



Purchase Payment Schedule

Reservation fee: 100,000 THB followed by the following purchase payment schedule.

1ST. PAYMENT (UPON SIGNING OF CONTRACT)	30% OF PURCHASE PRICE (LESS RESERVATION FEE)
2ND. PAYMENT (UPON COMPLETION OF ROOF)	20% OF PURCHASE PRICE
3RD. PAYMENT (UPON COMPLETION OF BRICK WORK AND RENDERING)	30% OF PURCHASE PRICE
4TH. PAYMENT (UPON COMPLETION/TRANSFER OF OWNERSHIP)	20% OF PURCHASE PRICE

Maintenance

The Samui Emerald Villas will have a management & maintenance team to provide the necessary services and keeping the residences in excellent condition, which includes cleaning and maintenance of the communal space, road, garden, walkways and pest control as well as garbage collection and 24 hour on-site security. Pool cleaning and gardening for your home is available on request or as part of the rental management program.

The service team will also be available to provide any additional maintenance jobs in your residence.

Monthly Maintenance Fee: 27 THB / sqm. of unit size
Sinking Fund: 500 THB / sqm. of plot size (one off payment due at transfer of property)

The sinking fund is a communal fund that covers unexpected repairs or replacement of communal equipment such as the road, generators, the electrical transformers, etc. In the occasion that the Sinking fund needs to be utilized, each owner will receive notice and evidence of the repair/replacement cost and be required to top up the fund to the amount that was previously held, prior to the expenditure.

The maintenance fee is subject to annual increases to account for increased costs of maintaining the common areas and/or inflation, as determined by the residence committee

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Rental Management & Returns

For owners wishing to rent out their villas, there will be rental management services available to ensure their investment is generating returns without having to think about it. To guarantee all villa guests of a comfortable stay, services such as airport transfer, chauffeur, maid service, tours and car or motorbike rentals can also be provided.

Of course, as the property owner you are free to choose whether or not you wish to participate in any rental programs and aren't restricted in any way. Simply let the rental management office know when you do and do not wish to use the property and want them to source tenants for you. You are also free to source your own rental customers if you wish to do so.

Given the location and quality of services provided, and based on our experiences at the Samui Emerald Condotel, we are fully expecting the villas to achieve a net rental yield of 8% per annum. We have based our projections on conservative average occupancy rates.

Service fees will be applied for any of the requested services

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Rental Return Projections

Based on daily rental rate with full service

Rate THB High Season	Rate THB Low Season	Occupancy % High Season	Occupancy % Low Season	Annual inc. THB gross	Sales Price THB	Gross % yield	Maintenance fee THB	Service fee THB 30%	Utility costs*	Annual inc. THB net	Net % yield
6,000	4,000	80	50	1,140,000	5,900,000	19%	44,064	342,000	95,000	658,936	11%

Based on weekly rental rate with full service

Rate THB High Season	Rate THB Low Season	Occupancy % High Season	Occupancy % Low Season	Annual inc. THB gross	Sales Price THB	Gross % yield	Maintenance fee THB	Service fee THB 30%	Utility costs*	Annual inc. THB net	Net % yield
33,000	26,000	80	50	892,000	5,900,000	15%	44,064	267,600	95,000	485,336	8%

Based on monthly rental rate excl. utilities

Rate THB High Season	Rate THB Low Season	Occupancy % High Season	Occupancy % Low Season	Annual inc. THB gross	Sales Price THB	Gross % yield	Maintenance fee THB	Service fee THB 10%	Utility costs**	Annual inc. THB net	Net % yield
75,000	60,000	90	60	589,500	5,900,000	10%	44,064	58,950	0	486,486	8%

Based on annual lease excl. utilities

Rate THB High Season	Rate THB Low Season	Occupancy % High Season	Occupancy % Low Season	Annual inc. THB gross	Sales Price THB	Gross % yield	Maintenance fee THB	Service fee THB 10%	Utility costs**	Annual inc. THB net	Net % yield
55,000	55,000	90	90	594,000	5,900,000	10%	44,064	59,400	0	490,536	8%

High season: Jan, feb, Jul, Aug & Dec

Low season: Mar, Apr, May, Jun, Sep, Oct, Nov

*Utilities/Internet/Satellite TV annual (estimate)

**To be paid by tenant

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