



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)

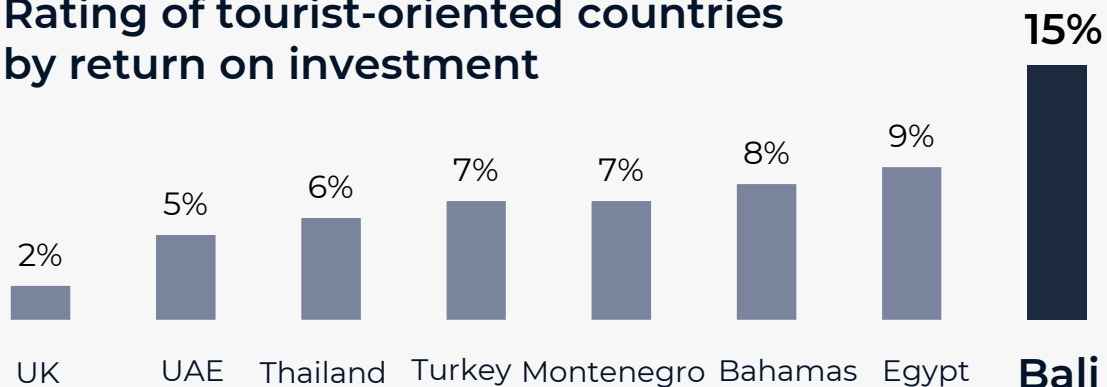
70-85%

property occupation

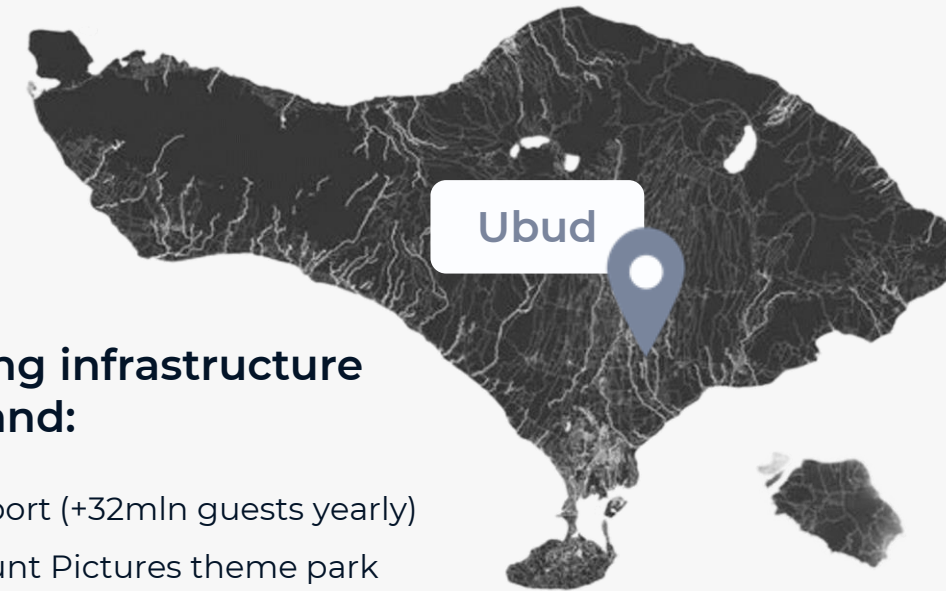
1,83% per year

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



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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

