

R&G
ROYAL BALI
GROUP





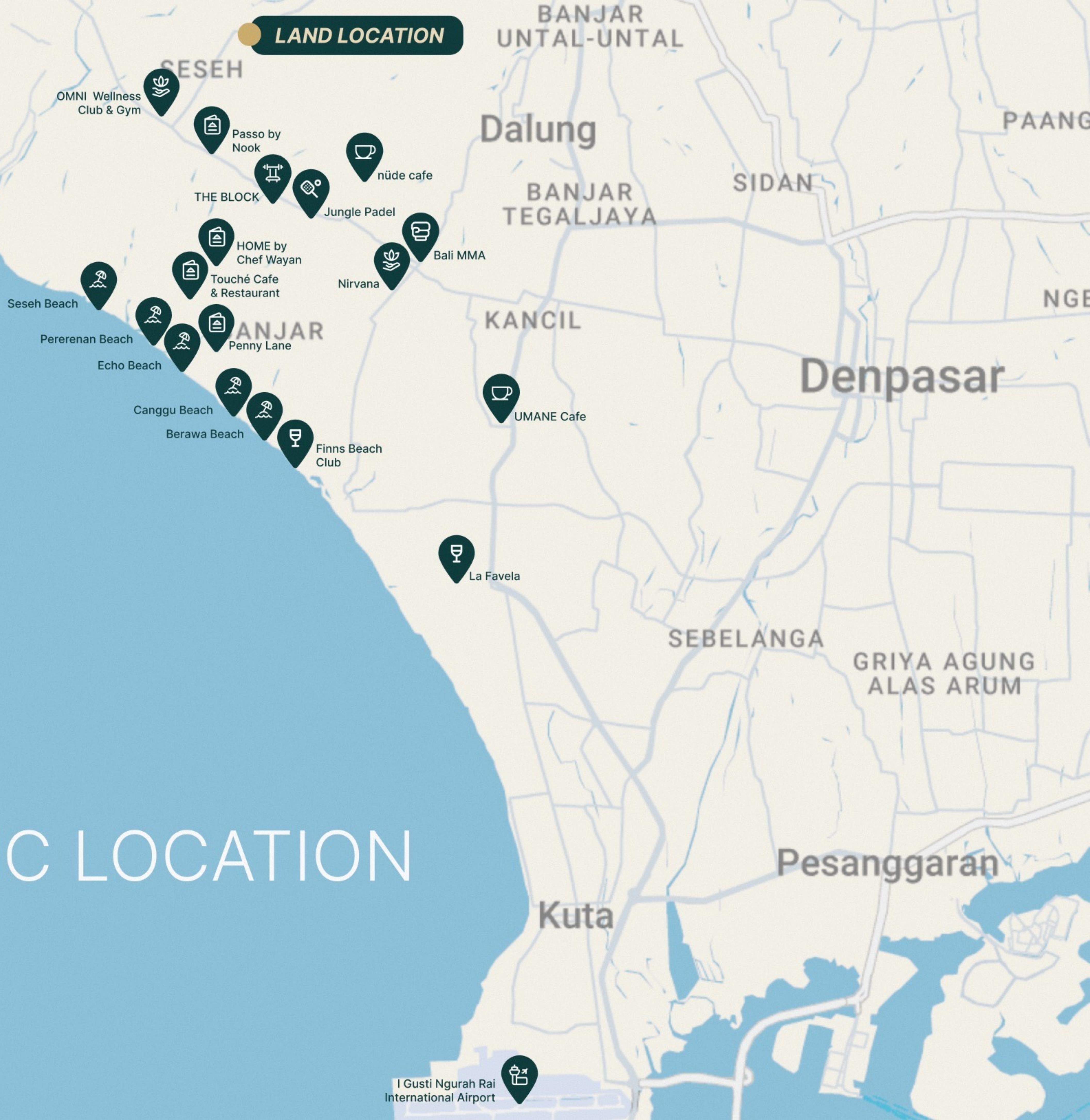




4.0m

LAND LOCATION

STRATEGIC LOCATION



DEVELOPMENT 6

Moodboard



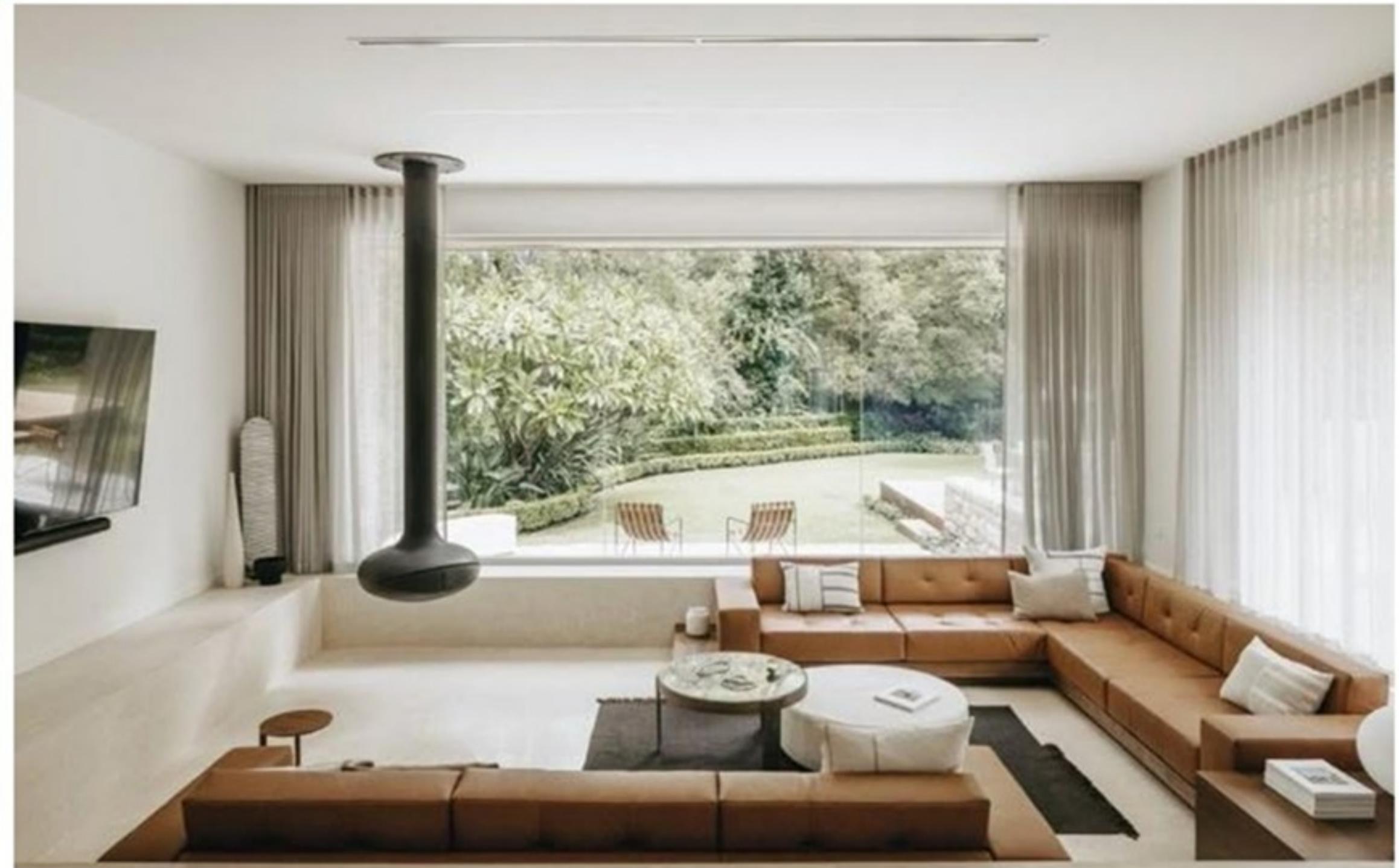


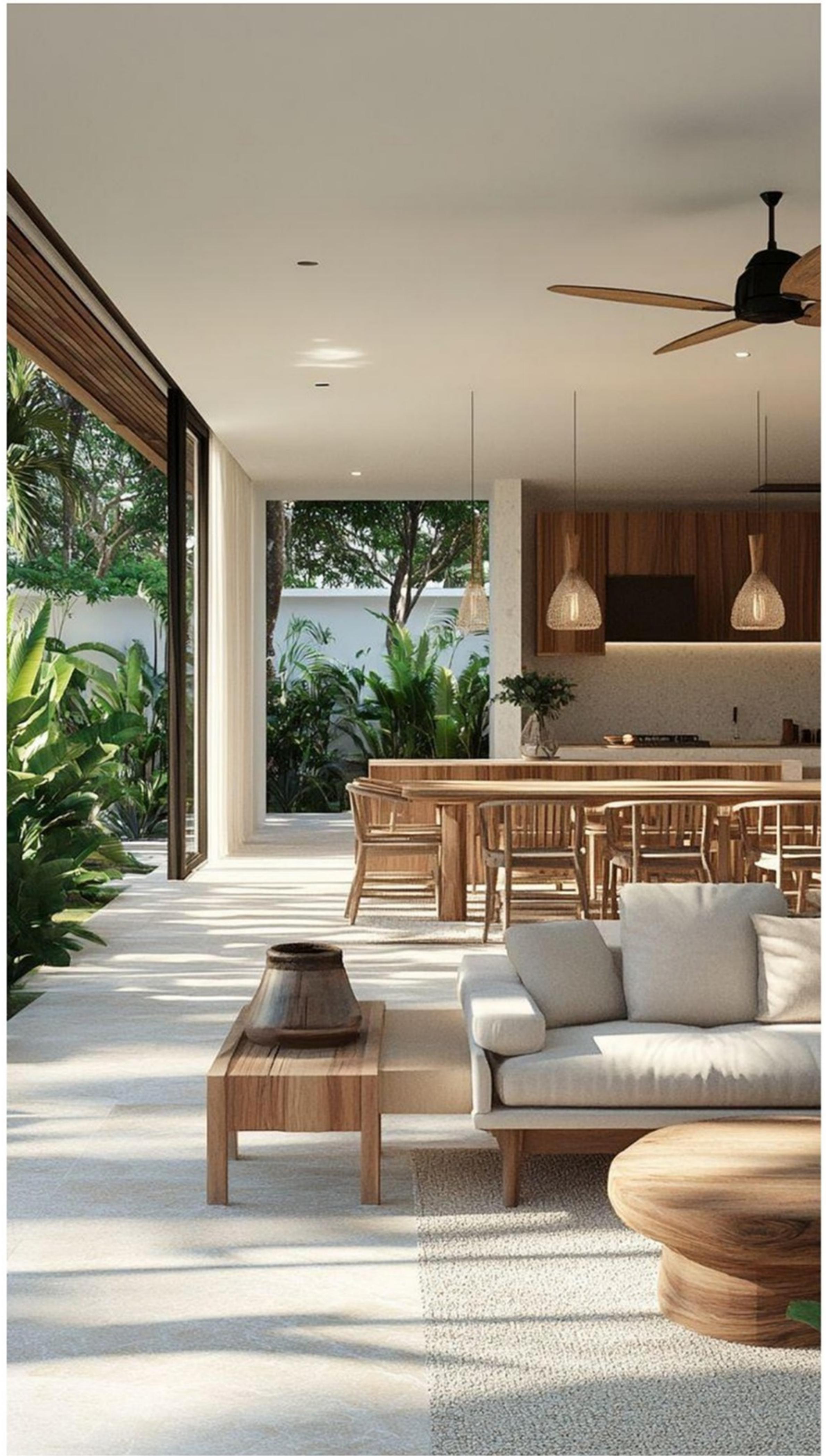


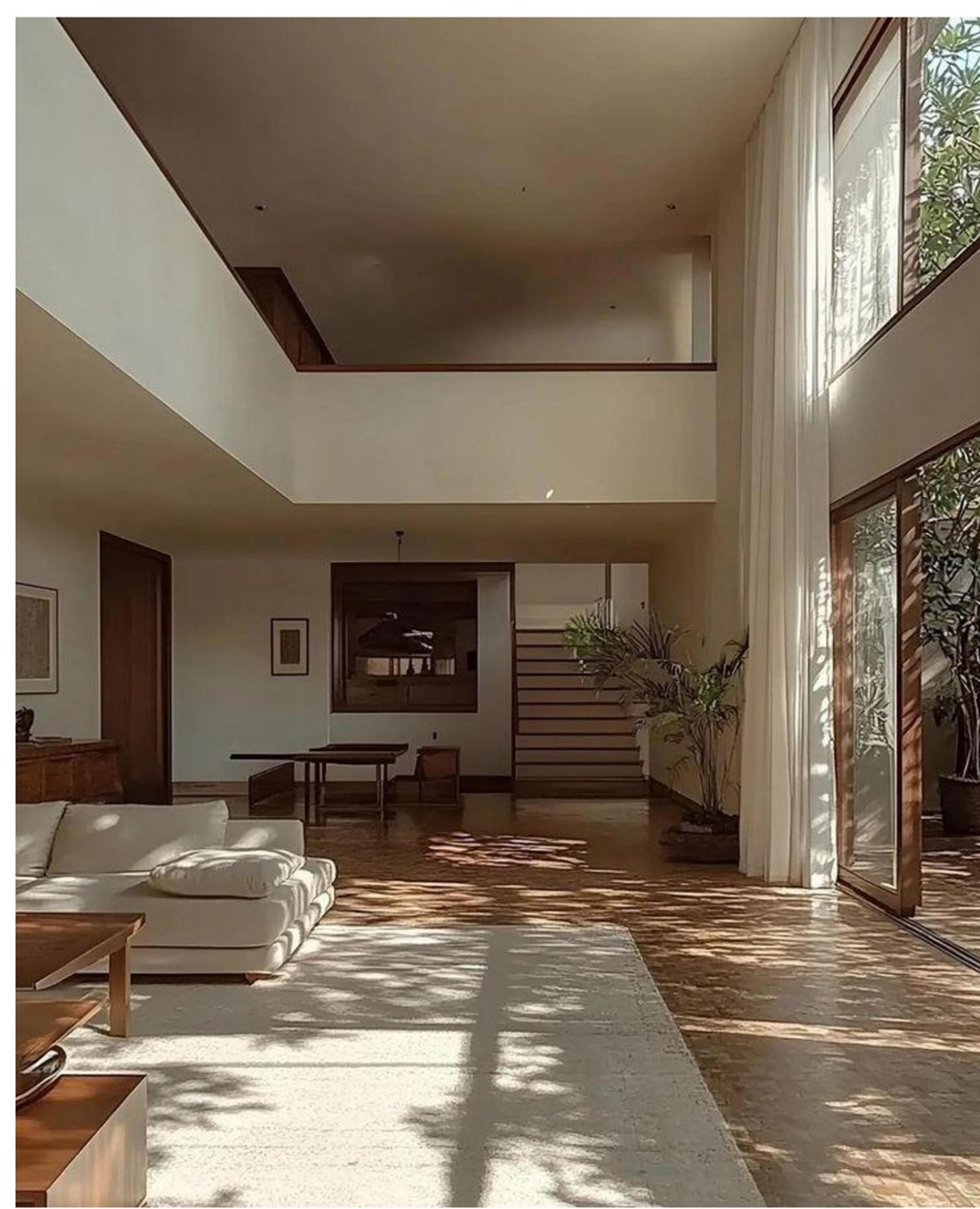












BUILDING FINANCIALS - FAIR MARKET VALUE - GENERAL SUMMARY

DATE : 2025-12-05

Informations	Region Zoning Title Land Purchase Price Years	Seseh Residential (Perumahan) Hak Sewa (leasehold)	8,200,000,000.00 IDR	500,000 \$ 25 years						
Details	Description Land Size Buildable % Total Buildable Size			Total sqft 32,291.70 Sqft Total m2 3,000.00m2						
