

BUSINESS PROPOSAL

BUSINESS FOR SALE

CANGGU, BALI

PT ALBA BIANCA ABADI

BUSINESS PROPOSAL

**OVER
CONTRACT**

**START THIS
BUSINESS
TOMORROW!**

**BUSINESS
OWNERSHIP
HANDOVER**



BUSINESS PROPOSAL

OVER CONTRACT

UNTIL JUNE 2024



HANDOVER GOODS



PRIME LOCATION & DETAILS



MORE ABOUT THE OVER CONTRACT

HANDOVER GOODS LIST

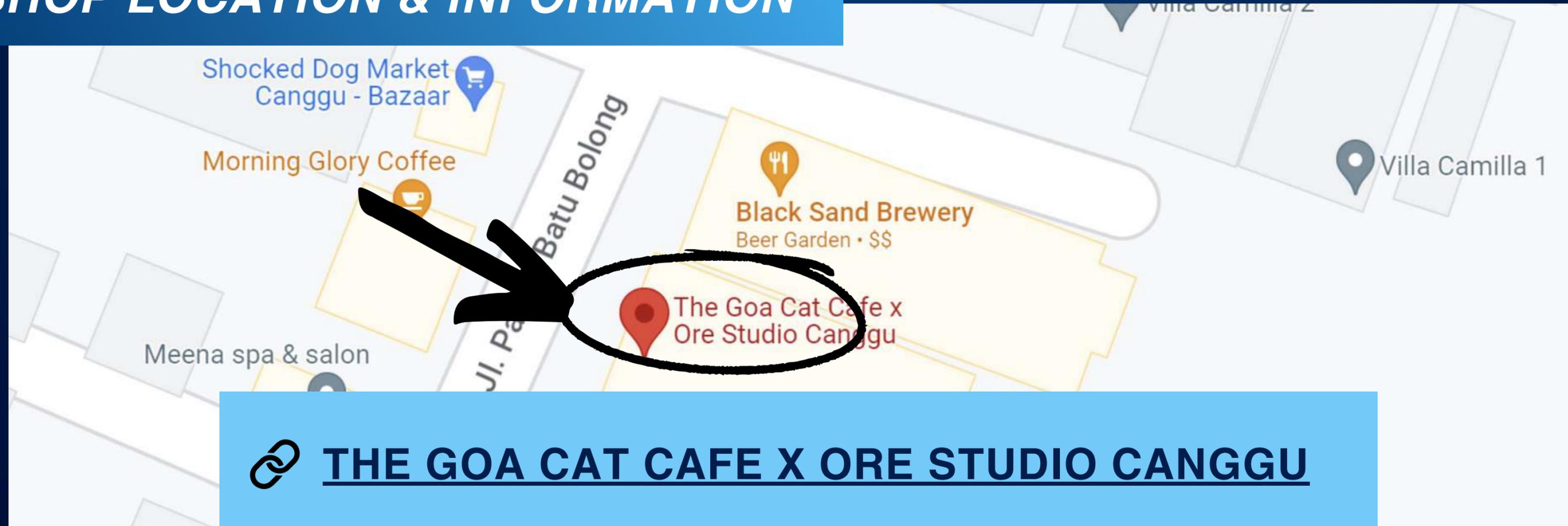
- STRATEGIC LOCATION(9 JUNI 2024)
- 4 UNIT SMART TV SHARP 32"
- 1 UNIT SMART TV COOCAA 55"
- 1 UNIT SMART TV POLYTRON 42"
- 1 MIXER & POWER
- 2 SPEAKER MONITOR
- 2 SPEAKER MEDIUM
- 2 MIC
- 2 STAND MIC
- INSTAGRAM BUSINESS ACCOUNT
- GOOGLE BUSINESS
- STB INDIHOME
- DISCO BALL LAMP
- 1 SAMSUNG TABLET 10"
- 1 SAMSUNG TABLET 7"
- 1 MOKAPOS SYSTEM (13 JULI 2024)
- 1 MOKA PRINTER
- 1 CASH DRAWER KECIL
- 1 CASH DRAWER BESAR
- 1 FINGER PRINT MACHINE
- 8 UNIT CCTV
- 2 UNIT AC GREE 2 PK
- 1 UNIT AC GREE 1.5 PK

