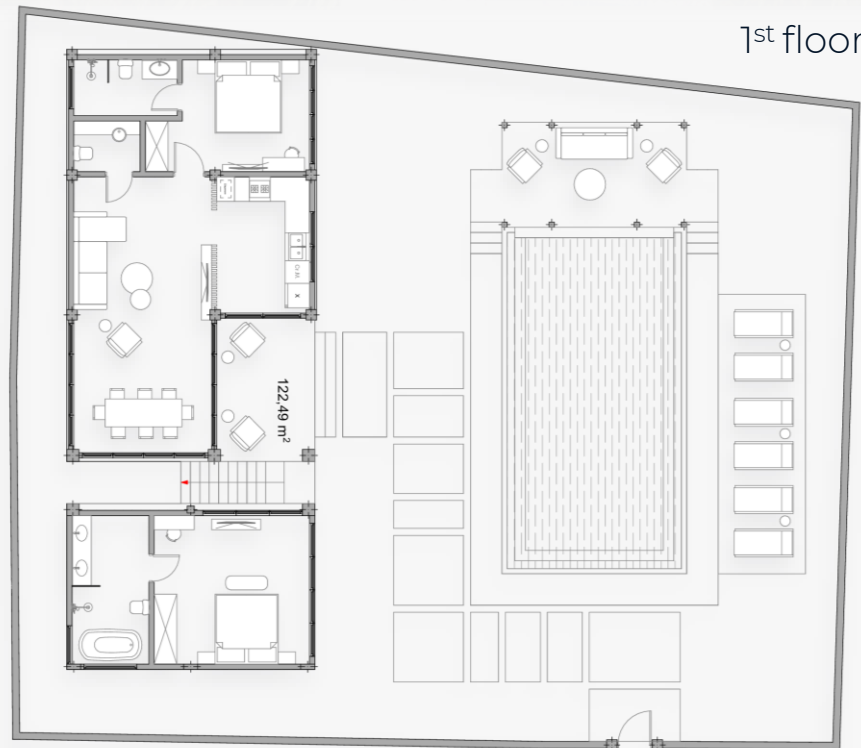
1 235 688,44 USD

Total number
of rooms: **5**

Number
of pools: **1**

Living
area: **246,9 m²**

Land
size: **457,41 m²**



2nd floor

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5 bedroom villa



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PRE-SALE Plan

Detailed Investment & Payback model



Annual net income:
91 081,45 USD

IRR:
42,7%

Annual ROI:
26%

NPV (6%):
576 045,54 USD

Rental price per villa (daily)	451,61
Property Management fee	25%
Maintenance costs per villa monthly	800
Asset growth in 7 years	25%
Renovation before sale	26 881,72
Sale price in 7 years	625 000,00

	Pessimistic	Realistic	Optimistic
Avg load	60%	85%	90%
Net income annual	63 979,17	91 081,45	95 968,75
ROI annual	18%	26%	27%
For 7 years	447 854,16	637 570,16	671 781,24
Total + sales	1 045 972,44	1 235 688,44	1 269 899,52
ROI 7 years	299%	353%	363%

Profit per year	
January	7 549,19
February	6 566,94
March	7 058,06
April	7 549,19
May	8 040,32
June	8 531,45
July	8 531,45
August	8 531,45
September	8 040,32
October	6 075,81
November	6 075,81
December	8 531,45

	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Initial Investment	350 000,00						
NET Cashflow from rent	91 081,45	91 081,45	91 081,45	91 081,45	91 081,45	91 081,45	91 081,45
NET Cashflow from sales							598 118,28
NET cashflow	258 918,55	91 081,45	91 081,45	91 081,45	91 081,45	91 081,45	689 199,73
Accumulated Cashflow	258 918,55	167 837,10	76 755,65	14 325,81	105 407,26	196 488,71	885 688,44

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Detailed Investment & Payback model

Rental price per villa (daily)	451,61
Property Management fee	25%
Maintenance costs per villa monthly	800
Asset growth in 7 years	25%
Renovation before sale	26 881,72
Sale price in 7 years	625 000,00

	Pessimistic	Realistic	Optimistic
Avg load	60%	85%	90%
Net income annual	63 979,17	91 081,45	95 968,75
ROI annual	13%	18%	19%
For 7 years	447 854,16	637 570,16	671 781,24
Total + sales	1 045 972,44	1 235 688,44	1 269 899,52
ROI 7 years	209%	247%	254%

Profit per year	
January	7 549,19
February	6 566,94
March	7 058,06
April	7 549,19
May	8 040,32
June	8 531,45
July	8 531,45
August	8 531,45
September	8 040,32
October	6 075,81
November	6 075,81
December	8 531,45

Annual net income:
91 081,45 USD

IRR:
26,3%

Annual ROI:
18%

NPV (6%):
434 536,11 USD

	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Initial Investment	500 000,00						
NET Cashflow from rent	91 081,45	91 081,45	91 081,45	91 081,45	91 081,45	91 081,45	91 081,45
NET Cashflow from sales							598 118,28
NET cashflow	408 918,55	91 081,45	91 081,45	91 081,45	91 081,45	91 081,45	689 199,73
Accumulated Cashflow	408 918,55	226 755,65	135 674,19	44 592,74	46 488,71	735 688,44	226 755,65