Details	Building	Class Type R (Residential) R (Residential) R (Residential)	Description 2 BEDROOM 3 BEDROOM 4 BEDROOM	Bedrooms 2 3 4	Amount 15 8 4	Land Size 80.00m2 100.00m2 130.00m2	Number of story 3 3 3	Total sqft 1,937.50 Sqft 1,937.50 Sqft 2,260.42 Sqft	Total size m2 180.00m2 180.00m2 210.00m2	Total Size 2,700.00m2 1,440.00m2 840.00m2
Land	Appraised value per Are / year Amount of years Land Size Area Total Land Cost									666.67 \$ 25 Years 3,000.00 m2 500,000.00 \$
	Amount Of Unit Total Land Cost per Building									1 500,000.00 \$
Predevelopment	Type Site Analysis Design And Planning Legal And Contracts Permits And Approval Land Acquisition									Total Included Included Included Included Included
	Total Predevelopment Cost									
Cost	Class Type R (Residential) R (Residential) R (Residential)	Description 2 BEDROOM 3 BEDROOM 4 BEDROOM	Amount 15 8 4	Size per unit m2 180.00m2 180.00m2 210.00m2	Size per unit sqft 1,937.50 Sqft 1,937.50 Sqft 2,260.42 Sqft	Total M2 2,700.00m2 1,440.00m2 840.00m2	Total Sqft 29,062.53m2 15,500.02m2 9,041.68m2	Construction cost \$/m2 800.00 \$/m2 800.00 \$/m2 800.00 \$/m2	Total 2,160,000.00 \$ 1,152,000.00 \$ 672,000.00 \$	
	Total Building Construction Cost									3,984,000.00 \$
Misc.	Details Furnitures Furnitures Furnitures		Units 15 8 4					Price Per unit 16,000.00 \$ 25,000.00 \$ 30,000.00 \$	Total 240,000.00 \$ 200,000.00 \$ 120,000.00 \$	
	Total Building Construction Cost									560,000.00 \$

Common	Class Type	Description	Total			
	N/A	PAID BY RBG	0.00 \$			
	Total Common Space Cost		0.00 \$			
Marketing	Type		Total			
