



**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)

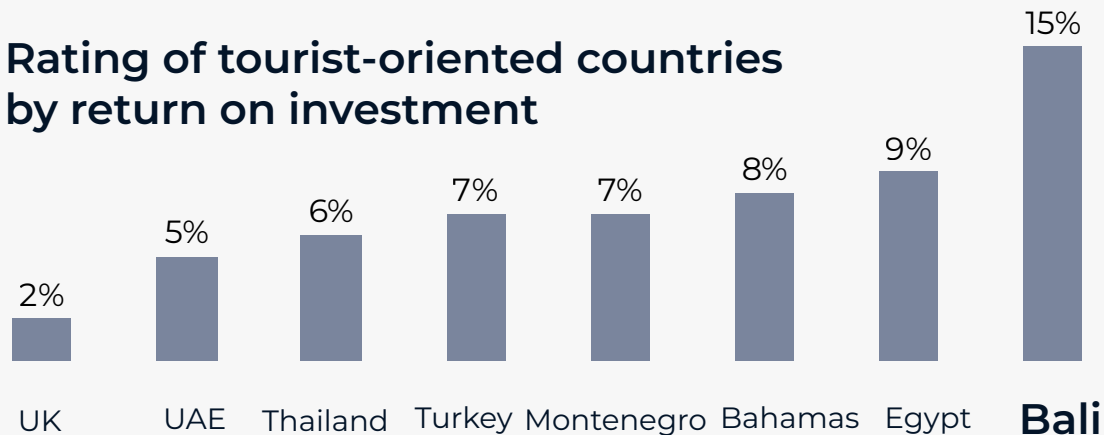
**70-85%**

property occupation

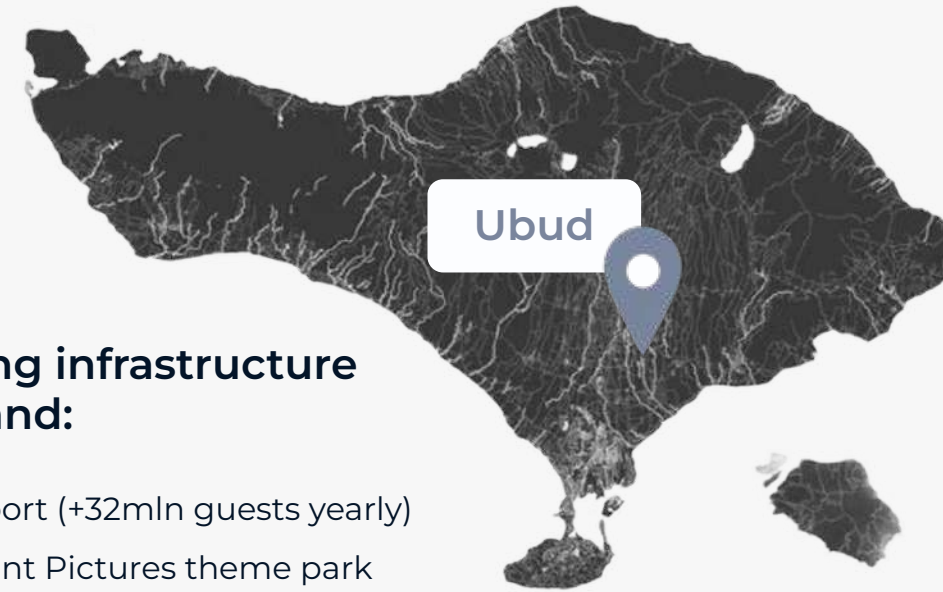
