



REVENUE PROJECTION THE ONE BOUTIQUE VILLA LEASEHOLD - NEW VILLA (OFF PLAN)


INVESMENT

ROOM TYPE	AMOUNT
One Bedroom Intimate	239,000
One Beroom Luxe	323,000
Two Bedroom Luxe	388,000
Three Bedroom Luxe	485,000

LOW OCCUPANCY			MODERATE OCCUPANCY			HIGH OCCUPANCY		
65%	Profit	ROI %	80%	Profit	ROI %	90%	Profit	ROI %
One Bedroom Intimate	19,995	8.35%	One Bedroom Intimate	24,560	10.28%	One Bedroom Intimate	27,630	11.56%
One Beroom Luxe	26,968	8.35%	One Beroom Luxe	33,192	10.28%	One Beroom Luxe	37,341	11.56%
Two Bedroom Luxe	32,396	8.35%	Two Bedroom Luxe	39,871	10.28%	Two Bedroom Luxe	44,855	11.56%
Three Bedroom Luxe	40,494	8.35%	Three Bedroom Luxe	49,839	10.28%	Three Bedroom Luxe	56,069	11.56%

For more details or to schedule a viewing:

 info@kvertexpropertiesgroup.com

 (+61) 480 424 115

 www.kvertexpropertiesgroup.com

PAYMENT TERMS

1. 10 % booking fee of total selling price upon the time of choosing the Plot/Villa unit
2. Payment term I : 20 % of selling price upon signing the Binding Lease Agreement
3. Payment term II : 30 % of selling price when the structural work is completed, and the building's roof of villa unit is fully installed.
4. Payment term III : 30 % of selling price when the finishing work is completed.
5. Final Payment 10 % of selling price when handing over the keys/handing over the villa unit

THE PURCHASING REQUIREMENTS FOR THE VILLA

1. The booking fee payment of 10% of the purchase price must be made at the time of signing the Villa Lease Reservation Agreement. The reservation is considered valid only if the booking fee has been received in the official bank account of PT.Pondok Satu Hati (The One Boutique Villa) for the full agreed amount.
2. The first instalments (term I) must be completed within one month from the date of signing the reservation Agreement. If the Purchaser is unable to make the payment, the reservation will be considered canceled, and the booking fee that has already been paid will be non-refundable.
3. A total down payment of 30% of the villa's value (including the booking fee) must be fully paid at the time of signing the Binding lease agreement.
4. Draft Binding Lease Agreement will be attached to the Villa Lease Reservation Agreement to be signed after the Buyer has completed "Due Diligence" on Company documents and land documents to be purchased with "Clean and Clear" results no later than 1 (one) month after Reservation payment Villas.
5. The 10% deposit as a booking fee paid by the purchaser will be fully refunded to the purchaser if the due diligence conducted by the purchaser's appointed solicitor indicates that the seller is unable to meet the validity and completeness of administrative legalities, such as land certificates, building permits, and other required permits.

INCLUDED IN THE PRICE

- | | | |
|---------------------|---|---------------------------------|
| 1. Building Permits | 2. Furniture, Fixture, Equipment (Fully Furnished) | 3. Electrical Supply |
| 4. Hotel Permits | 5. Water Supply | 6. Use of Public Infrastructure |

For more details or to schedule a viewing:

 info@kvertexpropertiesgroup.com

 (+61) 480 424 115

 www.kvertexpropertiesgroup.com