HANDOVER GOODS LIST

- 5 CEILING FAN
- 2 BLACK CEILING FAN
- 1 EXHAUST LARGE
- 2 EXHAUST MEDIUM
- 3 EXHAUST SMALL
- 1 MINI OVEN
- 1 MICROWAVE
- 3 UNIT STOVE WITH DIFFERENT SIZES
- 2 UNIT CHILLER
- 2 UNIT FREEZER
- 1 COFFEE GRINDER
- 1 COFFEE MACHINE (ASCASO)
- GLASSES & PLATES
- CUTTLERIES SET
- DRY ICE SMOKE MACHINE
- 4 LPG 15KG
- 1 UNIT PHILIPS BLENDER
- MITOCHIBA CHOPPER

ESTIMATED ASSETS VALUE: IDR 120.000.000

SHOP LOCATION & INFORMATION



PRIME LOCATION: RIGHT BESIDES BLACK SAND BREWERY

AREA SIZE : 1.78 ARE / 178m²

SEATING CAPACITY : 60 ORANG

TOTAL GUEST CAPACITY : 100 ORANG (DALAM 1 WAKTU)

BUSINESS PROPOSAL

WE ESTABLISHED 2 DIFFERENT BUSINESSES IN DIFFERENT OPERATING HOURS



CAFE FOR THE DAY

OPERATIONAL HOUR: 9AM - 4AM



CAT CAFE



KARAOKE BAR FOR THE NIGHT
OPERATIONAL HOUR: 6PM - 1AM



X ORE STUDIO

ABOUT OVER CONTRACT

- ▶ **Regarding the Building Contract Extension, Bar Concept is no longer allowed by the Landlord**
- ▶ **The Cat Cafe concept is not for sale.**
- ▶ **Lease Price:**
 - **2022-2024 = 400 Mills/Year (2 Years up-front)**
 - **2024 = Price is *To Be Discussed with the Landlord***

BUSINESS PROPOSAL

BUSINESS OWNERSHIP HANDOVER

X ORE STUDIO CANGGU



ABOUT ORE STUDIO



WHY ORE STUDIO?



ABOUT THE HANDOVER

X ORE STUDIO CANGGU

IS A KARAOKE-CONCEPT BAR WHICH WAS FIRST ESTABLISHED IN JAPAN.

IN 2019, ORE STUDIO OFFICIALLY OPENED IT'S FIRST INDONESIA'S BRANCH IN CANGGU, BALI.

OUR CURRENT BRANCH ARE IN [JAPAN] CHIBA, SAPPORO, AND [INDONESIA] BALI

BUSINESS PROPOSAL

**A BAR WITH UNIQUE CONCEPT.
GIVING A DIFFERENT EXPERIENCE WHERE EVERYONE CAN SING AND BE
APPRECIATED BY ALL.**

KARAOKE



BAR



GAMES



BUSINESS PROPOSAL

HOW OUR KARAOKE WORKS AT
X O R E S T U D I O C A N G G U



WE UTILIZE YOUTUBE AS OUR KARAOKE PLATFORM.

WHY?

WITH YOUTUBE, WE HAVE ACCESS TO A WIDER SELECTION OF SONGS IN VARIOUS LANGUAGES/ WHICH CAN REACH A LARGER AUDIENCE THAN BASIC KARAOKE TYPICALLY DOES.

BUSINESS PROPOSAL

HOW OUR KARAOKE WORKS AT X ORE STUDIO CANGGU



THE SONG ORDERING PROCESS IS DONE THROUGH OUR
INSTAGRAM ACCOUNT @ORE_STUDIO_CANGGU.

