

# TownHouse in Pererenan - Canggu, Bali

## Exclusive **Pre-sale** Investment Opportunity

### Location

In our opinion, there are two main locations for daily rentals are Canggu and the center of Ubud.

Located TownHouse in the heart of Canggu <https://goo.gl/maps/ToU5DTjwvFifEBEy6>

We have been looking for more than half a year for land for the project because it is important for us to build a project with maximum investment efficiency and quick payback.

All amenities are nearby: cafes, gyms, quiet parks and convenient markets, co-working centers, fitness studios.

The complex is just 10 minutes drive from Canggu, Batu Bolong and Batu beaches.

You can come to our location and experience how our neighborhood is quiet and cozy.



We have already worked with the contractor who will build the TownHouse and have worked out a scheme of work to guarantee optimum quality at minimum cost

## Main Points:

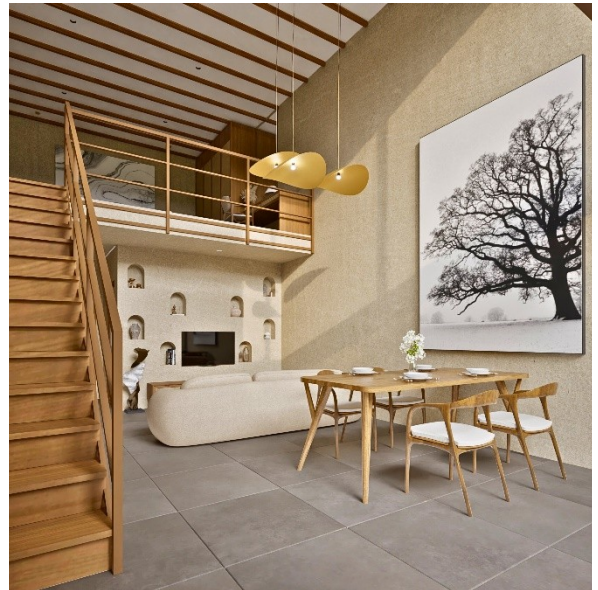
- A complex of 26 units
- Town House 1BR - 58 sq. ft. - \$119,000
- Start of construction June 1, 2024 - end September 1, 2025
- Down payment \$65,000
- Leasehold - 25 years
- Structural warranty 5 years under contract
- Resale yield over 120% per annum
- Rental yield 18% p.a. in USD - \$25,000
- Payback less than 6 years

Our **owner is a professional investment manager and does everything to maximize investment performance**

Fast payback:

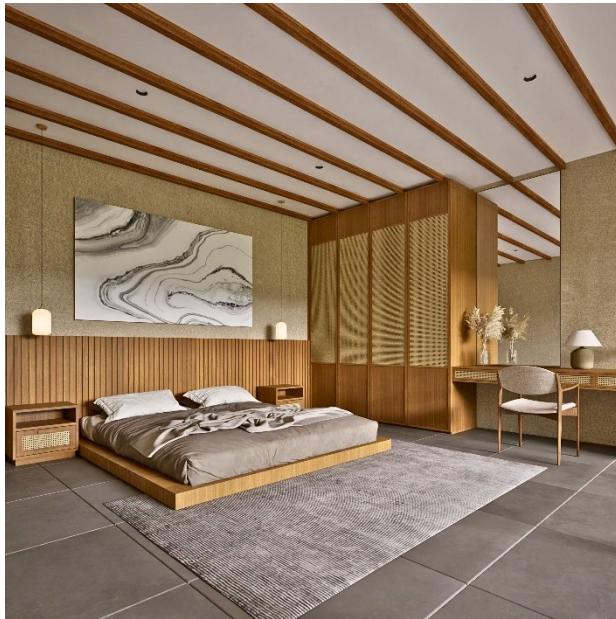
According to market analysis, in this location the selling price will increase to 160-170,000 USD **within 5 months.**

We have chosen a design that already exists on the market and has an occupancy rate of more than 95%





We use materials that have already proven themselves to be reliable, efficient and practical in other projects



When selecting location, we rely on statistics from a management company overseeing over 500 villas in Bali, guaranteeing accurate calculation of investment efficiency and predictability of rental yields

Fin.Model TownHouse

TownHouse			
INVESTOR'S PROFITABILITY			
Indicators	Optimistic	Realistic	Pessimistic
Profitability	37%	31%	21%
Occupancy rate	90%	85%	80%
Commission from revenue	35%	35%	35%
Revenue per year	\$ 42 705	\$ 37 230	\$ 32 120
Rent per day	\$ 130	\$ 120	\$ 110
Operating costs	\$ 2 200	\$ 2 200	\$ 2 200
Commission of the management company	\$ 14 947	\$ 13 031	\$ 11 242
Payments to the investor for the year	\$ 25 558	\$ 22 000	\$ 18 678
Investor payments for 25 years	\$ 638 956	\$ 549 988	\$ 466 950
Payments to the investor for 25 years	537%	462%	392%
Payback from renting	4,66	5,41	6,37