



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)

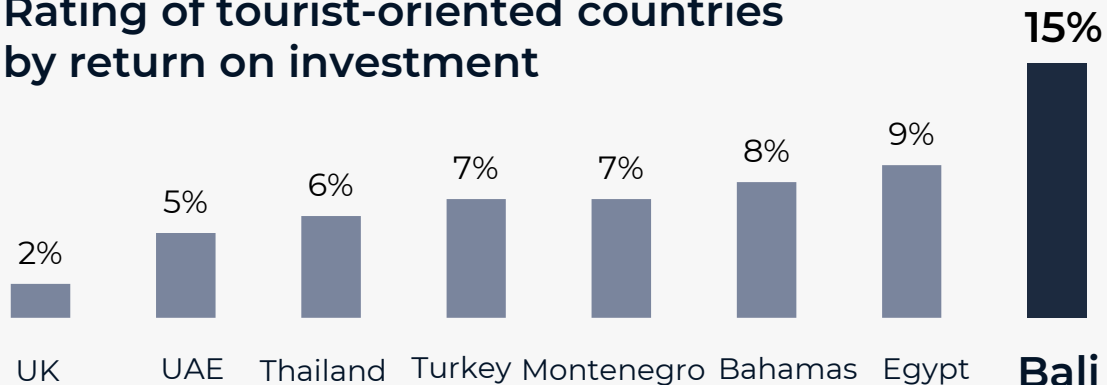
70-85%

property occupation

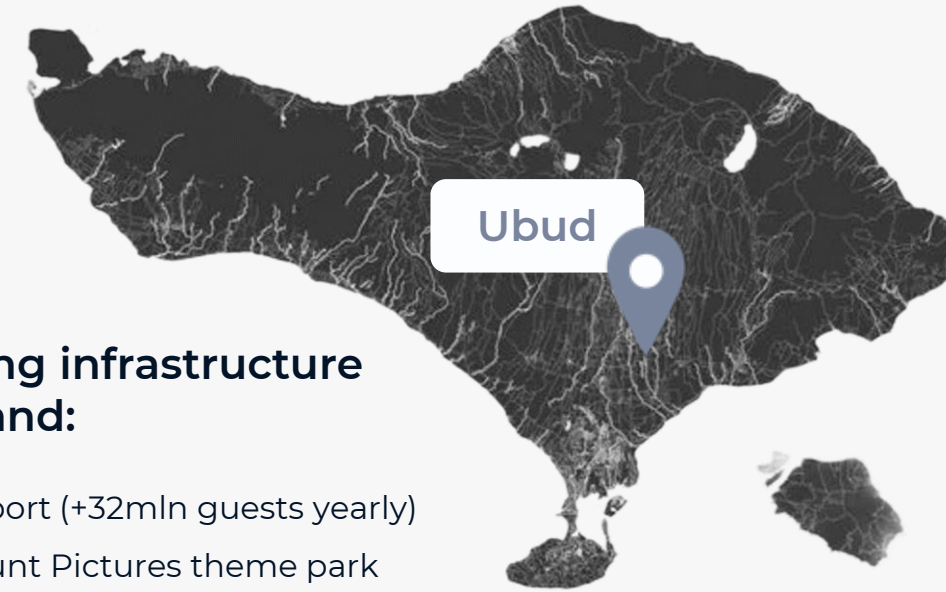
1,83% per year

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

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

Udara villa by EVDEkimi

5 minutes to the center of Ubud and PARQ

Initial Investment: **395 270,27 USD**

Contract duration: **25 years**

7 Years payback
(incl. exit):

592 905,41 USD

Annual net
income:
66 389,19 USD

Annual ROI: **17%**

IRR: **26,7%**

NPV (6%):
384 390,08 USD





EVDEKİMİ
REAL ESTATES









Layout

Total number
of rooms:

