

EXECUTIVE SUMMARY
BOGOR RAYA RESIDENTIAL AND COMMERCIAL ESTATE
BOGOR – JAWA BARAT

THE PROJECT	: INTEGRATED COMMERCIAL RESIDENTIAL AND COMMERCIAL ESTATE – FORMALY BOGOR LAKESIDE
PROJECT LOCATION	: BOGOR, WEST JAVA, ABOUT 60 KM FROM JAKARTA
THE BUSINESS	: GOLF CLUB COURSE, RESIDENTIAL AND HOTELS
TOTAL AREA	: SIPPT – PERMIT 1.200 SQM
	: EXISTING AREA 400 SQM
	: SECOND STAGE – READY TO DEVELOPT 400 SQM
	: THIRD STAGE – FUTURE DEVELOPT 400 SQM
EXISTING CONDITION	: THE PROJECT STILL IN RUNNING WELL, THE OWNER SOLD THE PROJECT FOR BLBI PAYMENT.
EST MARKET VALUE	: Rp. 7 TRILYUN EQUIVALENT TO USD 425 MILLION (Rp. 16.500 / USD)
ACQUISITION VALUE	: Rp. 3.750 TRILYUN EQUIVALENT TO USD 230 MILLION (Rp. 16.500 / USD)
	: 97.5% OF THE OWNER SHARE IN PT. BOGOR RAYA DEVELOPMENT
DEVELOPING CAPITAL	: USD 270 MILLION FOR WORKING AND DEVELOPING CAPITAL
TOTAL FUND NEEDED	: USD 500 MILLION, BOTH FOR ACQUISITION AND WORKING & DEVELOPING CAPITAL.
ESTIMATE BEP-OPEX	: AT THE SECOND YEAR OF OPERATIONAL
ESTIMATE BEP-CAPEX	: AT THE TWELVETH YEAR OF OPERATIONAL
CONTACT PERSON	Mr. Guspiabri Sumowigeno Cell: +62 811831066 Email: guspiabri_sumowigeno@yahoo.com
NOTE	: ESTIMATE BEP BASE ON SOLD THE COMMERCIAL RESIDENTIAL AND COMMERCIAL ESTATE ONLY, WHILE THE GOLF CLUB COURSE AND THE HOTEL JUST RENTED.

MASTER PLAN

