



**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)

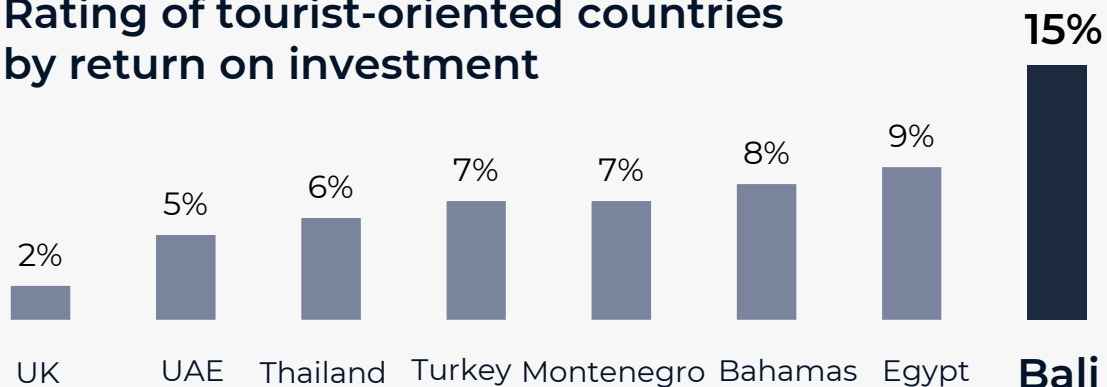
**70-85%**

property occupation

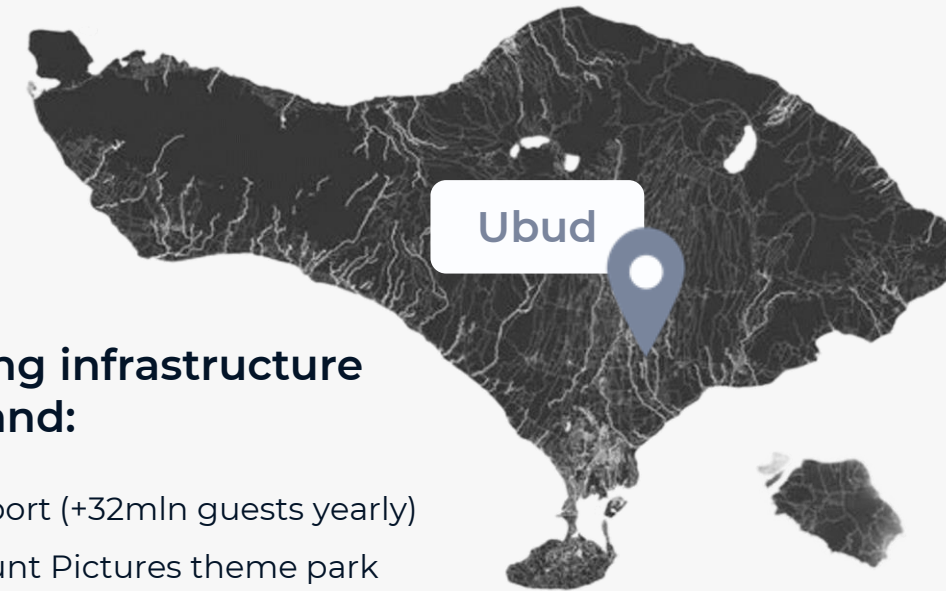
**1,83% per year**

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

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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