**1,83% per year**

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**



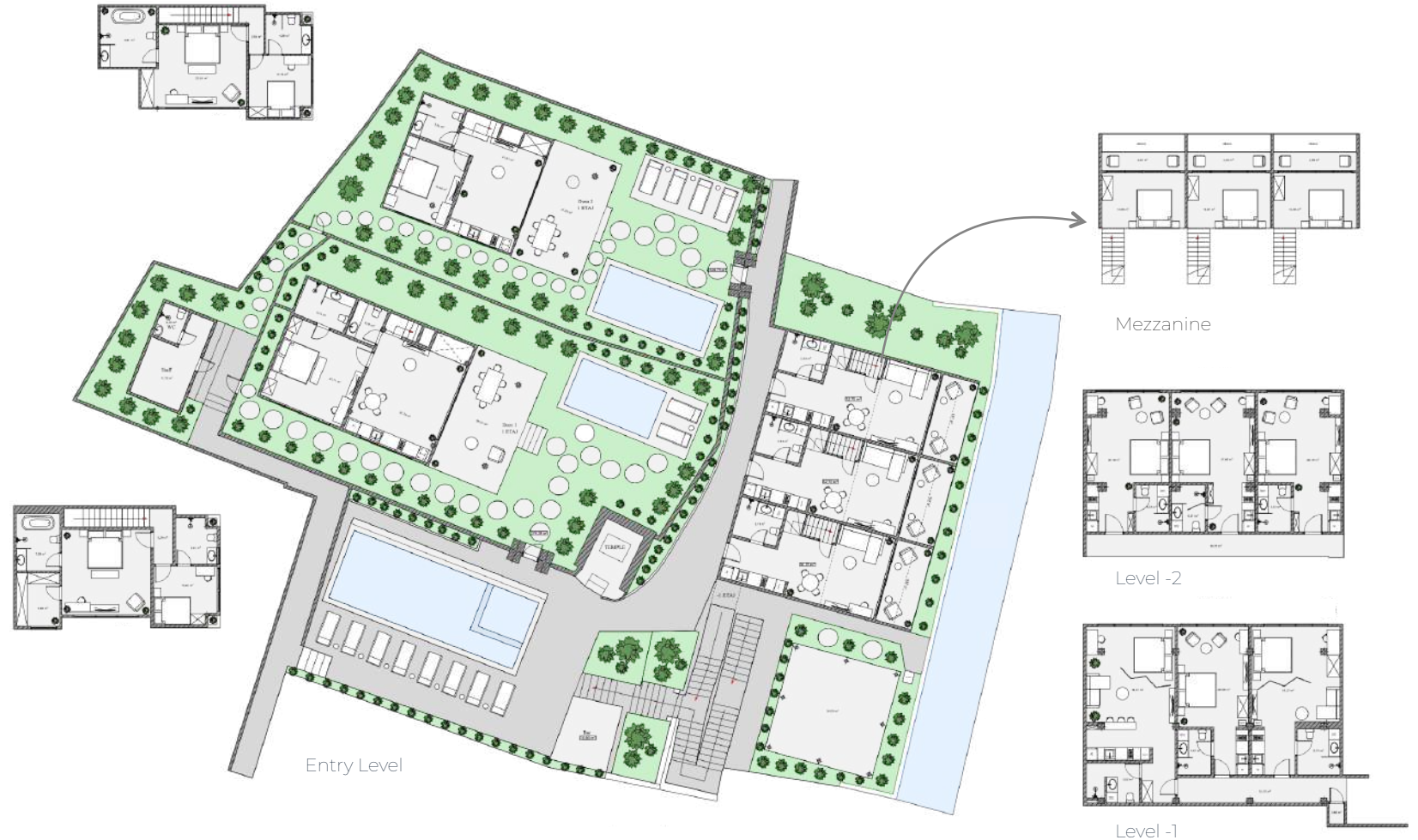
# Territory Layout

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 4, 5, 6

Pre-Sale Price\*: **90 967,00 USD**