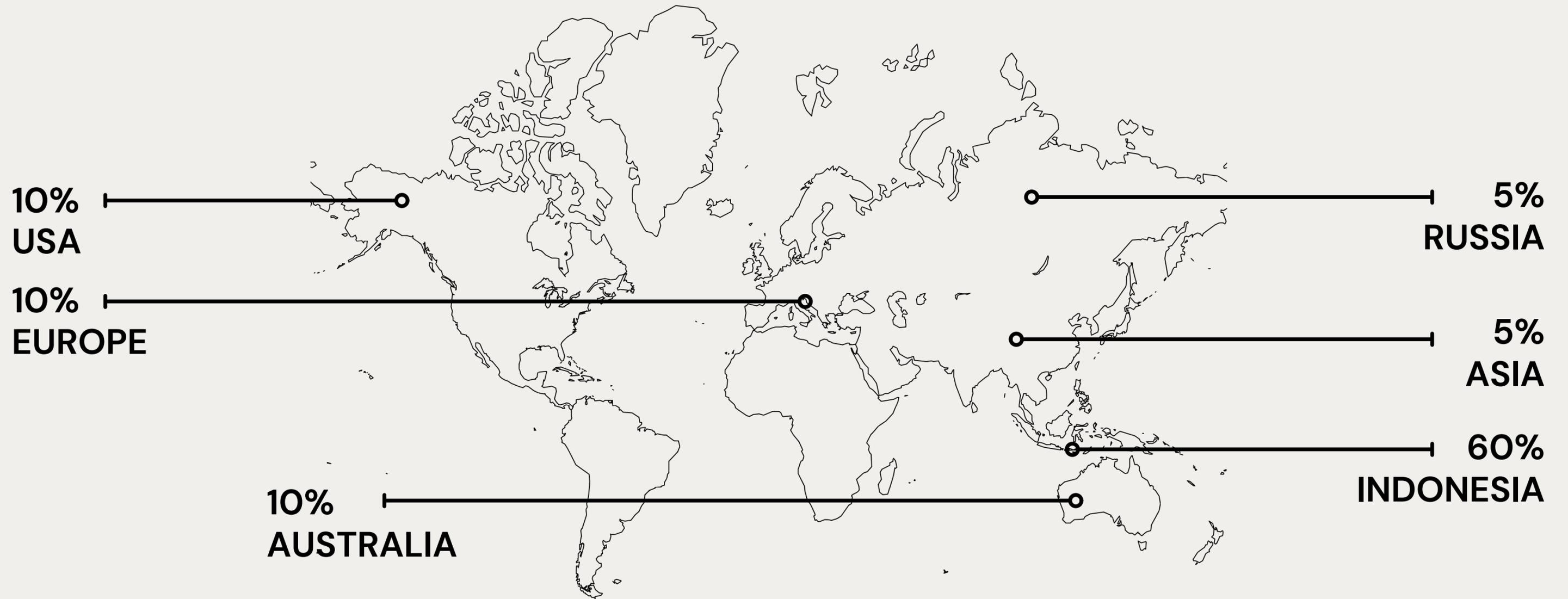
WHY?

IT'S MUCH MORE CONVENIENT, ENGAGING, AND INDIRECTLY
HELPS US CONNECT WITH A LARGER COMMUNITY THROUGH
THIS TRENDING SOCIAL MEDIA PLATFORM

