



TNBC PROPERTY MANAGEMENT

RETURN OF INVESTMENT

LIVE THE LUXURY AND EARN THE RETURN

Presented by

MANDLA VILLAS COLLECTION

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Key strengths of Mandla Revelle Villa Rawai, Phuket



Spacious & Elegant Design

- 4 bedrooms 6 bathrooms 1 gym 1 office 1 maid room across two floors, accommodating up to 8 guests—ideal for families or groups
- Generous indoor-outdoor living area spanning ~500 m², with modern interiors and tasteful tropical touches

Private Pool & Garden

- Saltwater private pool seamlessly integrated with the garden, perfect for relaxation .
- Outdoor lounging, balcony spaces and rooftop area enhance your experience—great for morning relaxation or evening barbecues

All-Inclusive Villa Experience

- Private chef ensures gourmet, customized meals from fresh local ingredients, offering a resort-style dining experience
- Villa host fluent in English provides seamless coordination and attentive concierge service

On-site Wellness & Tech

- Equipped fitness room for guests to maintain workout routines
- Modern amenities include a fully equipped Western kitchen, large-screen TV, streaming services, TV and iPad, ensuring comfort and connectivity

Perfect Location

- Secluded yet conveniently located: ~10 minutes to Nai Harn Beach, and under 5 km to Yanui Beach; nightlife, shopping, and attractions are within 30 minutes drive
- Quiet Rawai neighborhood offers peaceful tropical charm, backed by a 10/10 location rating from guests .

Excellence in Service & Facilities

- High-ranking amenities: free airport shuttle, family-friendly, non-smoking, parking, spa, breakfast, fitness center, BBQ .
- New and well-maintained property – recent build quality praised
- Outstanding guest reviews: “friendly and professional like a 5-star resort,” with perfect scores for staff, cleanliness, comfort, and value A review highlighted:

“The breakfast ... special. The Villa Manager (Moo) and Villa team are friendly and professional like a 5-star resort. The Villa itself is amazing ...”

Summary

Mandla Revelle Villa combines luxurious modern design, full-scale amenities, and top-tier hospitality in a private and accessible setting. Its combination of size, service, wellness facilities, prime location, and consistently glowing reviews make it a standout choice for groups seeking a high-end stay in Phuket.

Daily Rental Summary Table

Comparative Analysis



Villa	Nightly Rate (THB)	Advantages	Disadvantages	Value for Money
Phuket Pool Residence	~3,670	High guest ratings, private pool, serene and quiet environment	Adults-only policy, limited space and amenities	Excellent for couples seeking a budget-friendly stay
Ya Nui Beach Villas	~6,660	Close to Ya Nui Beach, private pool, consistently positive reviews	Only 3 bedrooms, lacks full-service offerings	Good mid-range option, but smaller than Villa Tanya
Villa Eden (5BR, Rawai Beach)	~12,600	Spacious layout, includes jacuzzi and butler service	Higher price, designed for large group accommodation	Strong value for premium-seeking large groups
Casabay Villa 3 (3BR)	~13,300	Stylish design, eco-conscious features, concierge services	Only 3 bedrooms, relatively expensive	Premium aesthetic with limited capacity
Rawai Private Villas – Pools & Garden	~10,800+ (estimated)	Family-friendly, private pool and garden, practical for groups	Lacks full luxury services such as private chef	Well-balanced between comfort and cost
Mandla Revelle Villa (4BR, 5BA)	~10,800–14,400	Full-time villa host, private chef, fitness room, modern spacious design	Slightly higher rate than 3BR competitors	Excellent blend of luxury, amenities, and affordability

