



## FINANCIAL MODEL

unit size    installment price    100% payment

<b>Apartment price</b>	26.8	฿3 915 000	฿3 719 250
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	%		Net income
The increase in value during construction from the pre-sale price	25%		฿929 813
Market value increase after completion of construction in 8 years	40%		฿1 487 700
Net income with guaranteed return for 3 years	21%		฿757 611
Net income from the rental pool for 5 years	40,08%		฿1 490 524
<b>Income from the moment of investment (until the beginning of sales) and resale of the apartment after 8 years, from the moment of commissioning of the project</b>	<b>126%</b>		<b>฿4 665 648</b>

<b>Apartment sale income</b>	increase in income	Final cost	Net income
Real estate value increase by construction phase until completion	25%	฿4 649 063	฿929 813
Market growth after completion in 8 years	40%	฿6 136 763	฿1 487 700
<b>Net income total</b>	<b>65%</b>	<b>฿6 136 763</b>	<b>฿2 417 513</b>

<b>Guaranteed income 7% per year</b>	1st year	2nd year	3rd year
Income from daily rent (100% of income)	฿260 348	฿260 348	฿260 348
3% income tax	฿7 810	฿7 810	฿7 810
<b>Net investor income with guaranteed income</b>	<b>฿252 537</b>	<b>฿252 537</b>	<b>฿252 537</b>

<b>Daily rent (60% /40% rent pool)</b>	4th year	5th year	6th year	7th year	8th year
Rental income (60% of total annual income)	฿373 413	฿373 413	฿373 413	฿373 413	฿373 413
Maintenance of common area (annual)	฿19 296	฿19 296	฿19 296	฿19 296	฿19 296
Rent taxes 15% (non-resident)	฿56 012	฿56 012	฿56 012	฿56 012	฿56 012
<b>Net investor income from rental pool</b>	<b>฿298 105</b>	<b>฿298 105</b>	<b>฿298 105</b>	<b>฿298 105</b>	<b>฿298 105</b>