BUSINESS PROPOSAL

WHY SHOULD
X O R E S T U D I O C A N G G U

OUR CUSTOMER



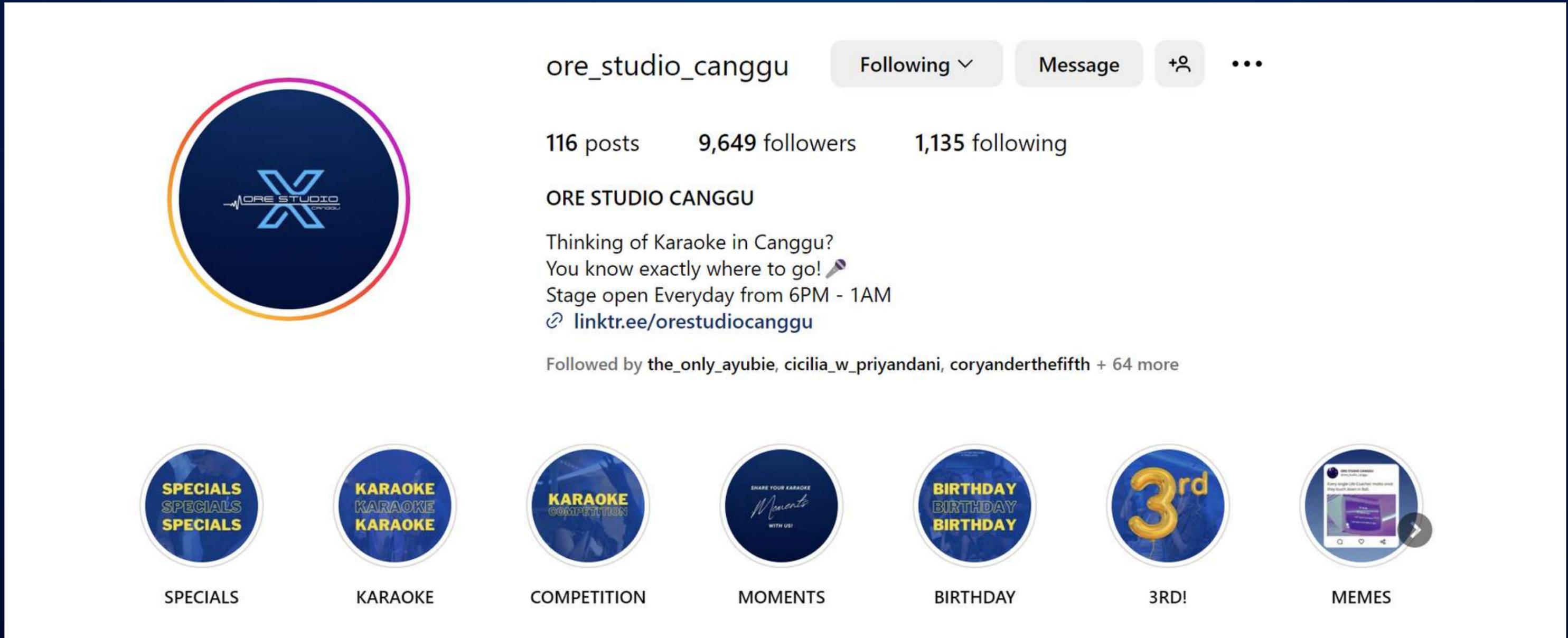


OUR COMMUNITY

BUSINESS PROPOSAL

BUSINESS PROPOSAL

SOCIAL MEDIA / INSTAGRAM



The screenshot shows the Instagram profile for 'ore_studio_canggu'. The profile picture is a circular logo with a blue 'X' and the text 'ORE STUDIO CANGGU'. The bio reads: 'Thinking of Karaoke in Canggu? You know exactly where to go! 🎤 Stage open Everyday from 6PM - 1AM linktr.ee/orestudiocanggu'. The profile has 116 posts, 9,649 followers, and 1,135 following. Below the bio, it says 'Followed by the_only_ayubie, cilia_w_priyandani, coryanderthefifth + 64 more'. At the bottom, there are seven circular icons representing different content categories: 'SPECIALS', 'KARAOKE', 'COMPETITION', 'MOMENTS', 'BIRTHDAY', '3RD!', and 'MEMES'.

ore_studio_canggu Following ▾ Message + ⋮

116 posts 9,649 followers 1,135 following

ORE STUDIO CANGGU

Thinking of Karaoke in Canggu?
You know exactly where to go! 🎤
Stage open Everyday from 6PM - 1AM
🔗 linktr.ee/orestudiocanggu

Followed by the_only_ayubie, cilia_w_priyandani, coryanderthefifth + 64 more

SPECIALS
SPECIALS
SPECIALS

KARAOKE
KARAOKE
KARAOKE

KARAOKE
COMPETITION

SHARE YOUR KARAOKE
Moments
WITH US!

