



Samui's Best Value Residence

ROI - 2 BDR

<u>SEASON</u>	<u>DATE FROM</u>	<u>DATE TO</u>	<u>DAYS</u>	<u>RATE / DAY USD</u>	<u>MANGEMENT FEE 20%</u>	<u>AGENT FEE 10%</u>	<u>NET</u>
<u>HIGH</u>	16-Jan	30-Apr	105	275	55	27.5	192.5
<u>MID</u>	1-May	30-Jun	61	250	50	25	175
<u>HIGH</u>	1-Jul	31-Aug	62	275	55	27.5	192.5
<u>MID</u>	1-Sep	31-Oct	61	250	50	25	175
<u>LOW</u>	1-Nov	14-Dec	44	200	40	20	140
<u>PEAK</u>	15-Dec	15-Jan	31	400	80	40	280

AADR 270 USD

*Based on 1 USD-30 THB

<u>OCCUPANCY</u>	<u>AADR USD</u>	<u>LESS MANAGEMENT</u>	<u>LESS AGENT</u>	<u>NET</u>	<u>RENTAL INCOME THB</u>	<u>VILLA PRICE</u>	<u>ROI</u>
<u>40% 146 DAYS</u>	270	54	27	189	827,820	10,900,000 THB	<u>7.59%</u>
<u>50% 182 DAYS</u>	270	54	27	189	1,031,940	10,900,000 THB	<u>9.46%</u>
<u>60% 219 DAYS</u>	270	54	27	189	1,241,730	10,900,000 THB	<u>11.39%</u>
<u>70% 255 DAYS</u>	270	54	27	189	1,445,850	10,900,000 THB	<u>13.26%</u>

*Based on 1 USD-30 THB