



KOMODO
CAPITAL PARTNERS

Bingin Sentosa II

◆ Bingin Uluwatu ◆

Masterplan



BINGIN SENTOSA II

ULUWATU BALI

The plot of land is situated in Bingin, Uluwatu, which is one of the most popular areas of Bali. The land is strategically located close to restaurants, bars, beach clubs and local amenities. Uluwatu is renowned for its beautiful (ocean) views, white sand beaches and enjoys immense popularity among surfers. Furthermore, as Canggu and Seminyak become increasingly crowded, the number of expatriates and tourists flocking to this area is increasing rapidly. With this in mind, many of the most renowned restaurants and beach clubs from Canggu have chosen to expand and establish new branches in this up and coming area.

The local infrastructure supports this surge in activity, ensuring relatively straightforward access to this centrally located plot of land in Bingin. Additionally, a new road construction project will create a direct route from the main road to this development, promising to further enhance the value of these properties.



✈ Airport 40 min

🏖 Padang Padang Beach 8 min

🍸 Melasti Beach 20 min

🏖 Bingin Beach 3-5 min

🏖 Uluwatu Beach 10 min

🍸 El Kabron Beach club 5 min

🏖 Dreamland Beach 5 min

🍸 Single Fin Beach club 10 min



Development Plan

- 💎 Premium location
- 🗂️ Total land size 4'600m²
- 🏠 Subdivided in plots of 130m² - 156m²
- 🚗 Luxurious one or two bedroom villas
- 🏊 Private pool
- 🚗 Private access
- 🅑 Private motorcycle parking
- 🚶 Easy accessible

BINGIN SENTOSA II

ULUWATU BALI

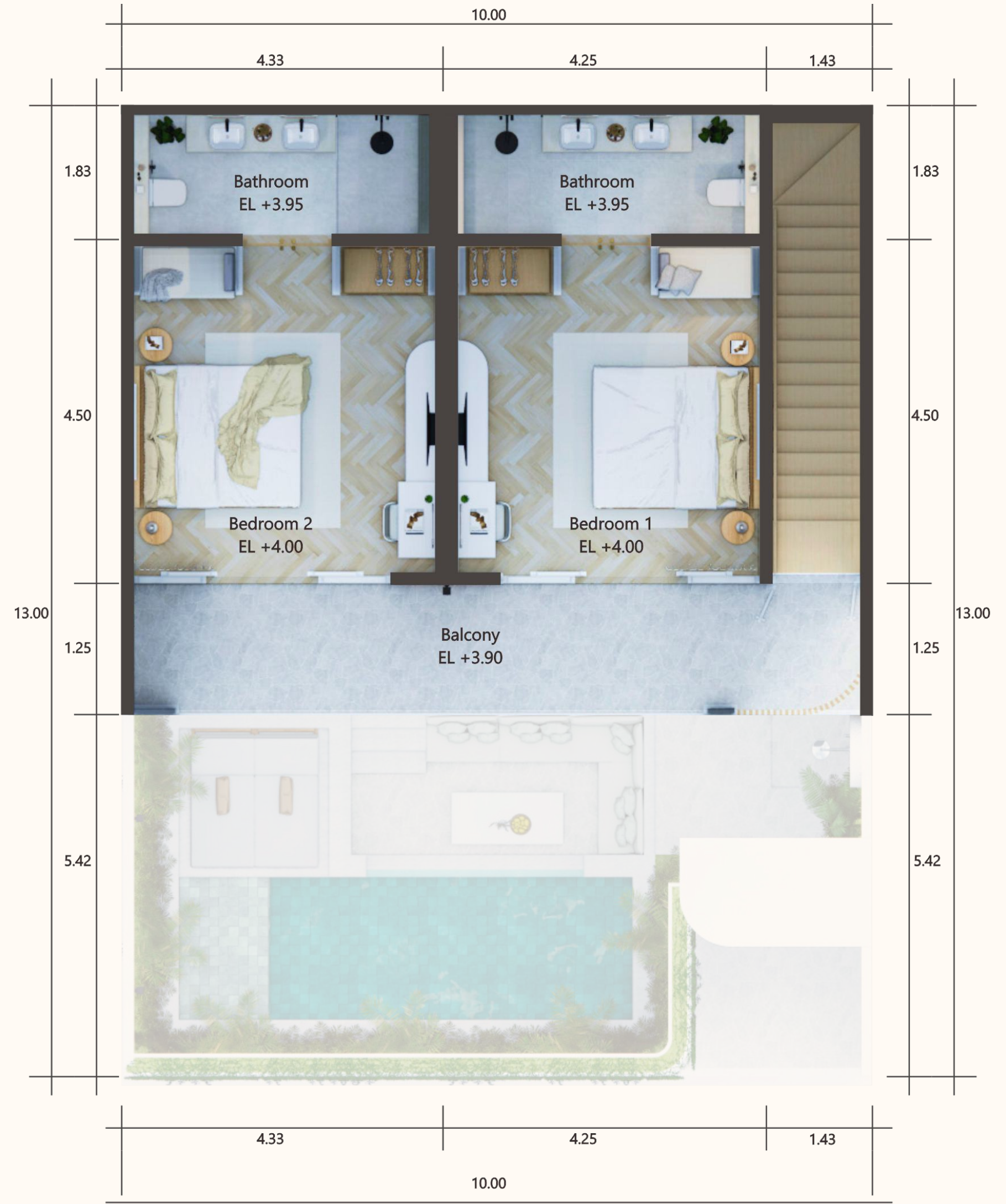
Two Floors - Two Bedroom Villa



Floor Plan



First Floor



Second Floor

Garden Area



Living Room





Bedroom



Kitchen



Bathroom

BINGIN SENTOSA II

ULUWATU BALI



Two Floors – Two Bedroom Villa

- Including all applicable taxes
- Fully furnished
- Favourable payment terms

Land size 1.3 Are

Building size

- Living area 142m²
- Terrace 22m²
- Sunken lounge 13m²
- Pool 17m²
- Parking 6m²