Blue Wave Villa by EVDEkimi

5 minutes to the center of Ubud and PARQ

Initial Investment: **364 864,86 USD**

Contract duration: **25 years**

7 Years payback
(incl. exit):

547 297,30 USD

Annual net
income:
59 150,27 USD

Annual ROI: **16%**

IRR: **25,9%**

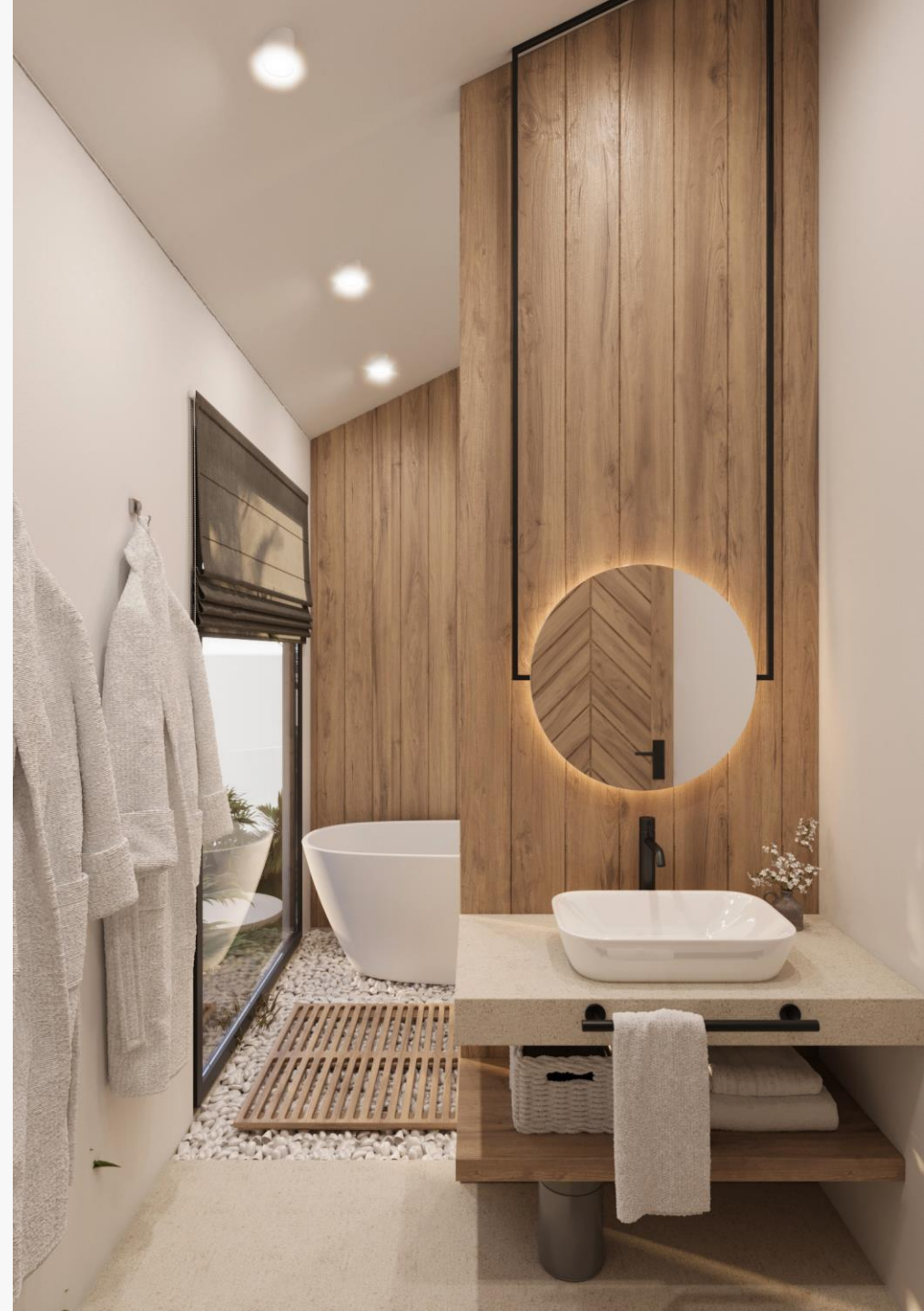
NPV (6%):
342 332,03 USD





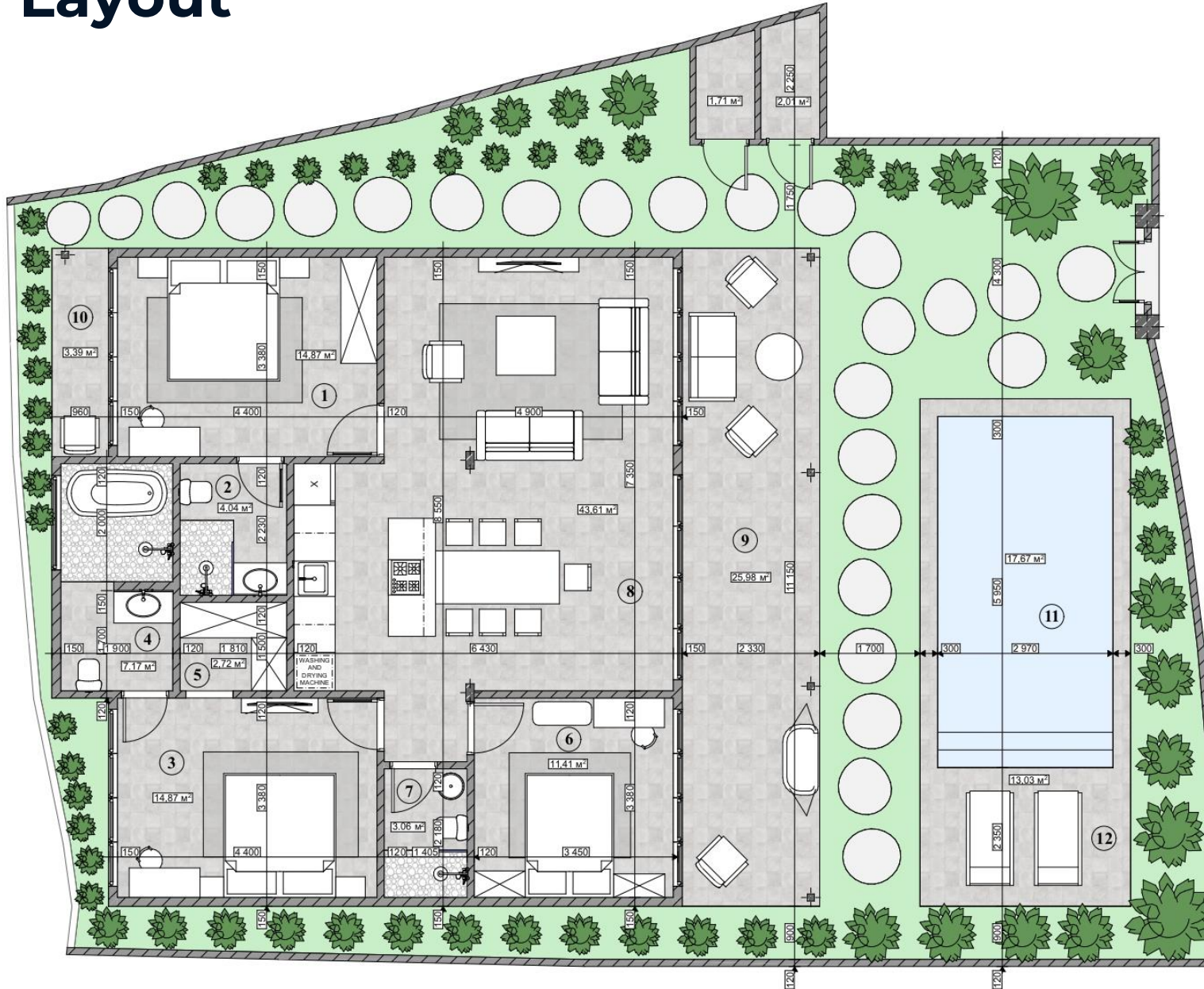
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Layout