# Sarang apartments by EVDEkimi

5 minutes to the center of Ubud and PARQ

Initial Investment: **111-152.000,00 USD**

Contract duration: **25 years**

**7 Years payback**      **275 779,73 USD**  
(incl. exit):              **- 410 909,46 USD**

Annual net  
income:  
**33 194,59 USD**

Annual ROI:  
**19%-22%**

IRR: **26,9%-31,7%**

NPV (6%):  
**168 139,36 USD**  
**-163 656,36 USD**



# Layout

## 1st floor

Total number of rooms: **6**

Number of pools: **2**

Land size: **6 are**

Living area: **263 m<sup>2</sup>**

1. Satu – sold out

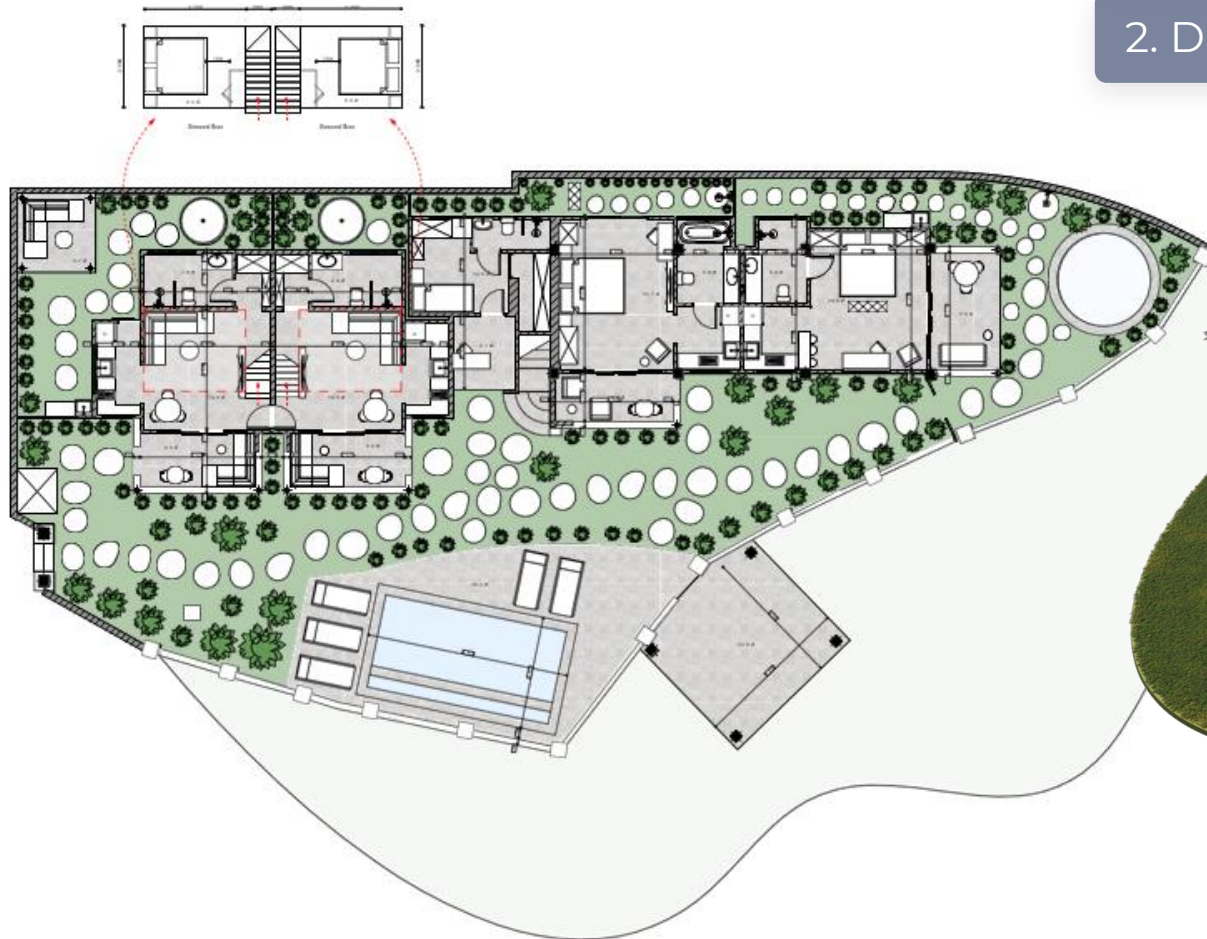
3. Tiga

4. Empat

2. Dua – sold out

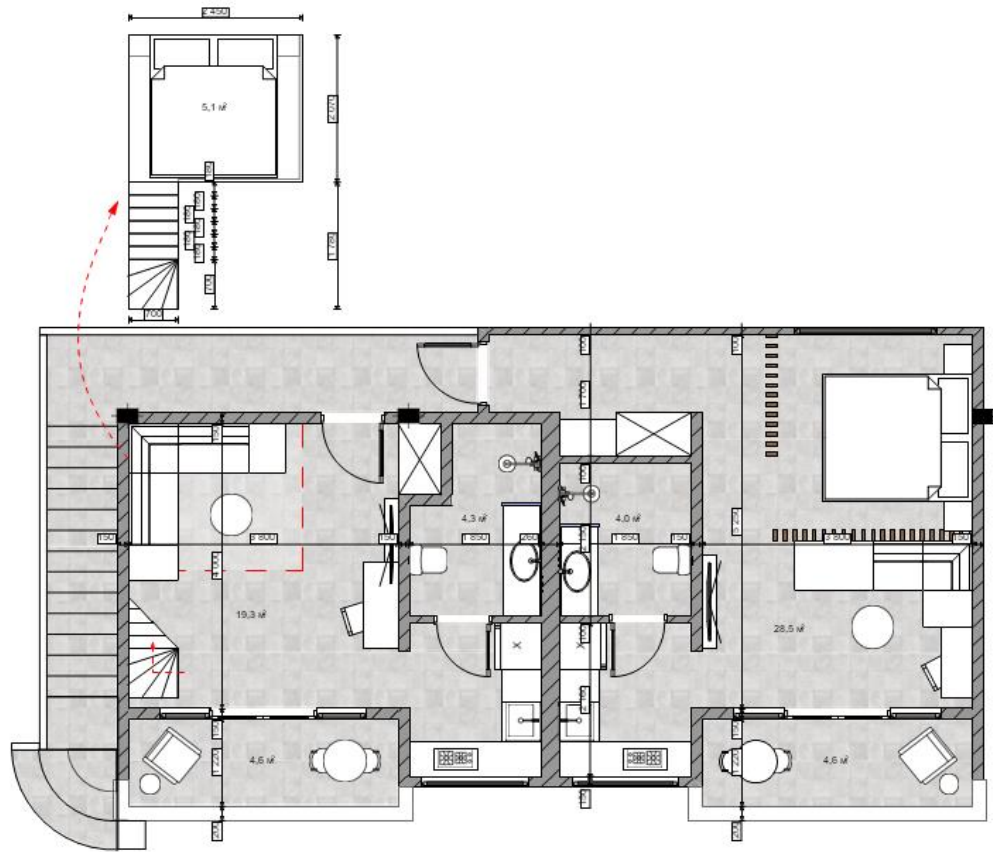
6. Enam

5. Lima – sold out



# Layout

## 2nd floor



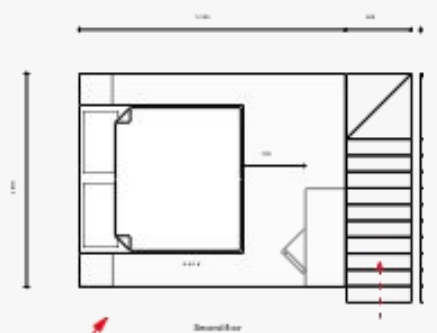
Satu. 1<sup>st</sup> apartment



Living area: 47,44 m<sup>2</sup>