Suweta Complex

1 bedroom apartments

Pre-Sale Price: **105 000 USD***
Sales Price: **150 000 USD**

7 Years payback
(incl. exit):

337 992,04 USD

Total number of rooms: **8**

Number of pools: **1**

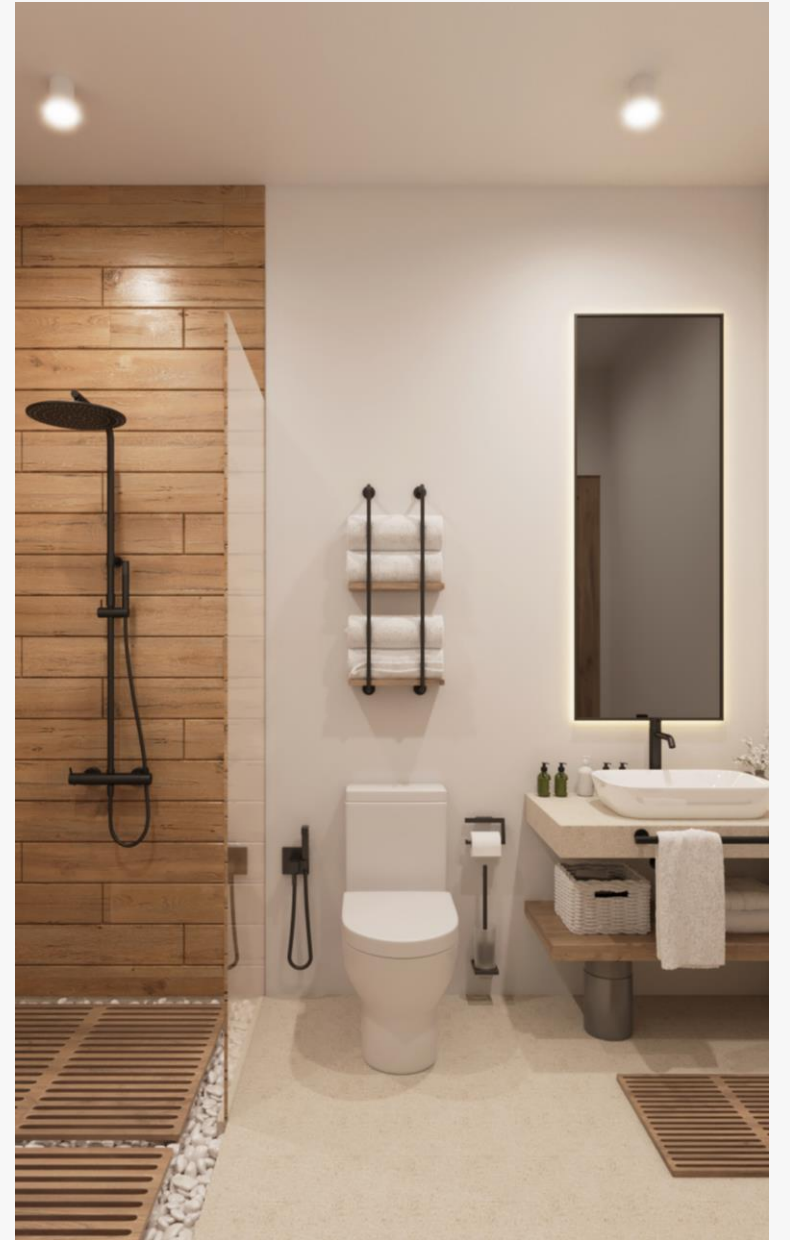
Living area: **33-41 m²**

Land size: **384,45 m²**



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1 bedroom apartments



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PRE-SALE Plan

Detailed Investment & Payback model



Annual net income:
22 766,14 USD

IRR:
35,7%

Annual ROI:
22%

NPV (6%):
146 831,20 USD

Rental price per villa (daily)	129,03
Property Management fee	25%
Maintenance costs per villa monthly	500
Asset growth in 7 years	25%
Renovation before sale	8 870,97
Sale price in 7 years	187 500

	Pessimistic	Realistic	Optimistic
Avg load	60%	85%	90%
Net income annual	15 991,83	22 766,14	23 987,74
ROI annual	15%	22%	23%
For 7 years	111 942,79	159 363,00	167 914,19
Total + sales	290 571,83	337 992,04	346 543,22
ROI 7 years	277%	322%	330%

Profit per year	
January	1 885,49
February	1 604,84
March	1 745,16
April	1 885,49
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

	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Initial Investment	105 000,00						
NET Cashflow from rent	22 766,14	22 766,14	22 766,14	22 766,14	22 766,14	22 766,14	22 766,14
NET Cashflow from sales							178 629,03
NET cashflow	82 233,86	22 766,14	22 766,14	22 766,14	22 766,14	22 766,14	201 395,18
Accumulated Cashflow	82 233,86	59 467,71	36 701,57	13 935,43	8 830,72	31 596,86	232 992,04

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Detailed Investment & Payback model

Rental price per villa (daily)	129,03
Property Management fee	25%
Maintenance costs per villa monthly	500
Asset growth in 7 years	25%
Renovation before sale	8 870,97
Sale price in 7 years	187 500

	Pessimistic	Realistic	Optimistic
Avg load	60%	85%	90%
Net income annual	15 991,83	22 766,14	23 987,74
ROI annual	11%	15%	16%
For 7 years	111 942,79	159 363,00	167 914,19
Total + sales	290 571,83	337 992,04	346 543,22
ROI 7 years	194%	225%	231%

Profit per year	
January	1 885,49
February	1 604,84
March	1 745,16
April	1 885,49
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

Annual net income:
22 766,14 USD

IRR:
21,8%

Annual ROI:
15%

NPV (6%):
104 378,37 USD

	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Initial Investment	150 000,00						
NET Cashflow from rent	22 766,14	22 766,14	22 766,14	22 766,14	22 766,14	22 766,14	22 766,14
NET Cashflow from sales							178 629,03
NET cashflow	127 233,86	22 766,14	22 766,14	22 766,14	22 766,14	22 766,14	201 395,18
Accumulated Cashflow	127 233,86	104 467,71	81 701,57	58 935,43	36 169,28	13 403,14	187 992,04



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