



EL NIDO BALI
BY LEVELS HOTELS

A Boutique Hotel Concept in Bali

by Levels Hotels





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Why Bali?



Indonesia is one of the fastest growing countries in tourism, around 8% annually. This is the double of the world's average growth and this is mostly to ascribe to the paradise island of Bali.

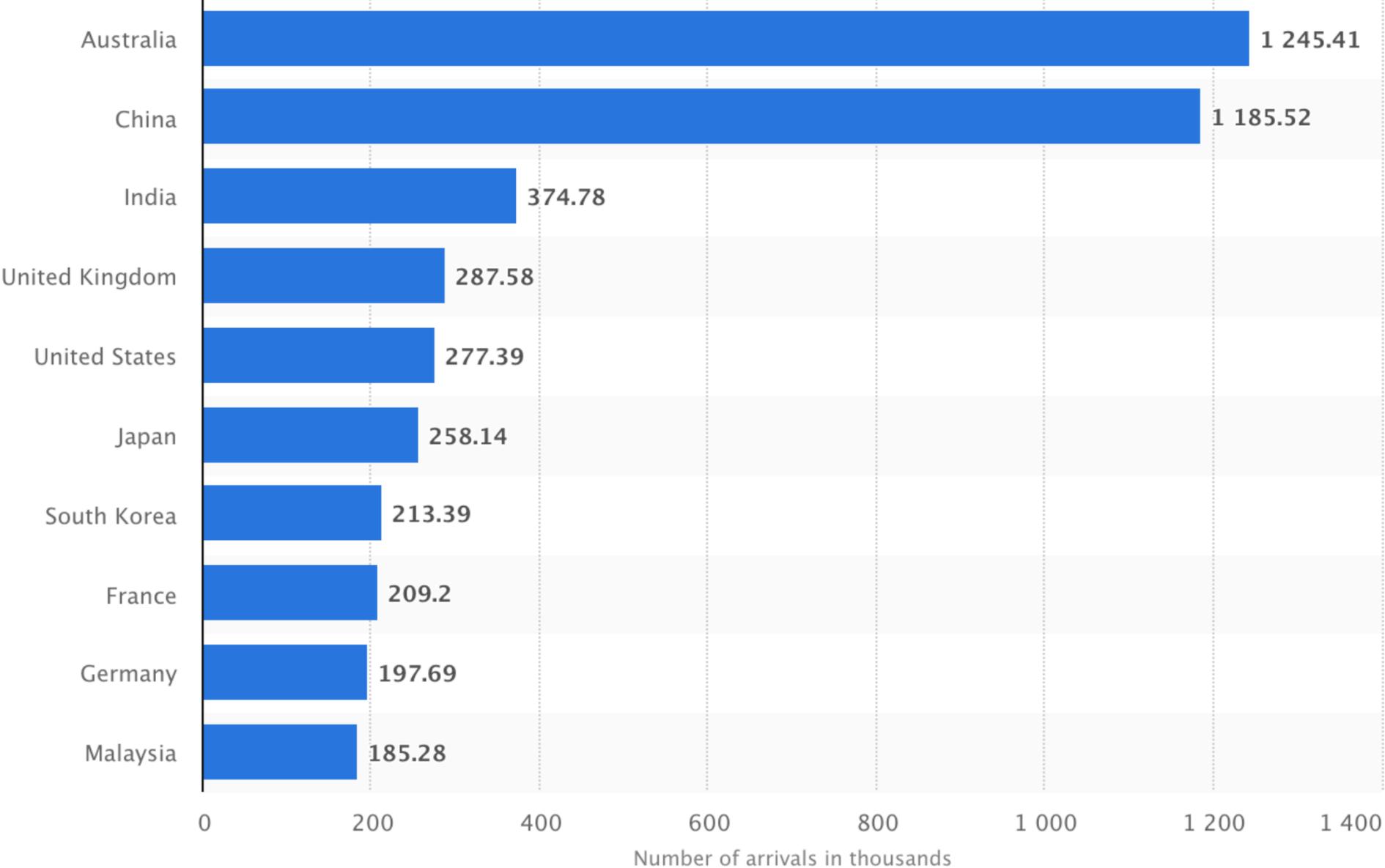
In addition, Australia, as major tourist origin, is located just 3 hours away by plane from Bali and has the highest financial impact on Bali's tourism sector. An Australian's average salary is 4,650€/month.

Bali's hospitality market occupancy rate is between 70-90% all year round.

No visas needed and & ease of access through major international airlines.

Bali tourist arrivals have been raising year after year.

Leading feeder markets for direct foreign tourist arrivals to Bali, Indonesia in 2019 (in 1,000s)



HOSPITALITY IN BALI

The island of Bali counts many affordable 4 and 5 star hotels, although the offer is small when it comes to establishments that offer a luxurious experience.

On the other hand, hotels that offer a more unique and design-oriented experience are often booked out already 4-6 months in advance even though their rate is very high.

Example: Camaya Bali Price/night: from 300€

Occupation higher than 95%



FACILITIES

- The land size is approx. 4.000m²
- Accommodation: 15 Bamboo houses with private garden, pool and hanging net
- Reception and front office with shop
- All day Restaurant & infinity pool with view over rice field valley
- Cocktail bar
- Open kitchen
- Gymnasium
- Co-working space
- El Nido
- Green house cultivation gardens
- Rice field valley





Building eco- friendly with bamboo

We want to build a resort that feels integrated into its surrounding nature, therefore bamboo is the perfect material.

