



Samui's Best Value Residence

ROI - 3 BDR Type A

<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>
HIGH	16-Jan	30-Apr	105	325	65	32.5	227.5
MID	1-May	30-Jun	61	300	60	30	210
HIGH	1-Jul	31-Aug	62	325	65	32.5	227.5
MID	1-Sep	31-Oct	61	300	60	30	210
LOW	1-Nov	14-Dec	44	250	50	25	175
PEAK	15-Dec	15-Jan	31	500	100	50	350

AADR 320 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>	320	64	32	224	981,120	12,900,000	<u>7.60%</u>
<u>50% 182 DAYS</u>	320	64	32	224	1,223,040	12,900,000	<u>9.48%</u>
<u>60% 219 DAYS</u>	320	64	32	224	1,471,680	12,900,000	<u>11.40%</u>
<u>70% 255 DAYS</u>	320	64	32	224	1,713,600	12,900,000	<u>13.28%</u>

*Based on 1 USD-30 THB

Note: AADR (average achievable daily rate) & ROI (return on investment)