



**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)

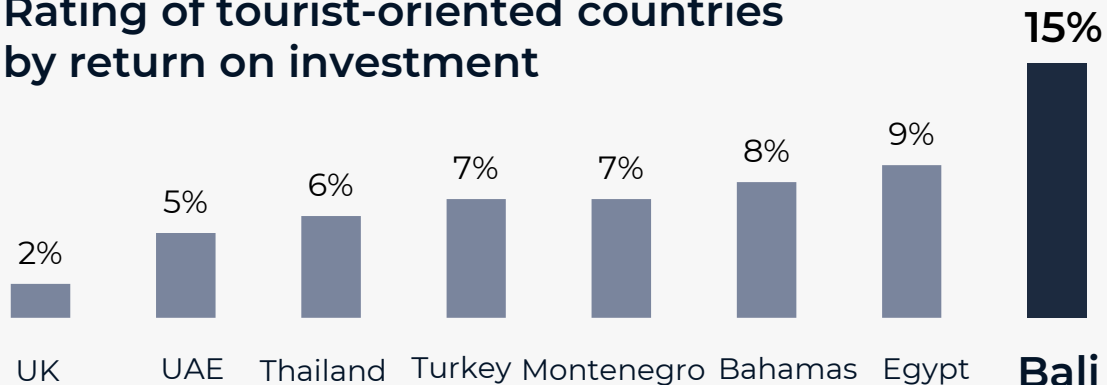
**70-85%**

property occupation

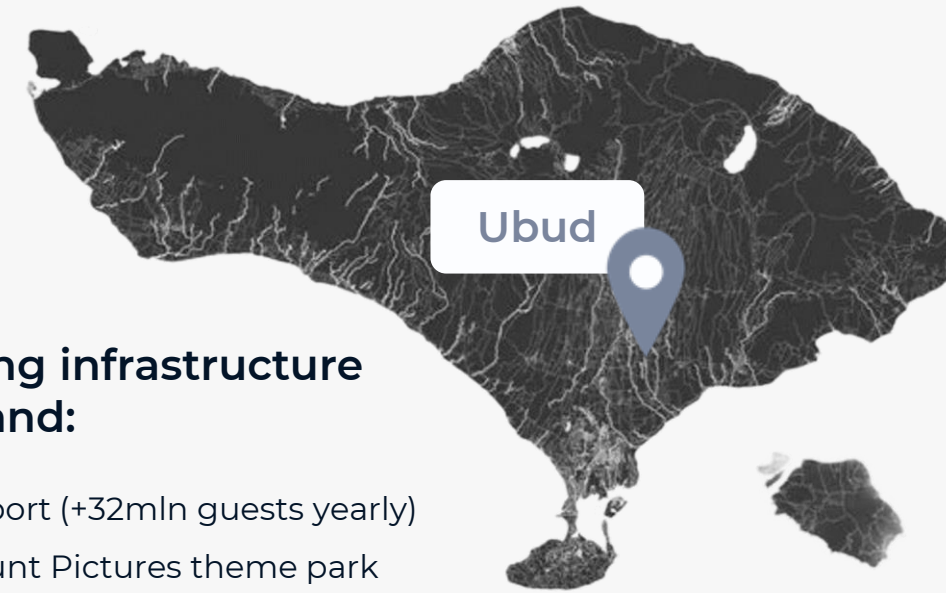
**1,83% per year**

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

# Nyaman1 villa by EVDEkimi

5 minutes to the center of Ubud and PARQ

Initial Investment: **225 000,00 USD**

Contract duration: **25 years**

**7 Years payback**  
(incl. exit):

**533 146,38 USD**

Annual net  
income:  
**35 944,88 USD**

Annual ROI: **16%**

IRR: **23,5%**

NPV (6%):  
**175 628,88 USD**





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# Layout villa 2

Total number of rooms: **1**

Number of pools: **1**

Land size: **1,75 are**

Living area: **94,1 m<sup>2</sup>**



## Villa 1



## Villa 3



# Detailed Investment & Payback model

**Initial Investment incl VAT:** 225 000,00 USD

**Time of leasehold:** 25 years

Property Management fee	25%
Annual ROI	16%

**Annual payback:** 35 944,88

Interest Rate for NPV	6,0%
NPV	296 419,47
IRR	30,6%

	Pessimistic	Realistic	Optimistic
Avg load	60%	85%	90%
Net income annual	25 249,08	35944,88	37 873,62
ROI annual	11%	16%	17%
For 7 years	176 743,58	251 614,13	265 115,37
Total + sales	458 275,84	533 146,38	546 647,63
ROI 7 years	204%	237%	243%

