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PROJECT № 1692
CREATION OF A RESORT COMPLEX AND HEALTH ACADEMY (INDONESIA)

REQUIRED AMOUNT OF INVESTMENTS:
3 861 000 $

ANNUAL NET PROFIT:
2 552 000$

RETURN ON INVESTMENT CAPITAL:
20%

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Our social networks

Location: Bali, Indonesia
Description: Creation of a premium resort complex and a health academy. This comprehensive project includes two main components:

Resort - on a plot of **1.1 hectares** on the western part of the island there will be 48 standard two-story villas and 8 luxury villas, designed **for 100 guests**. Guests will be offered a variety of packages including yoga classes, island tours, massages and holistic healing sessions.

Academy – situated on a picturesque **0.9-hectare** jungle site, the academy will accommodate **up to 60** students per course in its premises, which include two-storey villas and dormitories. The 21-day program is complemented by full board accommodation and offers a variety of wellness and holistic training, both on site and online.

Market demand:

The global health and fitness club market was worth **$81 billion** in 2020 and is expected to grow to **$136.6 billion** by 2028. CAGR from 2021 to 2028 will be **7.61%**.

In 2019, the global retreat market was valued at **$37.5 billion** and is projected to reach **$66.2 billion** by 2027, growing at a CAGR of **9.6%** from 2021 to 2027.

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Advantages of the project:

- The island of Bali (Indonesia) ranks first among the most popular tourist destinations on the planet, and **land purchased here always has high liquidity**.
- The tourist season lasts all year round: tourists from Australia, China, America and Europe come here to relax. They are attracted by the unique nature of the island: jungles, volcanoes, beaches, rice fields, waterfalls and a huge variety of entertainment: surfing, diving, snorkeling and many others.
- Over the past few years, Bali has also become a popular investment destination, with **foreign investors buying villas and apartments here**
- In 2019 (before the COVID-19 pandemic), **16.8 million tourists** visited Bali. Even during the pandemic, the flow of tourists did not stop, and the volume of occupied hotel rooms increased.
- The main advantage over competitors is a secluded location, panoramic views for sessions, proximity to nature, ALL-inclusive accommodation, and a pro-active sales program based on commissions for conducting retreats.

Areas of work: Sales of tours for 8 and 12 days. The price of the tour includes transfer, accommodation with vegetarian meals, yoga practices and trainings, local trips, thematic seminars, and SPA treatments.

The retreat hotel will provide the following services:

- A varied selection of programs, which will vary depending on the chosen topic of classes taught by the teacher.
- Standard and luxury accommodation (ALL-inclusive).
- Daily yoga classes, thematic master classes, trainings.
- Trips around the island to temples, waterfalls, popular tourist spots, and neighboring islands

As well as the Academy, which offers a unique 200-hour yoga teacher training program that has received approval from the reputable organization Yoga Alliance. The program is available in both offline and online format, covering YTT200 and YTT300 courses.

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Participants will be accommodated in comfortable standard rooms in villas and dormitories, which offer an all-inclusive system with vegetarian full board meals. As part of the program, participants will practice yoga daily and participate in thematic seminars and trainings for a deeper understanding of yoga and holistic practices.

The Academy also organizes excursions to local attractions, including waterfalls, temples and neighboring islands, so participants can immerse themselves in the culture and nature of Bali. Spiritual rituals, including visits to holy sites and sessions with Balinese holistic healers, will promote cleansing rituals and help participants recharge.

Offer to investor: The investor is offered to purchase a **30%** stake in the company for **$3 861 000**.

About the Founder and the team: The Founder has **more than 10 years** of experience in successful business in Russia (Navigator Kama LLC (2006-2017). 5 years of successful interior design business in London, UK. The key project team consists of **6 people**, including the Founder, Cofounder, 3 meditation instructors and a yoga instructor.

Required amount of investment: 3 861 000 $

NAME	AMOUNT, $
Acquisition of land plots	772 200
Construction and installation work	1 737 450
Purchase, installation of equipment, furniture	501 930
Other expenses	849 420
Total	**3 861 000**

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Monthly income data

NAME	AMOUNT, $
12-day tour	140 550
8-day tour	262 479
Restaurant	72 383
Massage service	53 409
Academy	152 496
Others	8 433
Total	**702 666**

An important aspect of its success is its expected annual revenue growth, reflecting growing interest in its unique program.

Monthly expenses data

NAME	AMOUNT, $
Business expenses	290 000
General and administrative expenses	200 000
Total	**490 000**

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- Annual profit: 702 666$*12 months = **8 432 000$**
- Annual expenses: 490 000$*12 months = **5 880 000$**
- Annual net profit: 8 432 000$ – 5 880 000$ = **2 552 000$**

$$\textbf{ROI} = \frac{\text{Net profit}}{\text{Investment amount}} \times \text{Investor's share} \times 100\% = \textbf{20\%}$$

DISTRIBUTION OF SHARES:

The investor is offered a **30%** share of the company