Selling price

IDR 4'999'000'000

USD 324'675*



Customize your villa

BBG's experienced team of architects can help you with the design of your dream villa in Bali. The price will be adjusted accordingly.

*Based on exchange rate of USDIDR 15'400



Investment



Opportunity to invest in Bali



Very high rental demand



Estimated rental yield of 15-20%



High quality development



Payback period 6-7 years



Monthly passive income (~USD 4'000)

BINGIN SENTOSA II

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Villa Management

Rental Scenario	Two Floors - Two Bedroom Villa		Remarks
	Scenario I	Scenario II	All numbers are denominated in USD and based on an exchange rate of USD/IDR 15'400
Daily rate	260	292	Daily rate based on current market conditions
Occupancy	70 %	70 %	Expected occupancy rate based on current properties under management
Monthly income	5.455	6.136	Total monthly revenues
Cleaning	122	122	Cleaning of the villa after each check out
Garden	24	24	Maintenance of the garden
Service pool	24	24	Pool maintenance and service
Waste management	7	7	Disposal garbage
Electricity	163	163	Based on data collected from the current properties under management
Laundry	45	45	Laundry costs for linen, towels, etc.
Internet	42	42	Based on the latest price from Biznet
Insurance			Optional
Maintenance	50	50	Estimated maintenance costs (Airconditioners, pump, etc.)
Operational fee	500	500	Fixed fee for managing daily operations such as c/l and c/o, reservations and marketing
Total costs	976	976	Estimated total monthly costs
Income from operations	4.479	5.161	
Tax	545	614	Local tax (10%) to be paid to the local tax authorities
Net income	3.933	4.547	
Yearly income	47.201	54.565	Estimated total yearly net income from this investment
Investment	324.000	324.000	Average price
Yield	14,57%	16,84%	Estimated yield



Q

How does the villa management work when investors outsource it to BBG?

A

BBG offers villa management as an additional service to our investors only in order to fully maximize the potential of the investment. The villa will be professionally managed and the client will receive monthly updates on the property, rental income and the developments on Bali. Management is carried out at costs plus an additional fixed fee of USD500, which is significantly lower than other villa management companies typically offer.

Q

What are the costs of outsourcing the villa management?

A

The monthly costs are USD500, including but not limited to:

- Villa management
- Check-in and check-out management
- Rental management via established online platforms
- Monthly reporting
- Guest contact
- Tax reporting

Q

What are the historical occupancy rates of the villas that you currently rent out?

A

The historical occupancy rate is on average between 70% - 80%.

Q

What are the historical returns of the villas you currently rent out?

A

The historical returns are on average between 14% - 17% on a yearly basis.

Q

What are the risks associated with the lease structure for investors?

A

The risks are limited as the lease agreement which is signed in front of a reputable notary basically covers all potential risks such as the right to extend, transfer of the lease in case of death and rights you receive as the lessee.

Q

Is there a guarantee that the lease can be renewed, and what price (increase) should one expect?

A

The lease is based on an initial guaranteed lease period of 25 years including the exclusive right to extend the lease for another 15 years, implying that the owner cannot deny the renewal of the lease. The price at time of extension depends on the market price of the land (excluding the building) established by three independent valuation parties.

Q

Can refinancing take place after the official handover? Have you done this before, and if so, how does the process work, and what are the associated costs?

A

As a foreign investor it's not possible to (re)finance the properties as this only allowed being an Indonesian citizen.



BINGIN SENTOSA II

ULUWATU BALI

Typical challenges

-  I can't speak the language. How do I communicate with the contractor? — You will have direct contact with the owners of BBG in English who supervise the project on a daily basis.
-  I can't visit Indonesia to monitor the progress regularly. — BBG's team provides regular updates using pictures and video's in order to actively involve its clients during the development process.
-  I don't have any experience designing or building a house — BBG's team consisting out of experienced architects, designers and civil engineers are ready to assist you during the whole development process.
-  How do I control the construction quality? — BBG's team has 20+ years' experience developing and building real estate. All buildings comply with the Indonesian building standards and BBG delivers European standard quality.
-  How do I know the investment is safely structured? — BBG always performs a thorough due diligence process before starting a project. This process is guided by the notary and a legal team. The team will check on ownership and confirm everything is according to (local) regulations.
-  What about ownership? — The property is held through a lease construction for 25 years with the possibility to extend another 5-20 years. All contracts are signed in front of a reputable notary and will be under your own name.
-  How do I arrange the rental of the villa? — BBG offers the possibility to assist with the rental of your villa in order to receive passive income from this investment.



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