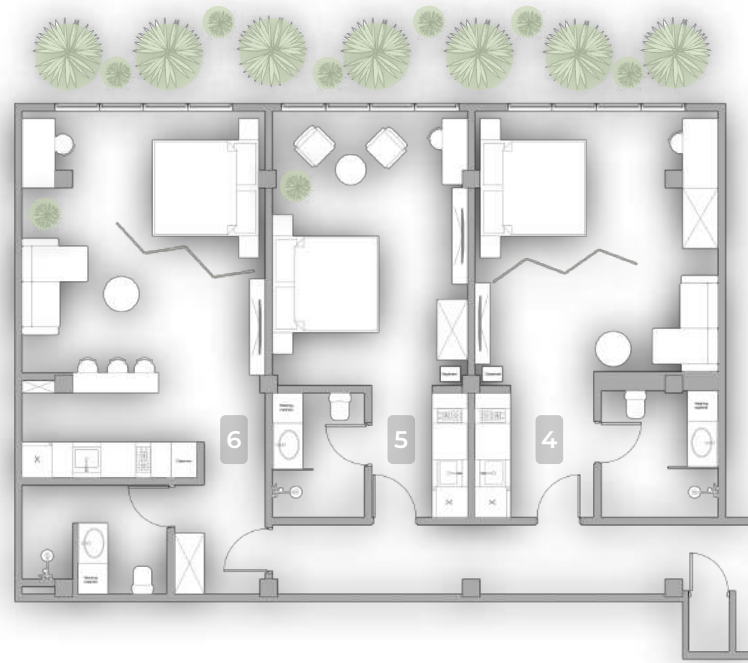
Sales Price: **125 000,00 USD**

Number of bedrooms: **1**

Number of common pools: **1**

Land size: **12,55 are**