**SOLD OUT**





Satu. 1<sup>st</sup> apartment



**SOLD OUT**

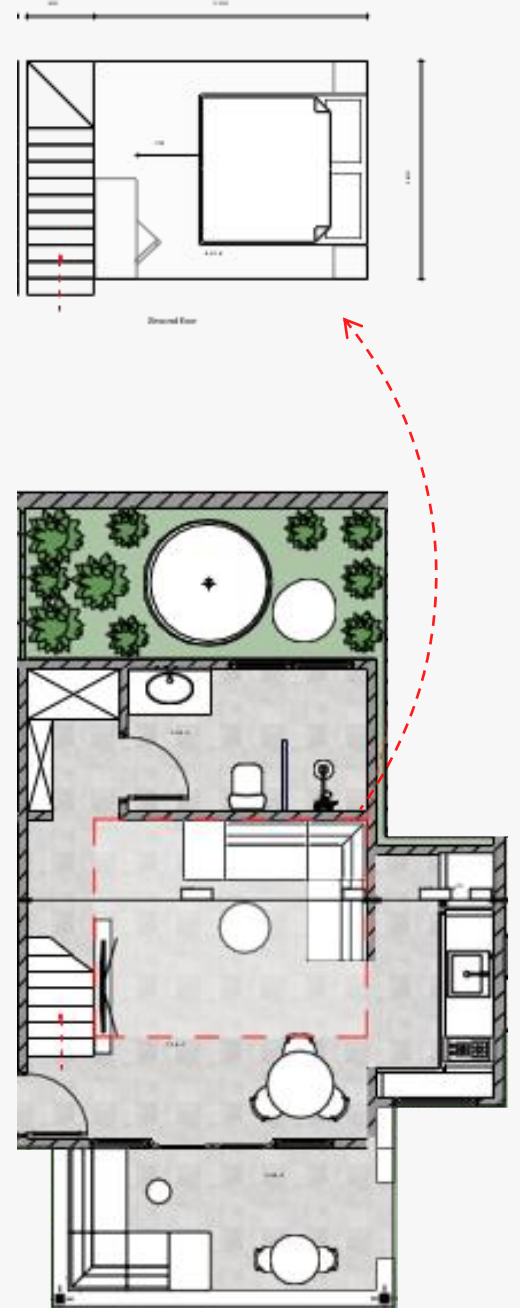


Dua. 2<sup>nd</sup> apartment

Living area: 41,19 m<sup>2</sup>



**SOLD OUT**



Dua. 2<sup>nd</sup> apartment

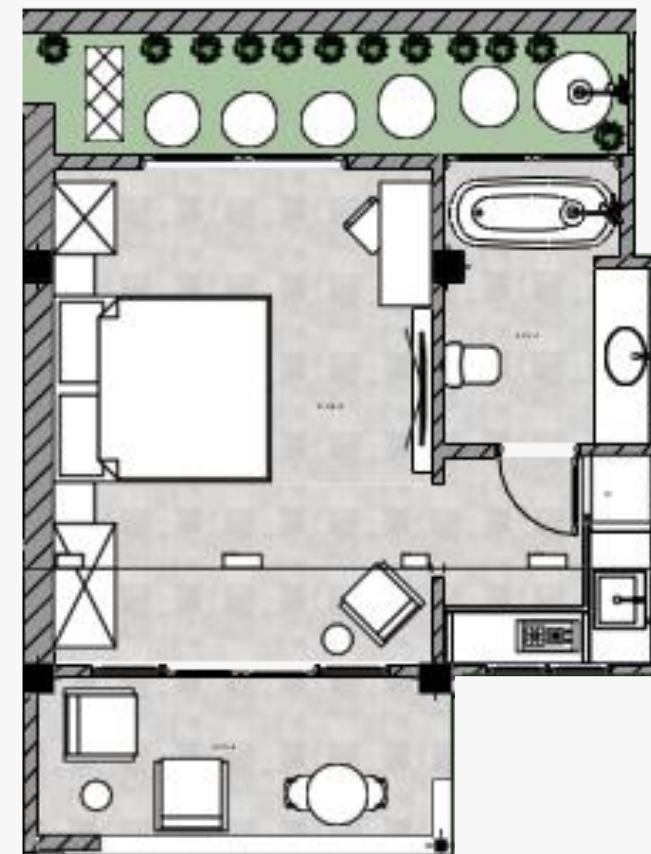


Tiga. 3<sup>rd</sup> apartment

Living area: 32,73 m<sup>2</sup>



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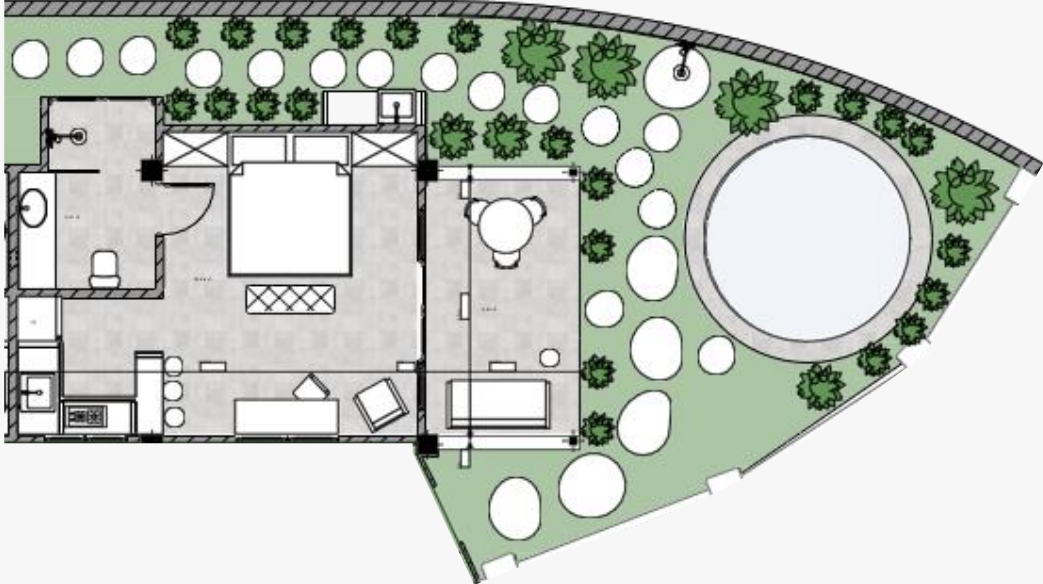