Rental price per villa (daily)	170,00
Maintenance costs per villa monthly	250,00

## Profit per year

January	2 599,63
February	2 409,65
March	2 789,60
April	2 789,60
May	2 979,58
June	3 359,53
July	3 359,53
August	3 359,53
September	3 359,53
October	2 979,58
November	2 599,63
December	3 359,53



# Detailed Investment & Payback model

**Initial Investment incl VAT:** 225 000,00 USD

**Time of leasehold:** 25 years

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

**with sale:** 533 146,38

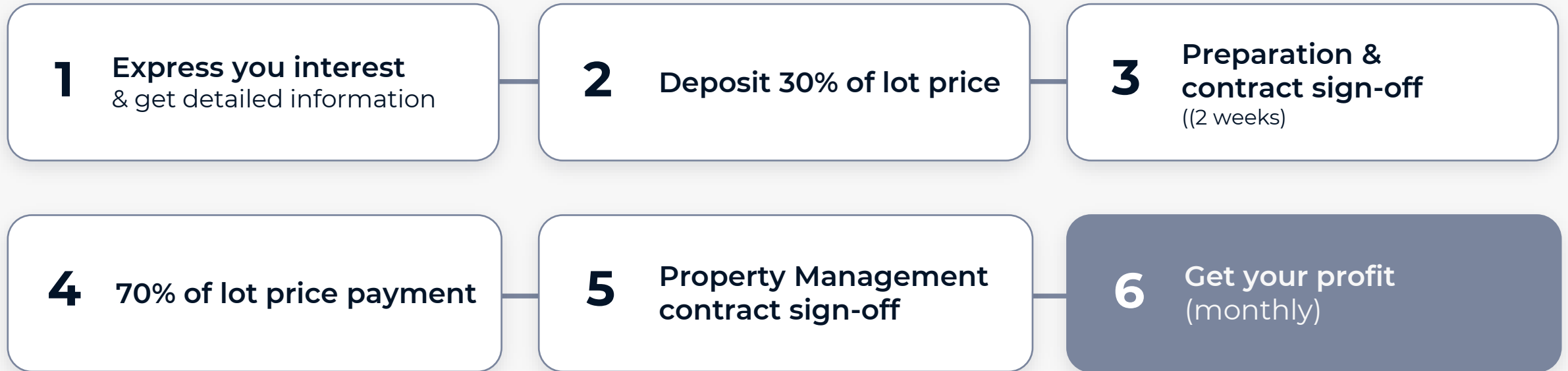
**without sale:** 251 614,13

Asset growth in 7 years	30%
Renovation before sale	10 967,74
Sale price in 7 years	292 500,00



	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Initial Investment	225 000,00						
NET Cashflow from rent	35 944,88	35 944,88	35 944,88	35 944,88	35 944,88	35 944,88	35 944,88
NET Cashflow from sales							281 532,26
NET cashflow	189 055,13	35 944,88	35 944,88	35 944,88	35 944,88	35 944,88	317 477,13
Accumulated Cashflow	189 055,13	153 110,25	117 165,38	81 220,50	45 275,63	9 330,75	308 146,38

# How we cooperate?



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

Campuhan  
Ridge Walk

Jalan Raya Ubud Ubud

Jalan Sri Wedari

Jalan Bisma

Jalan Monkey Forest

Jalan Sugriwa

Jalan Jembawan

Jalan Sukma Kesuma

Nyaman Villas

Jalan Raya Singapadu

Jalan Raya Sing



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