Living area: **30-44 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 4



# Apartments - № 5



## Apartments - Nº 4, 5



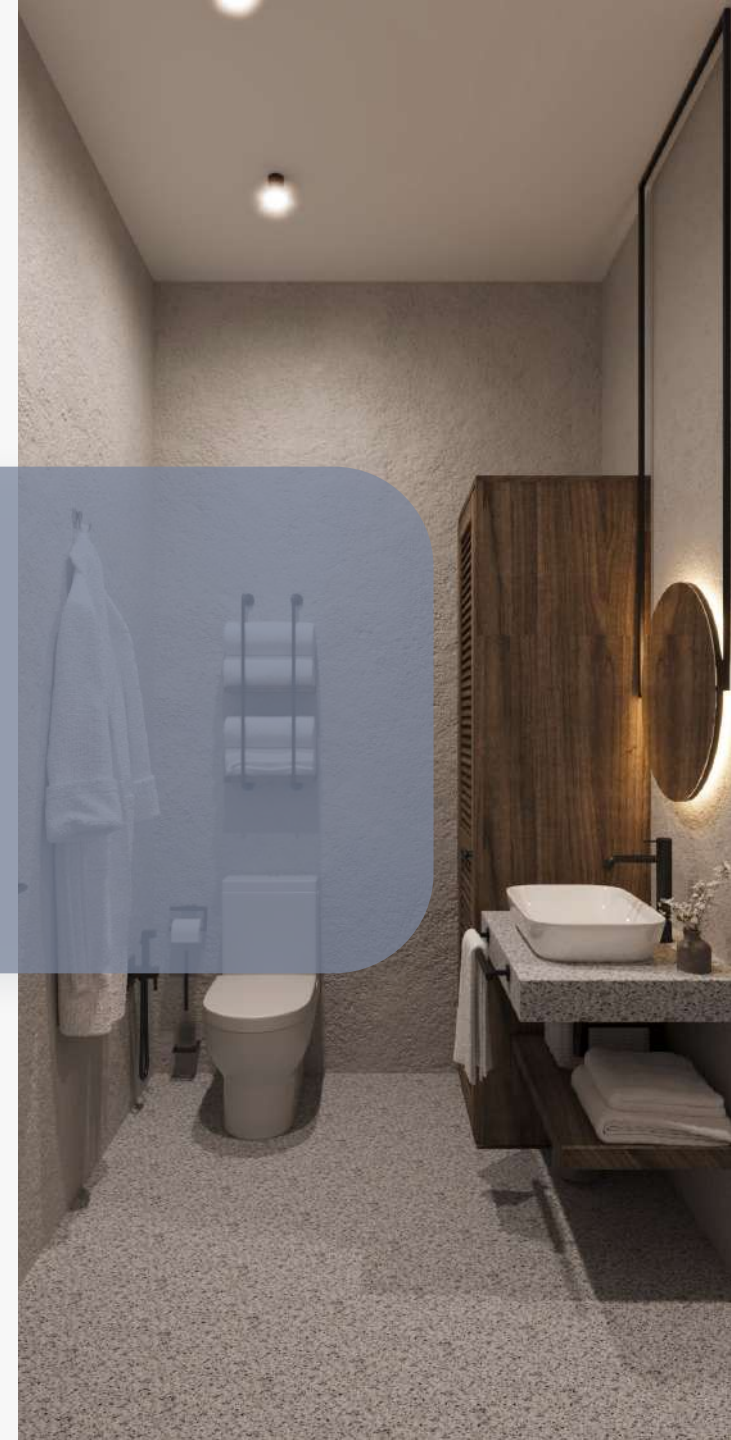
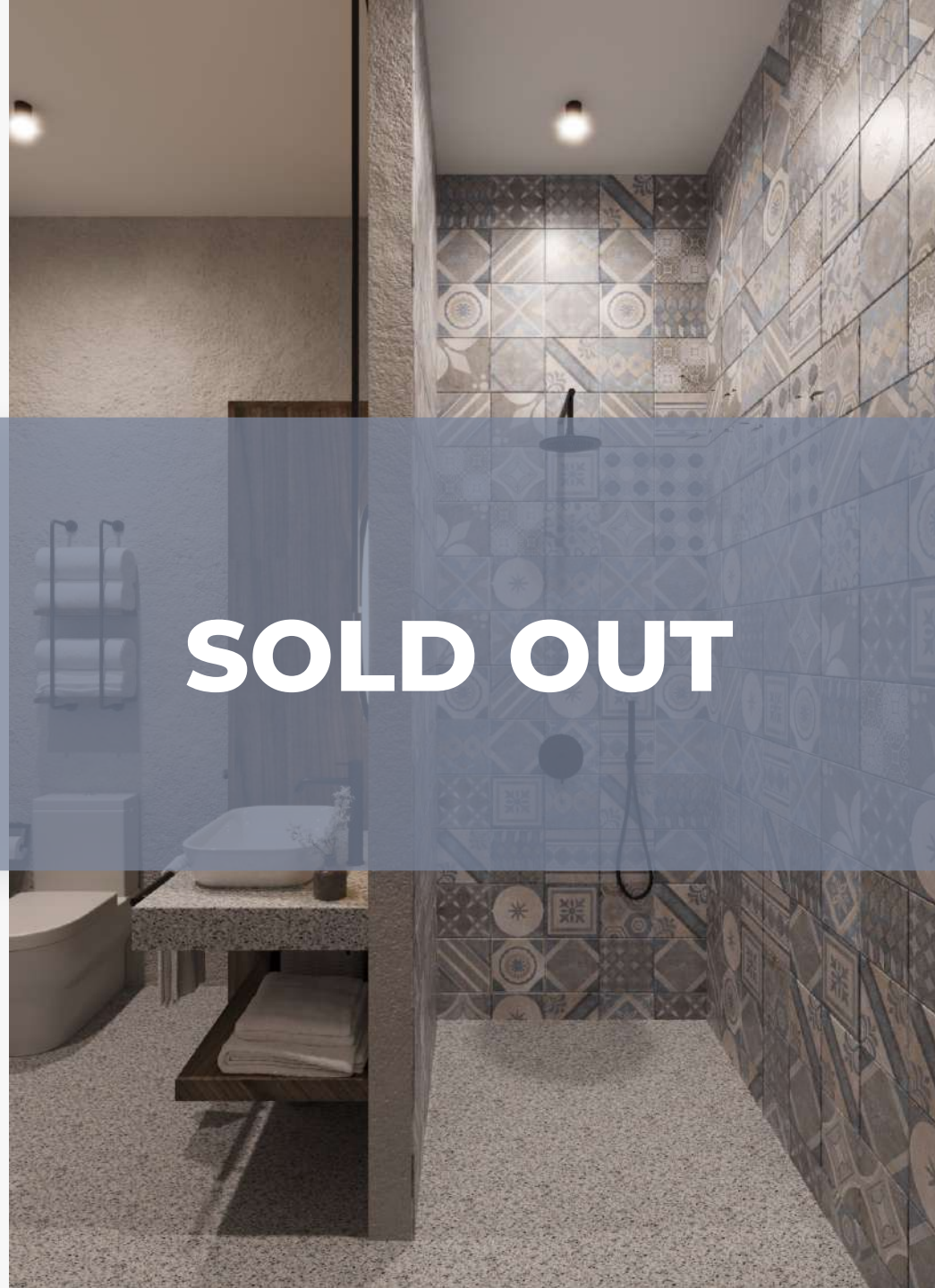
Apartments - № 6