Tiga. 3<sup>rd</sup> apartment



Empat. 4<sup>th</sup> apartment

Living area: 44,27 m<sup>2</sup>

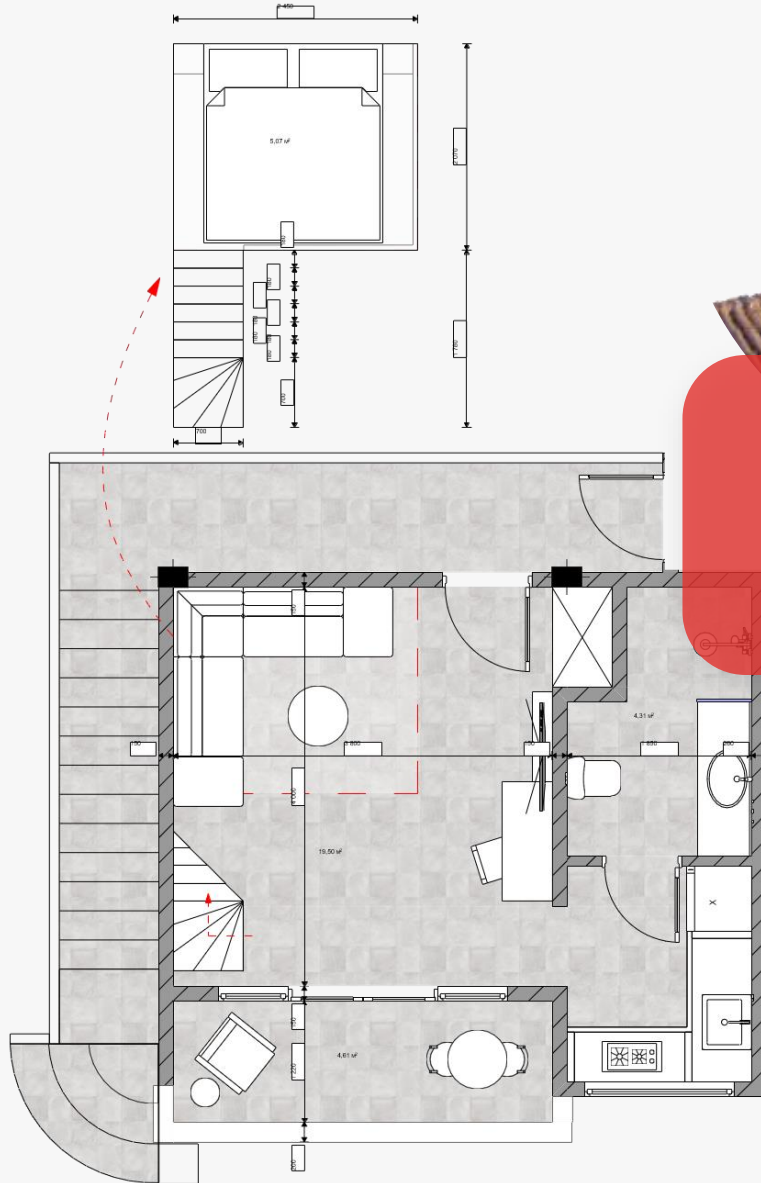


Empat. 4<sup>th</sup> apartment



Lima. 5<sup>th</sup> apartment

Living area: 33,19 m<sup>2</sup>



**SOLD OUT**

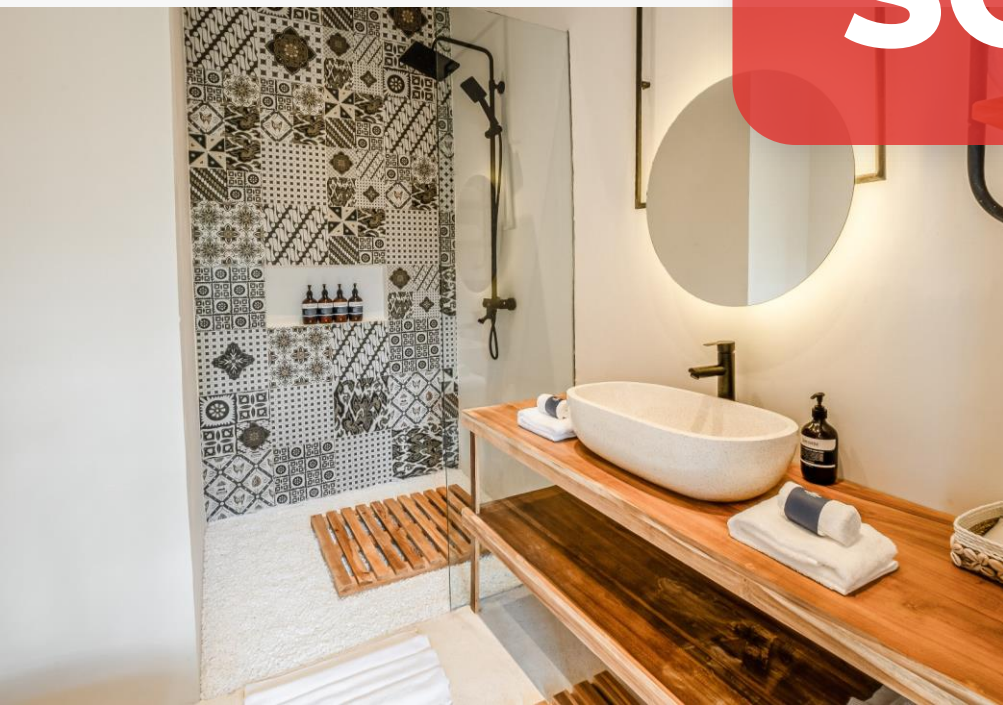




Lima. 5<sup>th</sup> apartment

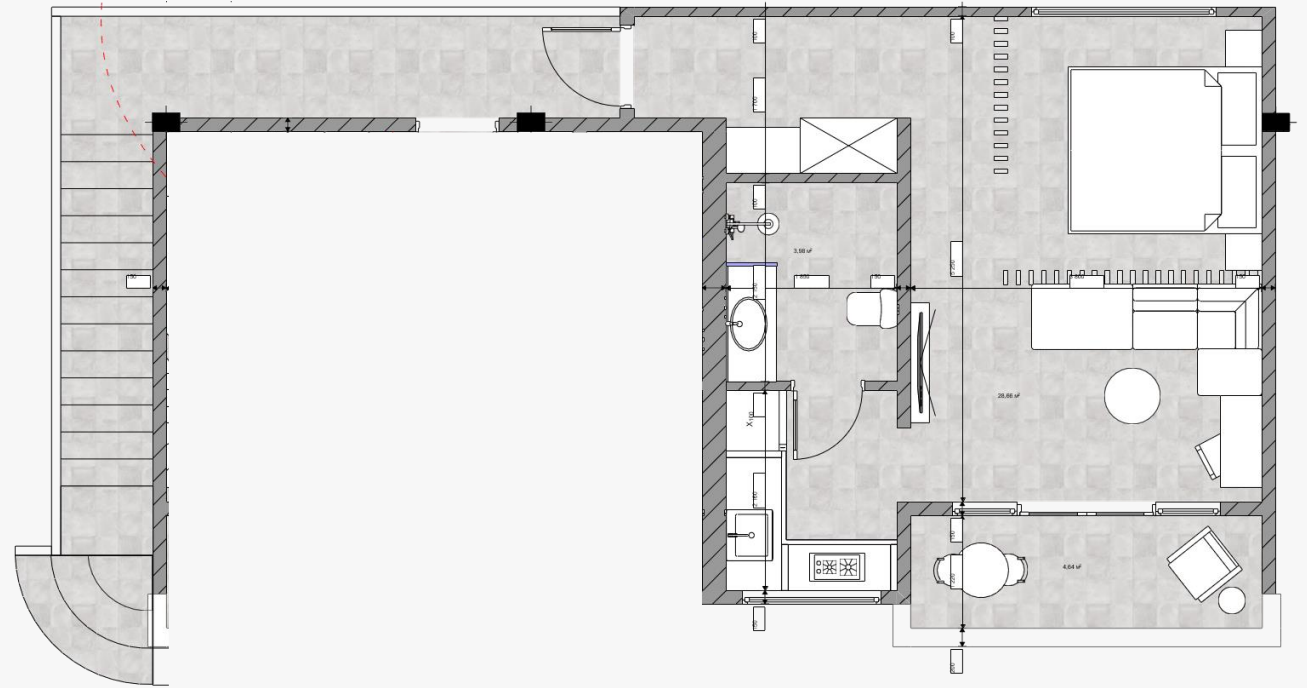


**SOLD OUT**



Enam. 6<sup>th</sup> apartment

Living area: 36,98 m<sup>2</sup>



Enam. 6<sup>th</sup> apartment



# Detailed Investment & Payback model

## Empat and Enam

**Initial Investment incl VAT:** 152 027,03 USD

**Time of leasehold:** 25 years

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

**with sale:** 410 909,46

**without sale:** 232 362,16

|                         |            |
|-------------------------|------------|
| Asset growth in 7 years | 25%        |
| Renovation before sale  | 11 486,49  |
| Sale price in 7 years   | 190 033,78 |



|                         | Y1         | Y2        | Y3        | Y4        | Y5        | Y6        | Y7         |
|-------------------------|------------|-----------|-----------|-----------|-----------|-----------|------------|
| Initial Investment      | 152 027,03 |           |           |           |           |           |            |
