

INBOX

BISTRO • COFFEE • DESSERT • VIEW



BINTAN LAGOI TANJUNG PINANG
INVESTMENT OPPORTUNITY
50% EQUITY PARTNER



**MONTHLY
DIVIDEND**



**SINGAPORE
MANAGEMENT TEAM**



**2 YEARS
RENT-FREE**



**LOCAL • MALAYSIA
• SINGAPORE
TOURIST MARKET**



INBOX

BISTRO • COFFEE • BEER • VIEW

RIVERSIDE BISTRO
& DESSERT DESTINATION

INVESTMENT
OPPORTUNITY



PREMIUM
COFFEE



HOMEMADE
DESSERTS



BINTANG
BEER



RIVERSIDE
VIEW



LOW RISK
INVESTMENT



HIGH GROWTH
POTENTIAL



DOMPAK RIVERSIDE
DESTINATION BISTRO

INBOX

50% : 50%

PARTNERSHIP

EXISTING OWNER | INVESTOR



WHY DOMPAK?

STRATEGIC LOCATION, STRONG POTENTIAL

Dompak is the new government and administrative center of Tanjung Pinang, with a growing population and daily economic activities.



NEW GOVERNMENT DISTRICT

Home to multiple government offices and public institutions.



LARGE DAILY FOOTFALL

Thousands of government employees, visitors, and business people every day.



GROWING AREA

Rapid development with increasing infrastructure and facilities.



PRIME RIVERSIDE LOCATION

Beautiful view, comfortable environment, perfect for a destination café.



GOVERNMENT EMPLOYEES

A large and stable customer base.



YOUNG & DYNAMIC

Attracting local young adults and professionals.



HIGH DEMAND

Strong demand for quality coffee & dessert.



EASY ACCESS

Convenient access by road and public transport.



GROWING FUTURE

High growth potential in the coming years.

FUTURE EXPANSION

INBOX
CAFE & DESSERT



FUTURE DEVELOPMENT



INBOX CAFE

Establishing a premium
cafe & dessert destination



RESORT DEVELOPMENT

Introducing a boutique resort
to enhance visitor experience



INCREASED VISITOR TRAFFIC

More visitors, stronger footfall,
and repeat customers



LONG TERM GROWTH

Sustainable business growth
and higher investment value

CREATE • EXPERIENCE • GROW
BUILDING VALUE FOR THE FUTURE

INBOX CAFE + RESORT

FUTURE SYNERGY

ONE DESTINATION, TWO REVENUE STREAMS



CURRENT PHASE

INBOX Café & Dessert

- Premium riverside café
- Located in Dompak Government District
- Serving coffee, desserts & casual dining

Main customer base:

-  Government officers
-  Local professionals
-  Young adults
-  Tourists






FUTURE DEVELOPMENT

Boutique Resort Development
planned directly below the café area.

- Modern Scandinavian-style villas
- Premium nature & riverside experience
- Destination staycation concept
- Designed for domestic and Singapore visitors

BUSINESS SYNERGY

Every resort guest receives:

-  Complimentary Breakfast Voucher
-  Coffee & Dessert Voucher
-  Dining Voucher at INBOX Café

This creates a guaranteed daily customer flow for the café.

INVESTMENT ADVANTAGE

- ✓ Café generates immediate revenue
- ✓ Resort increases long-term property value
- ✓ Built-in customer ecosystem
- ✓ Multiple income streams from one location
- ✓ Strong tourism and government market potential



INBOX IS MORE THAN A CAFÉ.

It is the first phase of a larger lifestyle and hospitality destination in Dompak.