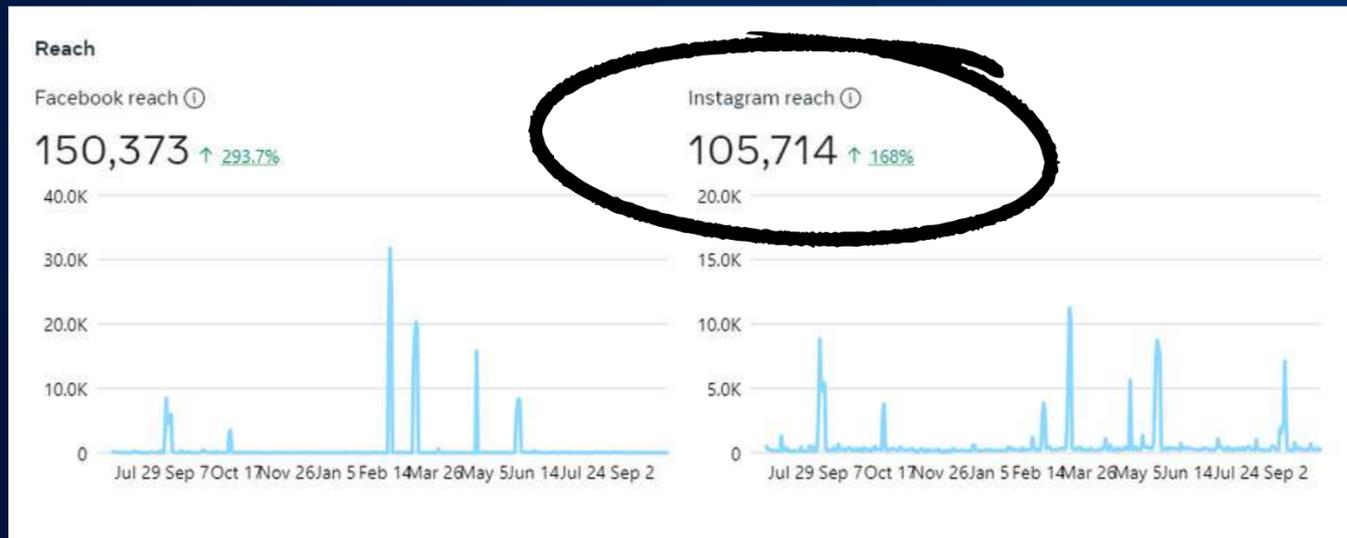
BIRTHDAY
BIRTHDAY
BIRTHDAY

3rd

MEMES

BUSINESS PROPOSAL

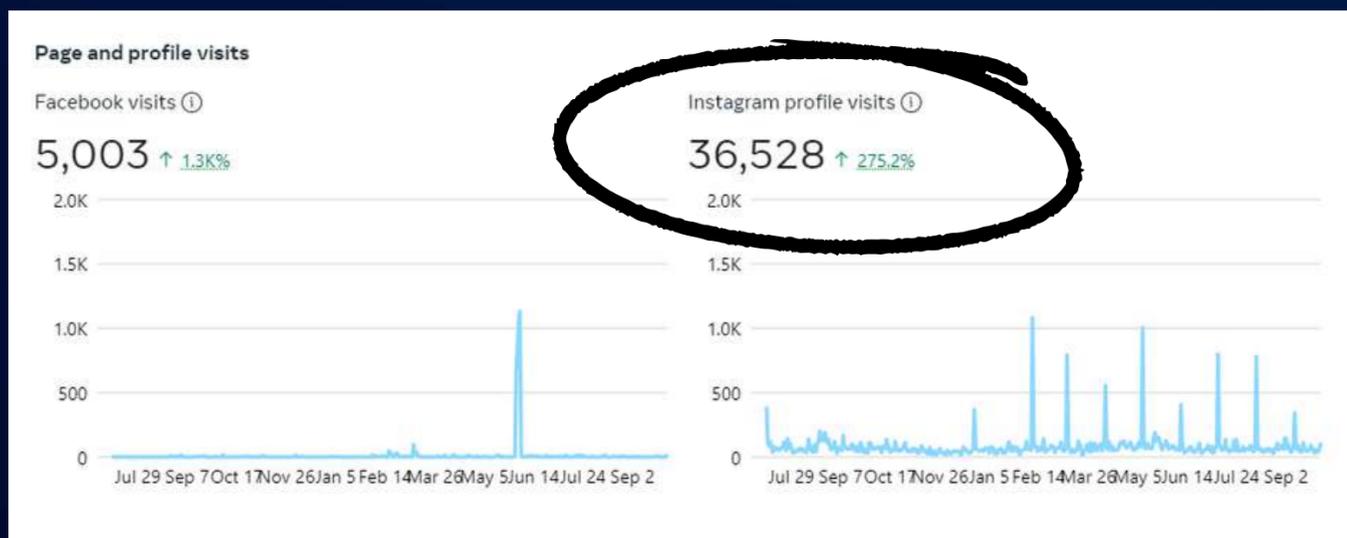
REACH (JULI 2022 - SEPTEMBER 2023)