| NET Cashflow from rent  | 33 194,59  | 33 194,59 | 33 194,59 | 33 194,59 | 33 194,59 | 33 194,59 | 33 194,59  |
| NET Cashflow from sales |            |           |           |           |           |           | 178 547,30 |
| NET cashflow            | 118 832,43 | 33 194,59 | 33 194,59 | 33 194,59 | 33 194,59 | 33 194,59 | 211 741,89 |
| Accumulated Cashflow    | 118 832,43 | 85 637,84 | 52 443,24 | 19 248,65 | 13 945,95 | 47 140,54 | 258 882,43 |

# Detailed Investment & Payback model

## Empat and Enam

**Initial Investment incl VAT:** 152 027,03 USD

**Time of leasehold:** 25 years

|                         |     |
|-------------------------|-----|
| Property Management fee | 25% |
| Annual ROI              | 22% |

**Annual payback:** 33 194,59

|                       |            |
|-----------------------|------------|
| Interest Rate for NPV | 6,0%       |
| NPV                   | 160 627,32 |
| IRR                   | 31,7%      |

|                   | Pessimistic | Realistic  | Optimistic |
|-------------------|-------------|------------|------------|
| Avg load          | 60%         | 78%        | 90%        |
| Net income annual | 25 699,04   | 33 194,59  | 38 548,56  |
| ROI annual        | 17%         | 22%        | 25%        |