DESIGN CONCEPT

INBOX CAFE – DOMPAK, BATAM

INBOX

COFFEE • DESSERT • VIEW

THIS IS OUR
DESIGN CONCEPT



THIS IS OUR DESIGN CONCEPT
FOR **INBOX CAFE**, DOMPAK



OPEN &
AIRY SPACE



WATERFRONT
VIEW



NATURAL
ELEMENTS



WARM & MODERN
ATMOSPHERE



COMFORTABLE
EXPERIENCE



INBOX
COFFEE · CAKE · VIEW



INBOX
COFFEE · CAKE · VIEW



+

COFFEE
CAKE
PASTRY







INBOX

CAFE & DESSERT



THE FOLLOWING LINK
INTRODUCES **DOMPAK**.

1. <https://kepriprov.go.id/proyek/pulau-dompok-jantung-pemerintahan-kepulauan-riau-yang-terus-tumbuh-dan-bertransformasi>
2. https://www.instagram.com/reel/C4Kos32yd2V/?utm_source=ig_web_copy_link&igsh=MzRIODBiNWFIZA==
3. https://www.instagram.com/reel/C4JOnEey9DK/?utm_source=ig_web_copy_link&igsh=MzRIODBiNWFIZA==



INBOX

— CAFE & DESSERT —

ROI OVERVIEW

ESTIMATED FINANCIAL SUMMARY



Smart investment today,
lasting value tomorrow.



SALES

Rupiah	RP1.000.000.000
SGD	\$72,528.30
	ESTIMATED



COST

Rupiah	RP500.000.000
SGD	\$36,264.15
	ESTIMATED



GROSS PROFIT

Rupiah	RP500.000.000
SGD	\$36,264.15
	ESTIMATED

EXPENSES

 SALARY	Rupiah	RP65.000.000	SGD	\$4,723.83	ESTIMATED
 UTILITIES	Rupiah	RP35.000.000	SGD	\$2,542.49	ESTIMATED
 RENTAL	Rupiah	FREE	SGD	FREE	ESTIMATED
 WIFI	Rupiah	RP2.000.000	SGD	\$145.27	ESTIMATED
 WATER	Rupiah	RP5.000.000	SGD	\$362.64	ESTIMATED
 GOV TAX	Rupiah	RP20.000.000	SGD	\$1,451.57	ESTIMATED
 GAS	Rupiah	RP18.000.000	SGD	\$1,306.46	ESTIMATED
 ACCOUNTING FEE	Rupiah	RP5.000.000	SGD	\$362.64	ESTIMATED



ESTIMATED TARGET
NET PROFIT
(BEFORE TAX)

Rupiah	RP350.000.000	SGD	\$25,385.90
			ESTIMATED

* Exchange rate used: 1 SGD = IDR 13,786 (as of May 13, 2024)



INBOX

COFFEE • DESSERT • VIEW

INVESTMENT OPPORTUNITY

TOTAL PROJECT VALUE

Rp 6.800.000.000

Rupiah Rp 6.800.000.000

SGD \$ 493,559.73

* Exchange rate used: 1 SGD = IDR 13,786 (as of May 13, 2024)



WHY INBOX?

Building Completed



2 Years Rental Free



Staff Salary Range

Rp 2.000.000 – Rp 5.000.000



Located in New Government Area (Dompak)



Coffee & Dessert Destination



Future Resort Customer Flow



PARTNERSHIP STRUCTURE



50%

EXISTING OWNER

: 50%

INVESTOR



LOW RISK INVESTMENT



HIGH GROWTH POTENTIAL



DOMPAK RIVERSIDE DESTINATION CAFÉ



INBOX

INVESTMENT OPPORTUNITY



COFFEE • DESSERT

RIVERSIDE COFFEE &
DESSERT DESTINATION



TOTAL PROJECT VALUE

Rp 6.800.000.000

Rupiah

Rp 6.800.000.000

SGD

S\$ 493,559.73

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EXISTING INVESTMENT

Land Ownership
Building Construction Completed
2 Years Rental Free



INVESTOR PARTICIPATION



50% : 50%

PARTNERSHIP

EXISTING OWNER | INVESTOR



LOW RISK INVESTMENT



HIGH GROWTH POTENTIAL



DOMPAK RIVERSIDE DESTINATION CAFÉ