	Branding Conception	PAID BY RBG	0.00 \$			
	Set Up And Creation	PAID BY RBG	0.00 \$			
Revenu	Total Marketing Cost		0.00 \$			
	Type	Description	Amount	Net price Per unit	Total	
	R (Residential)	2 BEDROOM	15	350,000.00 \$	5,250,000.00 \$	
		3 BEDROOM	8	450,000.00 \$	3,600,000.00 \$	
		4 BEDROOM	4	550,000.00 \$	2,200,000.00 \$	
	Total Projected Revenu				11,050,000.00 \$	
Support Services	Type		Number of unit	IDR Fees per unit	\$ Fees Per unit	Total
	PT PMA SETUP		27	13,120,000.00 IDR	800.00 \$	21,600.00 \$
	Deed Amendment		27	1,750,700.00 IDR	106.75 \$	2,882.25 \$
	Villa Licensing		27	1,823,229.00 IDR	111.17 \$	3,001.66 \$
	NPWPD Registration		27	6,320,519.00 IDR	385.40 \$	10,405.73 \$
	Annual Legal compliance		27	7,002,800.00 IDR	427.00 \$	11,529.00 \$
	Legal Due Diligence		27	2,836,134.00 IDR	172.94 \$	4,669.25 \$
	Notary Fees	1%	27	0.00 IDR		0.00 \$
Investment Summary	Total Support Services Costs					54,087.89 \$
	Total Projected Revenu					11,050,000.00 \$
	Land Cost					500,000.00 \$
	Total Predevelopment Cost					3,984,000.00 \$
	Total Building Construction Cost					560,000.00 \$
	Furnitures					0.00 \$
	Total Common Space Cost					0.00 \$
	Total Marketing Cost					0.00 \$
	Total Support Services Costs					54,087.89 \$
	Total Cost					5,098,087.88 \$
	Total Revenu					11,050,000.00 \$
	Expected Profit					5,951,912.12 \$
	Brokers Commission					1,105,000.00 \$
	Expected Profit After Brokers					4,846,912.12 \$
	Expected ROI					95.07%
	Amount of sales for seed money					13.14