| For 7 years       | 179 893,29  | 232 362,16 | 269 839,93 |
| Total + sales     | 358 440,58  | 410 909,46 | 448 387,23 |
| ROI 7 years       | 236%        | 270%       | 295%       |

|                                     |        |
|-------------------------------------|--------|
| Rental price per villa (daily)      | 202,70 |
| Maintenance costs per villa monthly | 250,00 |

### Profit per year

|           |          |
|-----------|----------|
| January   | 3 252,70 |
| February  | 3 252,70 |
| March     | 2 668,92 |
| April     | 2 085,14 |
| May       | 2 085,14 |
| June      | 2 085,14 |
| July      | 2 668,92 |
| August    | 2 668,92 |
| September | 2 668,92 |
| October   | 3 252,70 |
| November  | 3 252,70 |
| December  | 3 252,70 |



# Detailed Investment & Payback model

## Tiga

**Initial Investment incl VAT:** 111 486,49 USD

**Time of leasehold:** 25 years

|                         |     |
|-------------------------|-----|
| Property Management fee | 25% |
| Annual ROI              | 19% |

**Annual payback:** 21 129,73

|                       |           |
|-----------------------|-----------|
| Interest Rate for NPV | 6,0%      |
| NPV                   | 97 820,21 |
| IRR                   | 26,9%     |

