



Samui's Best Value Residence

ROI - 3 BDR Type B

<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	375	75	37.5	262.5
<u>MID</u>	1-May	30-Jun	61	350	70	35	245
<u>HIGH</u>	1-Jul	31-Aug	62	375	75	37.5	262.5
<u>MID</u>	1-Sep	31-Oct	61	350	70	35	245
<u>LOW</u>	1-Nov	14-Dec	44	300	60	30	210
<u>PEAK</u>	15-Dec	15-Jan	31	550	110	55	385
			<u>AADR</u>	<u>390</u>			
<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>	390	78	39	273	1,195,740	16,900,000	<u>7.07%</u>
<u>50% 182 DAYS</u>	390	78	39	273	1,490,580	16,900,000	<u>8.82%</u>
<u>60% 219 DAYS</u>	390	78	39	273	1,793,610	16,900,000	<u>10.61%</u>
<u>70% 255 DAYS</u>	390	78	39	273	2,088,450	16,900,000	<u>12.35%</u>

*Based on 1 USD-30 THB

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