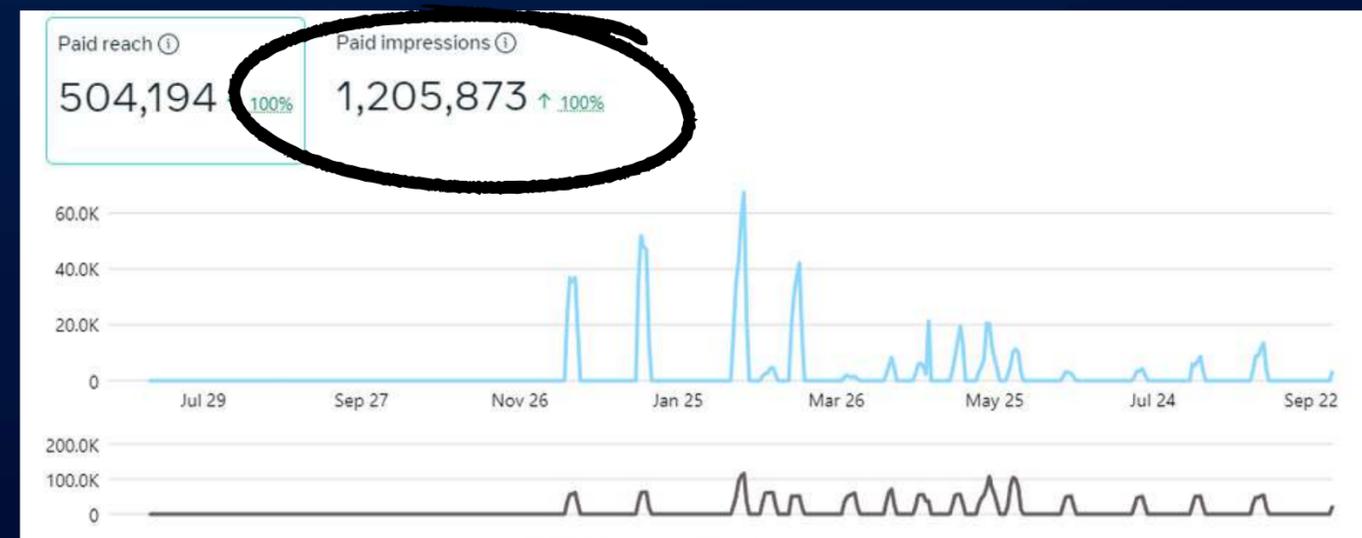
FOLLOWERS (JULI 2022 - SEPTEMBER 2023)



PROFILE VISIT (JULI 2022 - SEPTEMBER 2023)



TOTAL IKLAN (JULI 2022 - SEPTEMBER 2023)



BUSINESS PROPOSAL

OUR BUSINESS REVIEW



Jordan weightman

13 reviews · 1 photo

★★★★★ 7 months ago

Brunch | Rp 75,000–100,000

Amazing place night and day, friendly staff who welcomed me every time

Service: 5/5 | Atmosphere: 5/5



Дарья Колесникова

Local Guide · 18 reviews · 75 photos

★★★★★ 8 months ago

This is the best karaoke



Natalia Eder Helidrio

8 reviews · 1 photo

★★★★★ 6 months ago

Other

We went here with my 4 friends as our celebration last night with Karaoke. It was really fun, the stuff was polite and helpful. The place is so cozy and trendy. And also so cheep. Karoke for 100k rupiah or €6 only and got free drink. Its quite fair, you guys should come if you guys are looking for karaoke in Batu Bolong, Canggu



Kevin Frivaag

2 reviews

★★★★★ 8 months ago

Dine in | Other | Rp 225,000–250,000

Great place, good atmosphere and karaoke all night! Prices are decent and the staff is super friendly.



BUSINESS PROPOSAL

OUR BUSINESS REVIEW



Jean Sarona

1 review · 1 photo

★★★★★ 6 days ago **NEW**

Dine in | Dinner | Rp 125,000–150,000

A very good place. People get to sing their heart out. It was an amazing place. I would recommend this to my friends. 😊

Food: 5/5 | Service: 5/5 | Atmosphere: 5/5



Andika Marfi

1 review

★★★★★ 4 months ago

Not gonna lie, this karaoke place soo good, flexible and comfortable to hang out with friends, thank you for providing karaoke for people like me, so finally i can sing my fav songs. Amazing !!!!



bintang ziyaul azka

5 reviews · 1 photo

★★★★★ 3 weeks ago **NEW**

this is the first bar that has Karaoke concept and allows us to choose any kind of song we want.

Food: 5/5 | Service: 5/5 | Atmosphere: 5/5



Reply Like



Girlswanderlust | Girlswanderlust.com

Local Guide · 106 reviews · 53 photos

★★★★★ a month ago

A fun experience. I loved the atmosphere!