Bali has got a long history with bamboo construction. Bamboo can be split, shaped and bended and therefore is being used for multiple purpose in house and furniture building.

Our intention is to create a Hotel where guests and visitors immediately feel connected to nature and at the same time enjoy rich, pleasant, and comfortable surroundings.

We work together with the leading company in bamboo constructions, **ibuku**.

In Press and TV: BBC ~ Architectural Digest USA ~ TEDTalk ~ CBS.

INSPIRATION



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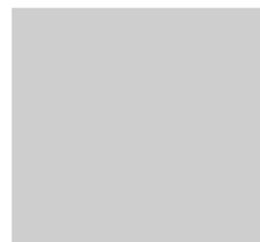


Investor levels and benefits



Blue Level. + € 1,500 invested

1 free night / year



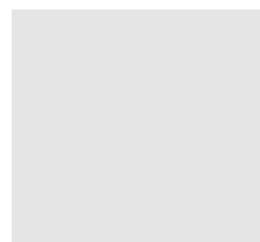
Silver Level. + € 6,000 invested

3 free nights / year



Gold Level. + € 30,000 invested

10 free nights / year



Platinum Level. + € 200,000 invested

Unlimited free nights at any Levels Hotel

* Terms:

- The hotel must have empty last minute rooms available.
- There is a priority depending on the investor requesting the night. A Silver investor has priority over a Blue investor.
- The nights are accumulative and do not have an expiration date. A member can enjoy more free nights than indicated in their level as long as rooms are available.

Development costs

Item	Total Cost	Cost per Unit
Land acquisition, hospitality, architectural and environmental consultancy.	600.000 €	40.000 €
Architectural design included, vegetation, landscape and supervision during the construction period	50.000 €	3.333 €
Construction cost including all fixtures, furnitures and equipment	1.450.000 €	96.666 €
Administrative cost, (project back office), legal	25.000 €	1.666 €
Pre-opening and marketing expense	25.000 €	1.666 €
Working Capital, contingency and fixed deposit for banks	200.000 €	13.333 €
	2.250.000 €	149.000 €

Projections

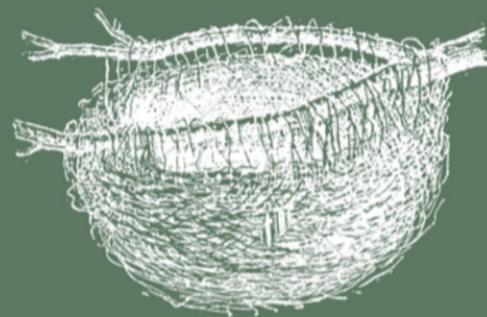
In €	Year 1	Year 2	Year 3	Year 4	Year 5
Nb of Keys	15	15	15	15	15
Average Room Rate	160	180	200	210	220
Average occupancy	65%	70%	75%	75%	75%
revPAR	104	126	150	157.5	165
Rooms	570.000	690.000	820.000	860.000	900.000
Food and Beverage	200.000	230.000	250.000	275.000	300.000
Other Department	80.000	100.000	120.000	140.000	160.000
Total Revenue	850.000	1.020.000	1.190.000	1.275.000	1.360.000

Departmental costs and Overhead expenses

Overhead Expenses	Year 1	Year 2	Year 3	Year 4	Year 5
Administration & General	160.000	170.000	180.000	190.000	190.000
Sales and Marketing	30.000	35.000	40.000	45.000	45.000
Energy and Water	40.000	50.000	55.000	60.000	65.000
Repair	20.000	25.000	30.000	35.000	40.000
Food and Beverage	70.000	90.000	100.000	110.000	120.000
Total expenses	320.000	370.000	405.000	440.000	460.000

Profit per share aprox.	150	195	235	250	270
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Let's dream big
together.



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FAQ

I'm interested. How can I invest?

The minimum participation is 0.03% for an amount of € 1,500 between 1 or 2 people (€ 750 p.p). It can be paid in 1 payment or in 3 parts. Once the amount has been paid, the contract is signed digitally. This cannot be canceled by either party. Marketing and handling costs of € 95 are added to this amount. The promotional investment of € 1,500 - 0.03% is valid until 5/30/2020 or while available. Later, the price per share may increase.

Can I sell my share at any time?

Yes. One of the advantages of investing in Levels Hotels is its flexibility. At any time and for any reason, you can divest.

Thereby you have two options: The investor finds a new investor. We simply change the ownership of the contract. 0% commission.

OR: Levels Hotels is in charge of looking for the new investor. In this case we charge 10% for legal and marketing expenses.

What is the minimum amount of investment?

The minimum amount is € 1,500 for 1 or 2 people (€ 750 p.p.). If they are 2 people, both will appear in the contract as holders of the participation.

What is the maximum amount to invest?

There is no limit for investment.

Does the situation of the covid-19 affect us to this project?

No, since according to experts, in about 2-3 months borders will be opened and tourism will be reactivated. We have to remember that Bali is one of the destinations that grows the most in tourism every year and the opening of this establishment will be in the summer of 2021.