**Profit per year**

|           |          |
|-----------|----------|
| January   | 2 085,14 |
| February  | 2 085,14 |
| March     | 1 695,95 |
| April     | 1 306,76 |
| May       | 1 306,76 |
| June      | 1 306,76 |
| July      | 1 695,95 |
| August    | 1 695,95 |
| September | 1 695,95 |
| October   | 2 085,14 |
| November  | 2 085,14 |
| December  | 2 085,14 |

|                   | Pessimistic | Realistic  | Optimistic |
|-------------------|-------------|------------|------------|
| Avg load          | 60%         | 78%        | 90%        |
| Net income annual | 16 358,50   | 21 129,73  | 24 537,75  |
| ROI annual        | 15%         | 19%        | 22%        |
| For 7 years       | 114 509,50  | 147 908,11 | 171 764,25 |
| Total + sales     | 242 381,12  | 275 779,73 | 299 635,88 |
| ROI 7 years       | 217%        | 247%       | 269%       |

|                                     |        |
|-------------------------------------|--------|
| Rental price per villa (daily)      | 135,14 |
| Maintenance costs per villa monthly | 250,00 |

# Detailed Investment & Payback model

## Tiga



**Initial Investment incl VAT:** 111 486,49 USD

**Time of leasehold:** 25 years

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

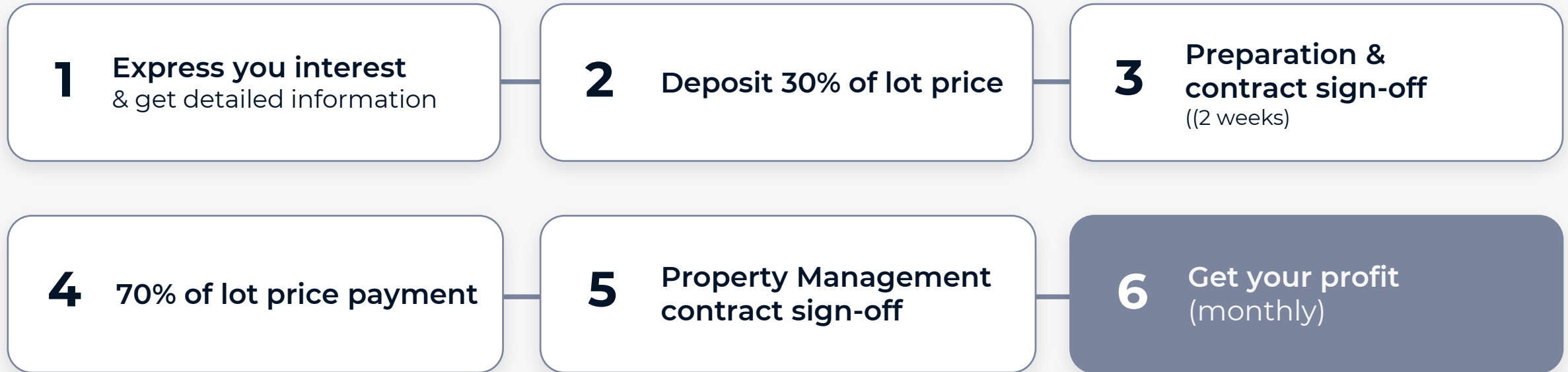
**with sale:** 275 779,73

**without sale:** 147 908,11

|                         |            |
|-------------------------|------------|
| Asset growth in 7 years | 25%        |
| Renovation before sale  | 11 486,49  |
| Sale price in 7 years   | 139 358,11 |

|                         | Y1         | Y2        | Y3        | Y4        | Y5        | Y6        | Y7         |
|-------------------------|------------|-----------|-----------|-----------|-----------|-----------|------------|
| Initial Investment      | 111 486,49 |           |           |           |           |           |            |
| NET Cashflow from rent  | 21 129,73  | 21 129,73 | 21 129,73 | 21 129,73 | 21 129,73 | 21 129,73 | 21 129,73  |
| NET Cashflow from sales |            |           |           |           |           |           | 127 871,62 |
| NET cashflow            | 90 356,76  | 21 129,73 | 21 129,73 | 21 129,73 | 21 129,73 | 21 129,73 | 149 001,35 |
| Accumulated Cashflow    | 90 356,76  | 69 227,03 | 48 097,30 | 26 967,57 | 5 837,84  | 15 291,89 | 164 293,24 |

# How we cooperate?



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





Sarang apartments  
by EVDEkimi

Kedewatan

ik Sok Wayah

Jalan Raya Singapadu

  
Campuhan  
Ridge Walk

Ubud

Jalan Raya Ubud

sma

est



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