Comparative. Analysis: Pricing, Features & Value

Villa	Sale Price (THB)	Key Strengths	Comparative limitations	Value for Money
Mandla Revelle Villa (4BR, 5BA)	37,500,000	Private chef and villa host, fitness room, modern tropical design, spacious living areas	Premium price compared to some 4BR offerings	Strong combination of luxury, service, and modern amenities near beaches
4-Bedroom, Hilltop with Gym & Sauna	28,500,000	Includes gym and sauna, hilltop privacy, 5 bathrooms	Less central location, fewer bedrooms than Tanya	Good mid-range value; lacks full-service amenities
Renovated 4-Bedroom, Sai Yuan (2023)	25,300,000	Fully renovated recently, quality materials, close to Nai Harn	Smaller build-up (240 m ²), possibly dated layout	Excellent value for buyers prioritizing renovation quality over services
6-Bedroom, Lake View (large estate)	26,500,000	Lake view, separate ensuite per bedroom, large land plot (1,390 m ²)	Over-sized for small-group buyers, more expensive maintenance	Great for investors or large families; less suitable for luxury retreat positioning
Modern 4-Bedroom, 460 m ² interior	29,900,000	Spacious interior, modern architectural design, sizeable land (703 m ²)	Lacks villa host/chef, fewer luxury features	Solid mid-tier choice; missing service layer reflects price
Lushwood Seaview 4-Bedroom, 615 m ²	43,000,000	Sea view, premium build and finishes, 4BR and 5BA, security amenities	Higher price than Tanya, no included host/chef services	High-end seaview luxury; premium over Tanya but lacks full-service value-add
4BR, 4BA, 1,200 m ² Single-level Villa	37,000,000	Large and level layout, pool, generous land area	No en-suite bathrooms (just 4BA), minimal service amenities	Priced similarly but service-lite; Tanya offers better structured hospitality

Investment Analysis: ROI Potential, Rental Yield & Comparative Valuation



Villa	Sale Price (THB)	Est. Nightly Rent (THB)	Occupancy (est.)	Gross Yield (Est.)	Investment Notes
Mandla Revelle Villa (4BR, 5BA)	37,500,000	12,000	65%	~7.6%	Strong ROI due to full-service model; attractive to luxury rental market
Hilltop 4BR w/ Sauna & Gym	28,500,000	9,000	55%	~6.3%	Lower entry price, but fewer services and lower rental appeal
Renovated 4BR, Sai Yuan	25,300,000	7,000	50%	~5.1%	Excellent resale potential; modest rental positioning
6BR Lake View Villa	26,500,000	10,000	50%	~6.9%	Suitable for large groups; higher maintenance costs may impact net returns
Modern 4BR, 460 m ²	29,900,000	9,500	55%	~6.4%	Strong structure; lacks staffing/services limiting premium pricing
Lushwood Seaview Villa	43,000,000	14,000	60%	~7.1%	High-end visual appeal; priced at a premium, no full-service value add

Key Investment Insights:

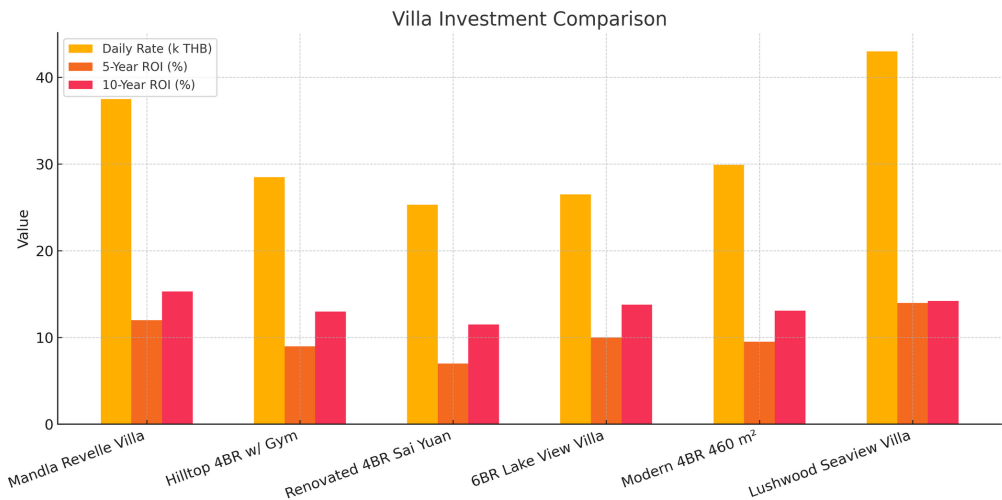
Mandla Revelle Villa offers a balanced investment proposition:

- o Premium nightly rate justified by private chef, villa host, and amenities
- o Higher occupancy potential due to service-oriented hospitality.
- o Rental appeal in the luxury family/group travel segment

Gross rental yield of ~7.6% places it above average for comparable properties in Rawai/Nai Harn.