**SOLD OUT**



Apartment - Nº 6



**SOLD OUT**

# PRE-SALE MODEL

## Detailed Investment & Payback model

Initial Investment incl VAT: 90 967,74 USD \*

Time of leasehold: 25 years

Property Management fee	25%
Annual ROI	25%

Annual payback: 22 766,13

Interest Rate for NPV	6,0%
NPV	105 437,88
IRR	36,2%

	Pessimistic	Realistic	Optimistic
Avg load	60%	85%	90%
Net income annual	15 991,82	22 766,13	23 987,73
ROI annual	18%	25%	26%
For 7 years	111 942,72	159 362,90	167 914,08
Total + sales	208 426,59	255 846,77	264 397,95
ROI 7 years	229%	281%	291%

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: 90 967,74 USD \*

Time of leasehold: 25 years

The return on investment in 7 years:

with sale: 255 846,77

without sale: 159 362,90



Asset growth in 7 years	30%
Renovation before sale	21 774,19
Sale price in 7 years	118 258,06

	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Initial Investment	90 967,74						
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							96 483,87
NET cashflow	- 68 201,61	22 766,13	22 766,13	22 766,13	22 766,13	22 766,13	119 250,00
Accumulated Cashflow	- 68 201,61	- 45 435,48	- 22 669,35	96,77	22 862,90	45 629,03	164 879,03

\* 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:** 125 000 USD

**Time of leasehold:** 25 years

Property Management fee	25%
Annual ROI	18%

**Annual payback:** 22 766,13

Interest Rate for NPV	6,0%
NPV	102 755,39
IRR	25,6%

	Pessimistic	Realistic	Optimistic
Avg load	60%	85%	90%
Net income annual	15 991,82	22 766,13	23 987,73
ROI annual	13%	18%	19%
For 7 years	111 942,72	159 362,90	167 914,08
Total + sales	252 668,53	300 088,71	308 639,89
ROI 7 years	202%	240%	247%

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:** 125 000 USD

**Time of leasehold:** 25 years

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

**with sale:** 300 088,71

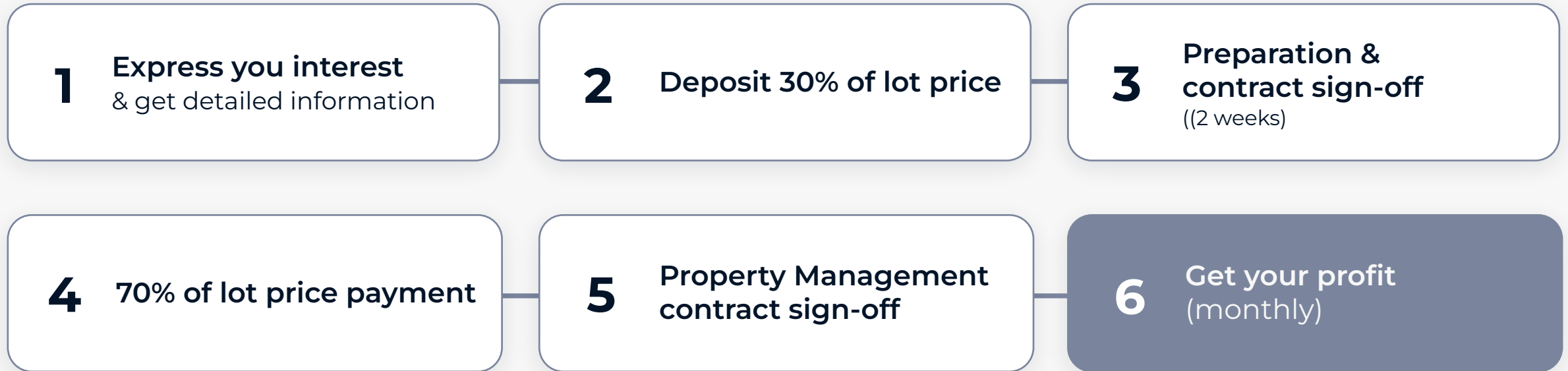
**without sale:** 159 362,90



Asset growth in 7 years	30%
Renovation before sale	21 774,19
Sale price in 7 years	162 500,00

	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Initial Investment	125 000,00						
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							140 725,81
NET cashflow	- 102 233,87	22 766,13	22 766,13	22 766,13	22 766,13	22 766,13	163 491,94
Accumulated Cashflow	- 102 233,87	- 79 467,74	- 56 701,61	- 33 935,48	- 11 169,35	11 596,77	175 088,71

# 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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