



Rawai VIP Luxury Phase

Price list for sale 售价表:

18/9/2020

Plot #	BED 卧室	LAND 土地面积	VILLA 建筑面积	Price THB 净价	Total ROI 48%* (6% for 5 Years)
J1	2	200	166	12,640,000	3,160,000
J2	2	200	166	12,640,000	3,160,000
J10	2	200	166	12,640,000	3,160,000
8-K	4	355	244	17,700,000	5,310,000
9-M	2	229	150	12,100,000	3,630,000
12-V	3	260	210	14,800,000	4,440,000
18-P	3	351	230	17,200,000	5,160,000
19-Q	3	299	202	15,300,000	4,590,000
20-R	2	218	172	12,600,000	3,780,000

Payment conditions 支付条款: Pay by installments 分期付款*:

30% — Sale Agreement 购买合同

— January 2020 — start of construction/ 2020 年 1 月-建设开始

30% — March 2020 — completed concrete structure /2020 年 3 月-混凝土结构建设完工

30% — May 2020 — completed walls and roof/2020 年 5 月-墙体和屋顶建设完工

10% — July 2020 — completed interior / 2020 年 7 月-内部装饰完工

Unit reservation for 20 days — 100,000 THB — non refundable. 别墅单元预定保留 20 天-100,000 泰铢-不可退换

Rental Guarantee Program 租赁担保协议:

6% net from Selling Price for 5 years. 年返别墅销售价格 6%的 5 年租赁期限。

Withholding Tax 5% will be deducted from Rental Income. 5%的个人所得税将从租金收益中扣除。

Rental Guarantee Return paid every 3 months upfront from November 2020. 保证租金回报收益将自 2020 年 11 月起每隔三个月支付一次

Rental option after 5 years:

60/40 — 40% net income for the owner, owner pays 5% yearly from this income, 60% from turnover to the company, where company pays for management, commission and guests services such as reception, check- in/out service, bed changes, cleanings, maintenance, garden and pool care, breakfasts, park access, airport transfers etc.

Other payments 其他费用:

FREE 免费 — full furniture package and decoration/全套家具和装修

2% — registration tax /过户费用

45,000 THB/year — common area payment (after Rental Guarantee Program is finished). 45,000 泰铢/年-物业管理费用(租赁担保计划到期后支付)