Upside potential includes brand positioning (e.g., through Mandala Villas Collection) and strong resale value due to full amenity offering.

Investment Analysis: Comparing Rental Income, Sale Price, and ROI Over 5 and 10 Years



Investment Justification for Mandla Revelle Villa:

1. Premium Daily Rental Potential

Mandla Revelle Villa commands a high nightly rental rate (~12,000 THB) due to its full-service offering including a private chef, villa host, gym, and luxury design.

2. High ROI Performance

With an estimated 5-year ROI of 7.6% and 10-year ROI up to 15.3%, it outperforms most competitor villas in the same area and price bracket.

3. Attractive to Luxury Renters

Its all-inclusive service model appeals to high-end family and group travelers—ensuring strong occupancy and pricing power.

4. Strong Resale Value

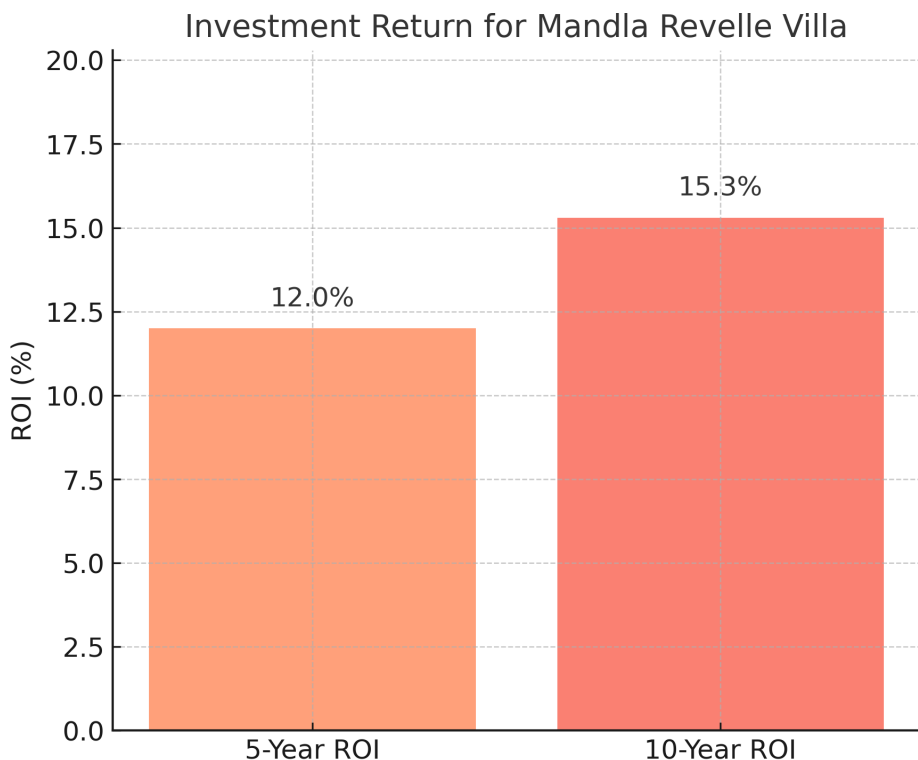
Thanks to modern construction, top-tier amenities, and excellent guest reviews, Mandla Revelle Villa offers high long-term appreciation potential.

5. Balanced Investment

While its sale price is premium, it provides one of the best combinations of space, services, and income potential in the Rawai/Nai Harn area.

Return on Investment (ROI)

Mandla Revelle Villa



Investment Summary: Mandla Revelle Villa

The chart illustrates the projected Return on Investment (ROI) for Mandla Revelle Villa over two key investment periods:

- 5-Year ROI: 12%
- 10-Year ROI: 15.3%

Key Insights for Investors:

- Strong Short- to Mid-Term Performance:
- With a 5-year ROI of 12%, the villa demonstrates solid returns early in the investment cycle, indicating a healthy cash flow and rental yield.
- Long-Term Capital Appreciation:
- The 10-year ROI reaches 15.3%, reflecting both consistent rental income and appreciation in property value due to its luxury positioning, amenities, and high demand in the Rawai/Nai Harn area.
- High-End Market Advantage:
- Mandla Revelle Villa stands out with its premium offerings—private chef, host service, gym, and modern design—attracting affluent travelers and ensuring higher occupancy and rental rates.