4

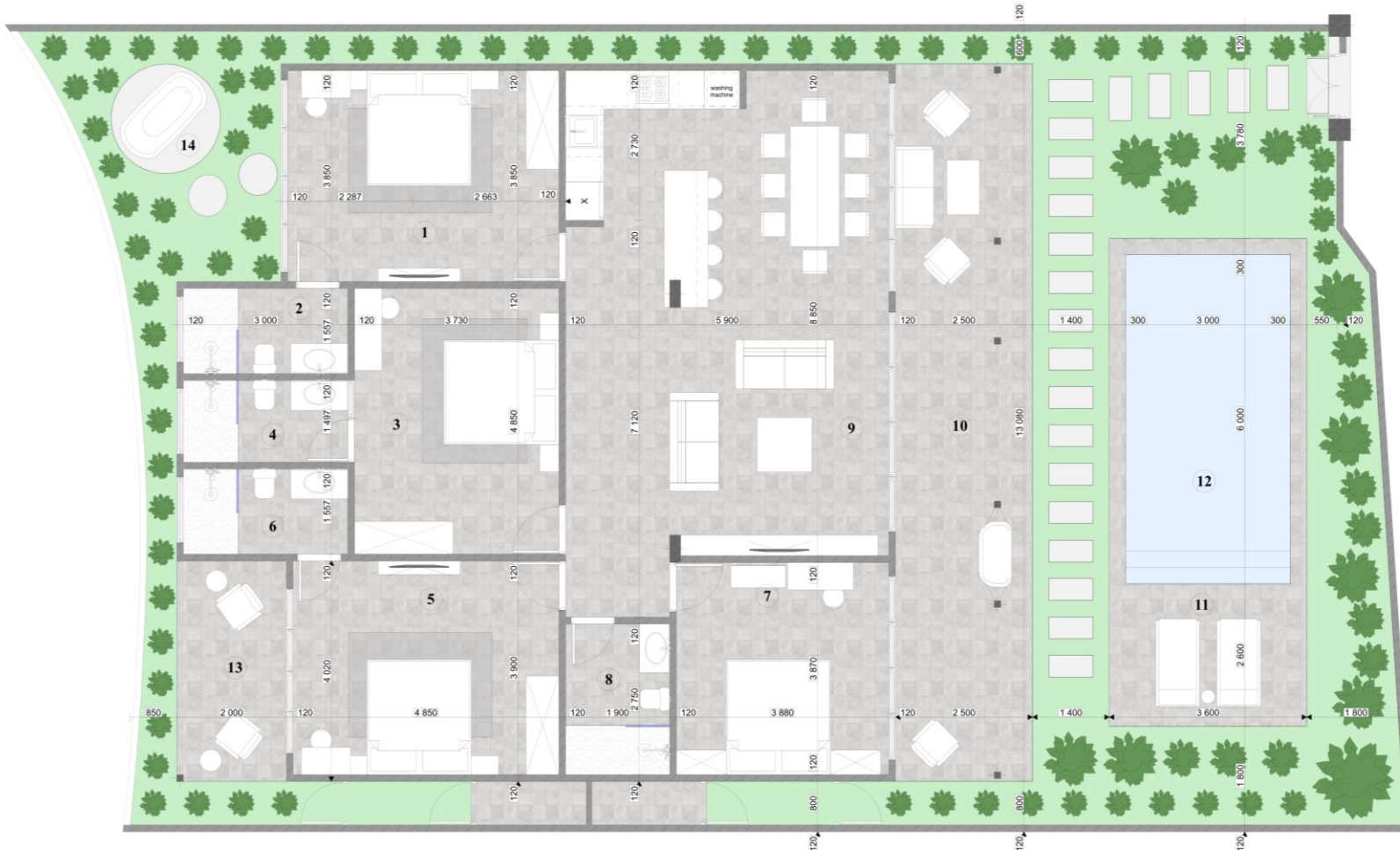
Number
of pools:

2

Land size: **3,4 are**

Living
area:

