

Options

There are a number of investment options available to owners of BALI Kuta Residence.

Option 1 – Purchase price refunded at 4 years

BALI Kuta Residence is offering investors a guaranteed purchase price repayment on the fourth year anniversary.

Investors wishing to take advantage of this package are eligible for the following benefits*:

- Owner occupancy free for up to four weeks per year - two weeks in high season and two weeks in low season. If the owner wishes to occupy the apartment longer than the time specified the 40% management fee is payable to the management company, the cleaning cost are covered from this fee.
- Package not available with vendor finance.
- Sixty percent will go to the owner with the Management Company retaining forty percent as a management fee.

The owner must offer the apartment to the developer no later than 6 months prior to the fourth year anniversary date. The purchase price will be refunded on the fourth anniversary date from completion and handover of keys.

If the owner wishes to carry on with the lease the contract will revert to Option 3.

Costs involved. While the apartment is part of the rental pool the owner is required to pay the apartments electricity, cable TV and annual maintenance levy. Telephone and broadband will be charged to the paying guests and the cost of servicing their apartments is covered by the 40% management fee.

NOTE: While the owners are residing in their apartment option 4 applies.

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Option 2 – Guaranteed return

With this option, owners receive a guaranteed return on investment (ROI) of 6% per annum.

Investors wishing to take advantage of this package are eligible for the following benefits*:

- ROI of 6% for first three years
- Owner occupancy for up to four weeks per year - 2 weeks low season and 2 weeks high season.

NOTE: While the owners are residing in their apartment option 4 applies.

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Option 3 – Rental Pool

Owners have the opportunity of allowing the Management Company to rent their apartment to paying guests and share in the income produced. Seventy percent will go to the owner with the Management Company retaining thirty percent as a management fee.

- Owner occupancy free for up to four weeks per year - two weeks in high season and two weeks in low season. If the owner wishes to occupy the apartment longer than the time specified the 30% management fee is payable to the management company, the cleaning cost are covered from this fee.

Costs involved. While the apartment is part of the rental pool the owner is required to pay the apartments electricity, cable TV and annual maintenance levy. Telephone and broadband will be charged to the paying guests and the cost of servicing their apartments is covered by the 30% management fee.

NOTE: While the owners are residing in their apartment option 4 applies.

Option 4 – Residency

The fourth option available to apartment owners is to reside in their apartment solely for personal use. Owners may choose to place their apartment in the rental pool (option 3) at any time.

Costs involved. Owners participating in this option are required to pay their electricity, cable TV, daily apartment cleaning, broadband and telephone and their annual maintenance levy.

Maintenance Levy

This levy covers all costs of maintaining the common areas within the Apartment complex. It covers such costs as pool maintenance, landscaping, insect eradication, up keep of the common areas, etc. Ten percent of this levy is held in a sinking fund account to be used for major capital repairs and maintenance.

Insurance & Taxes.

An all risk insurance policy is provided for by the maintenance levy. This policy is standard and continuous covering the external premises. Internal insurance for an apartment is at the owners discretion.

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