

THE TRAWANGAN

www.thetrawangan.com

PRESENT SITUATION

The Trawangan Resort is a thriving business, located in Gili Trawangan, North Lombok – Indonesia. Our sales revenue average US\$ 850,000++ at 56 %– 60% occupancy level per year. In February 2013 The Trawangan Resort finalized the new 8 deluxe rooms, located at the front of property. With the new 8 deluxe rooms, bar & restaurant facing the ocean the sales revenue will increase about 15%

Dewi and Garth started the business in December 2010 and have ran it since then. It's been a wonderful and profitable experience. But Dewi and Garth have two young children and schooling is difficult living on the island.

The Trawangan Resort, with all its assets and valuable trademarks, is up for sale. The business has always been a money maker. Real estate, equipment and inventory is valued at closed to US\$ 3,500,000. The intellectual property-brands, trademarks will bring revenue far into the future. The Trawangan has the potential to expand its market.

Sale price

US\$ 3,300,000 (Three Million Three Hundred Thousand US Dollar)

DETAIL PROPERTY

Detail Property	Total	Comments
Bedrooms	32+	12 rooms under management
Bathrooms	32+	
Swimming Pool	9	
Land Size	3000 m ₂	Own by The Trawangan
Building Size	1769 m ₂	Own by The Trawangan
Land Size	1000 m ₂	Under Management Right
Building Size	606 m ₂	Under Management Right

FACILITY

Restaurant	CCTV
Bar	Fresh water
Swimming Pool	Water Storage Tank
Water Activities	Storage
Spa	Garage & Storage in Teluk Nara
TV Cable	Manager Room
Internet	Kayak
Telephone 4 Lines	Boats (2 Units)
Electricity with Generator 100 Kva	Cars (2 Units)

ASSETS

Property	Current Value
8 Unit Deluxe Rooms (6 Double & 2 Triple)	US\$. 1,000,000
8 Unit Standard Rooms, Spa & Pool Area	US\$. 900,000
1 Unit 4 Bedroom Villa	US\$. 450,000
Restaurant & Beach Bar (80 Seating)	US\$. 65,000
Teluk Nara (Lease hold 7 year remaining)	US\$. 20,000
Management & Storage Area	US\$. 250,000
Utility area with 2 units Generator (100 Kva)	US\$. 80,000
Reception Area	US\$. 35,000
Business Good Will	US\$. 700,000
Total	US\$. 3,500, 000

* The above include furnishings and equipment and the land its on

ASSETS

Equipments	Current Value
1 Unit Daihatsu Luxio 2010	US\$. 13,000
1 Unit Daihatsu Pick Up Grand Max 2011	US\$. 10,000
1 Unit Wooden Boat	US\$. 5,000
1 Unit Almunium Boat	US\$. 3,500
2 Units Yamaha Engine 40 PK	US\$. 5,000
TOTAL	US\$. 36,500

ROOM RATES

Room Type	Average Room Rate per night	Comment
Double Deluxe	Rp. 1,300,000	
Triple Deluxe	Rp. 1,600,000	
2 Bedroom Villa	Rp. 2,500,000	Not Include in the property assets as the 2 Bedroom Villas are privately owned, but The Trawangan has the management right and receive 20% from the gross income from 6 units of the 2 bedroom villa that situated at The Trawangan complex.
Standard Room	Rp. 750,000	
4 Bedroom Villa	Rp. 3,500,000	

DELUXE ROOMS



DELUXE ROOMS



DELUXE ROOMS



DELUXE ROOMS



2 BEDROOM VILLA



2 BEDROOM VILLA



2 BEDROOM VILLA



STANDARD ROOM



STANDARD ROOM



4 BEDROOM VILLA



4 BEDROOM VILLA



4 BEDROOM VILLA