Reply Like

BUSINESS PROPOSAL

SALES REPORT 2022
AGUSTUS-DESEMBER

AGUSTUS	SEPTEMBER	OKTOBER	NOVEMBER	DESEMBER
275.336.981	302.431.699	325.665.853	234.976.157	235.111.075

TOTAL GUESTS

AGUSTUS	SEPTEMBER	OKTOBER	NOVEMBER	DESEMBER
1161	1340	1570	1267	1242

BUSINESS PROPOSAL

SALES REPORT 2023
JANUARI-AGUSTUS

JANUARI	FEBRUARI	MARET	APRIL	MEI	JUNI	JULI	AGUSTUS
253.257.152	247.615.257	273.171.755	309.723.101	296.589.709	269.840.085	238.977.692	243.959.585

TOTAL GUEST

JANUARI	FEBRUARI	MARET	APRIL	MEI	JUNI	JULI	AGUSTUS
1312	1536	1328	1571	1547	1372	1177	1263

BUSINESS PROPOSAL

MONTH	IN	OUT	NETT INCOME
Agustus 2022	Rp 275.336.981,00	Rp 138.127.421,40	Rp 137.209.559,60
September 2022	Rp 302.431.699,00	Rp 180.033.487,40	Rp 122.398.211,60
Oktober 2022	Rp 325.665.853,00	Rp 183.325.692,80	Rp 142.340.160,20
November 2022	Rp 234.976.157,00	Rp 154.386.500,20	Rp 80.589.656,80
Desember 2022	Rp 235.111.075,00	Rp 144.618.545,40	Rp 90.492.529,60
Januari 2023	Rp 253.257.152,00	Rp 140.168.547,80	Rp 113.088.604,20
Februari 2023	Rp 247.615.257,00	Rp 171.965.317,40	Rp 75.649.939,60
Maret 2023	Rp 273.171.755,00	Rp 157.736.888,80	Rp 115.434.866,20
April 2023	Rp 309.723.101,00	Rp 139.761.132,80	Rp 169.961.968,20
Mei 2023	Rp 296.589.709,00	Rp 165.710.509,40	Rp 130.879.199,60
Juni 2023	Rp 269.840.085,00	Rp 171.837.591,00	Rp 98.002.494,00
Juli 2023	Rp 238.977.692,00	Rp 148.067.838,20	Rp 90.909.853,80
Agustus 2023	Rp 243.959.585,00	Rp 149.587.365,80	Rp 94.372.219,20
TOTAL	Rp 3.506.656.101,00	Rp 2.045.326.838,40	Rp 1.461.329.262,60

AVERAGE NETT INCOME:

Rp 112.409.943/Month

BREAKDOWN OF EXPENSES

- ***STAFF SALARIES***
- ***SUPPLIERS***
- ***OPERATIONAL COST***
- ***MAINTENANCE COST***
- ***BPJS INSURANCE***

****EXPENSES NUMBER ARE TENTATIVE***

SALES FORECAST FOR NOVEMBER 2023-MEI 2024

Rp 112.409.943 x 7 Months =

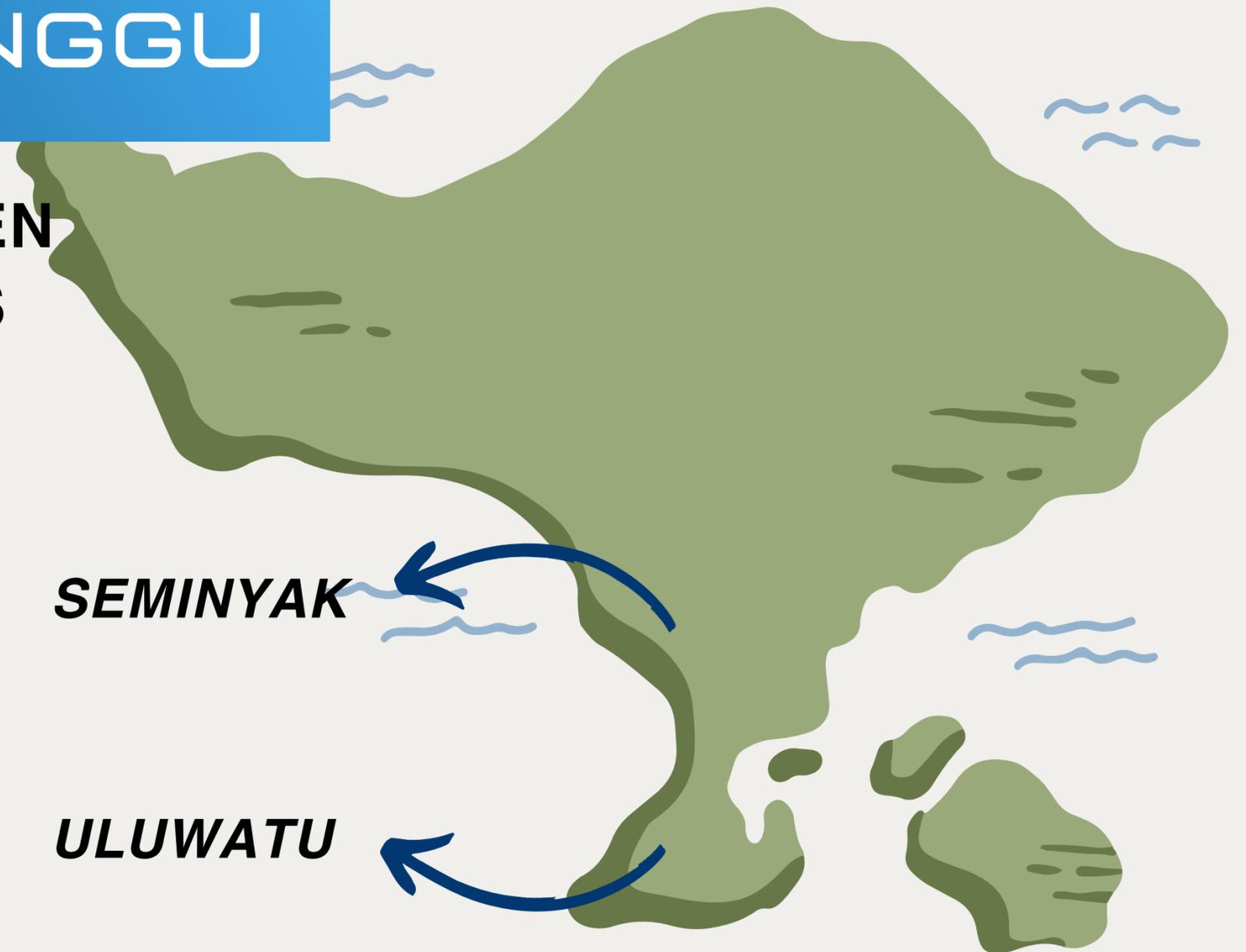
Rp 786.869.602

**BASED ON AVERAGE NET INCOME*

X ORE STUDIO CANGGU

WE HAVE THE POTENTIAL TO OPEN BRANCHES IN OTHER LOCATIONS IN BALI.

THESE AREAS HOLD SIGNIFICANT POTENTIAL FOR BUSINESS EXPANSION, GIVEN THE HIGH NUMBER OF BOTH LOCAL AND INTERNATIONAL TOURISTS VISITING THAT AREAS.



SEMINYAK

ULUWATU

BUSINESS PROPOSAL



**START THIS BUSINESS
TOMORROW!**

**THIS BUSINESS CAN
OPERATE WHENEVER
YOU'RE READY.
AS THE ONLY KARAOKE
BAR IN THE CANGGU
AREA, OUR BUSINESS
ALREADY HAD
HUNDREDS OF LOYAL
CUSTOMERS, BOTH
LOCAL RESIDENTS AND
FOREIGNERS.**

BUSINESS PROPOSAL

WE OFFER THIS BRAND AND CONCEPT
AT A COMPETITIVE PRICE:

NETT PRICE

IDR 2.000.000.000

BUSINESS PROPOSAL

INTERESTED? DISCUSS FUTURE WITH US!

REACH OUT TO:

PT ALBA BIANCA ABADI

ARUM

Strategic Manager PT. ALBA BIANCA ABADI

 Phone : +62-812-2290-5987

 Email : albastianca.arum@gmail.com

 Address : Jl. Subak Daksina No.1, Tibubeneng,
Kec. Kuta Utara, Kabupaten Badung, Bali 80361

BUSINESS COMPANY PROFILE

THANK YOU

PT ALBA BIANCA ABADI