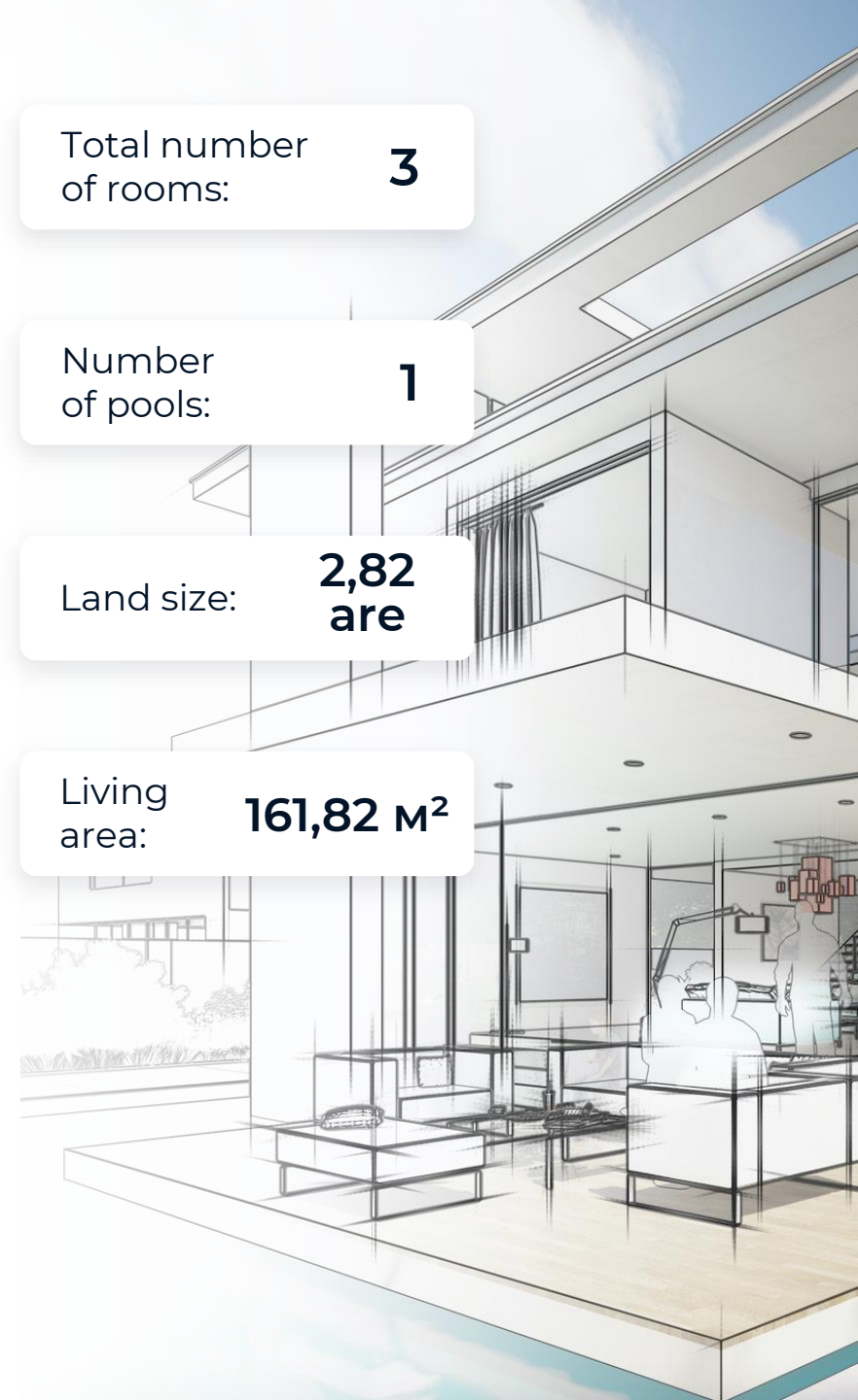


Total number of rooms: **3**

Number of pools: **1**

Land size: **2,82 are**

Living area: **161,82 M²**



Detailed Investment & Payback model

Initial Investment incl VAT: 364 864,86 USD

Time of leasehold: 25 years

Property Management fee	25%
Annual ROI	16%

Annual payback: 59 150,27

Interest Rate for NPV	6,0%
NPV	342 332,03
IRR	25,9%

	Pessimistic	Realistic	Optimistic
Avg load	60%	78%	90%
Net income annual	45 793,76	59 150,27	68 690,64
ROI annual	13%	16%	19%
For 7 years	320 556,30	414 051,89	480 834,46
Total + sales	856 367,11	949 862,70	1 016 645,27
ROI 7 years	235%	260%	279%