220,41 m²



Detailed Investment & Payback model

Initial Investment incl VAT: 395 270,27 USD

Time of leasehold: 25 years

Property Management fee	25%
Annual ROI	17%

Annual payback: 66 389,19

Interest Rate for NPV	6,0%
NPV	384 390,08
IRR	26,7%

	Pessimistic	Realistic	Optimistic
Avg load	60%	78%	90%
Net income annual	51 398,08	66 389,19	77 097,12
ROI annual	13%	17%	20%
For 7 years	359 786,57	464 724,32	539 679,86
Total + sales	941 205,49	1 046 143,24	1 121 098,78
ROI 7 years	238%	265%	284%

Rental price per villa (daily)	405,41
Maintenance costs per villa monthly	500,00

Profit per year

January	6 505,41
February	6 505,41
March	5 337,84
April	4 170,27
May	4 170,27
June	4 170,27
July	5 337,84
August	5 337,84
September	5 337,84
October	6 505,41
November	6 505,41
December	6 505,41



Detailed Investment & Payback model

Initial Investment incl VAT: 395 270,27 USD

Time of leasehold: 25 years

The return on investment in 7 years:

with sale: 1 046 143,24

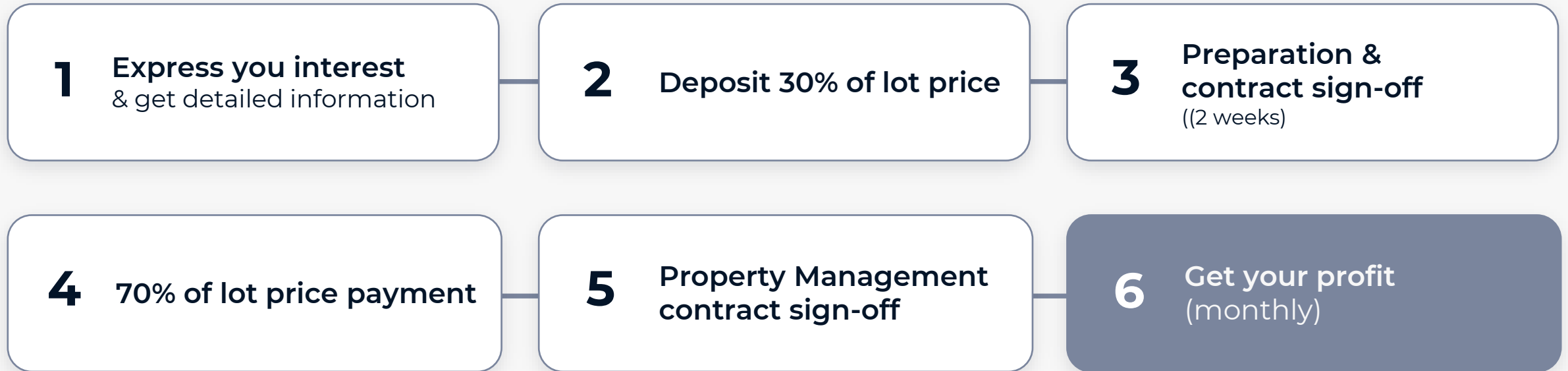
without sale: 464 724,32



Asset growth in 7 years	50%
Renovation before sale	11 486,49
Sale price in 7 years	592 905,41

	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Initial Investment	395 270,27						
NET Cashflow from rent	66 389,19	66 389,19	66 389,19	66 389,19	66 389,19	66 389,19	66 389,19
NET Cashflow from sales							581 418,92
NET cashflow	328 881,08	66 389,19	66 389,19	66 389,19	66 389,19	66 389,19	647 808,11
Accumulated Cashflow	328 881,08	262 491,89	196 102,70	129 713,51	63 324,32	3 064,86	650 872,97

How we cooperate?



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



EVDEkimi
Real Estates

Udara villa

Campuhan
Ridge Walk

Pura Gunung
Lebah

The Blanco
Renaissance
Museum

Setra Desa
Adat Ubud

Ubud

24

Jalan Bisma

Jalan Monkey Forest

Jalan Raya Ubud

Jalan Sugriwa

Jalan Jembawan

Jalan Sukma Kesuma



EVDEKİMİ
REAL ESTATES