Rental price per villa (daily)	364,86
Maintenance costs per villa monthly	500,00

Profit per year

January	5 804,86
February	5 804,86
March	4 754,05
April	3 703,24
May	3 703,24
June	3 703,24
July	4 754,05
August	4 754,05
September	4 754,05
October	5 804,86
November	5 804,86
December	5 804,86



Detailed Investment & Payback model

Initial Investment incl VAT: 364 864,86 USD

Time of leasehold: 25 years

The return on investment in 7 years:

with sale: 949 862,70

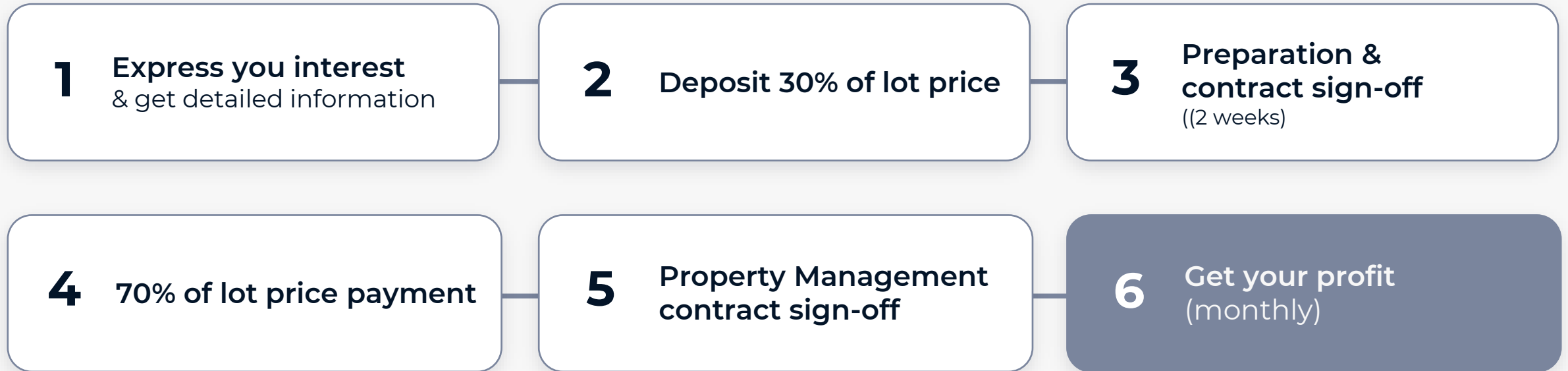
without sale: 414 051,89



Asset growth in 7 years	50%
Renovation before sale	11 486,49
Sale price in 7 years	547 297,30

	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Initial Investment	364 864,86						
NET Cashflow from rent	59 150,27	59 150,27	59 150,27	59 150,27	59 150,27	59 150,27	59 150,27
NET Cashflow from sales							535 810,81
NET cashflow	305 714,59	59 150,27	59 150,27	59 150,27	59 150,27	59 150,27	594 961,08
Accumulated Cashflow	305 714,59	246 564,32	187 414,05	128 263,78	69 113,51	9 963,24	584 997,84

How we cooperate?



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



Campuhan
Ridge Walk

Ubud

Blue Wave Villa
by EVDEkimi

Jalan Raya S

Jalan Bisma

Jalan Monkey Forest

Jalan Sugriwa

Jalan Raya Ubud



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