

ROI : ALISA GRAND POOL VILLA



Property Features

- ✓ 6 Bedrooms
- ✓ 1 Maid-room
- ✓ 8 Bathrooms
- ✓ Land Plot 388 sq.m
- ✓ Built Up 442 sq.m
- ✓ Swimming Pool 4x10 m



MORE INFORMATION :



Pasak 8/6



095-429 6655 | 084-184 4848



www.alisapoolvilla.com

THB 34.9M

CONTACT US

RETURN OF INVESTMENT

Property Overview – Alisa Grand Pool Villa

Location: Pasak 8/6, Phuket

Sale Price: **34.9 Million THB**

Configuration:

- 6 Bedrooms + 1 Maid Room
- 8 Bathrooms
- Land: 388 sqm
- Built-up Area: 442 sqm
- Private Pool (4 x 10 m)
- Jacuzzi, European Kitchen, Walk-in Closets
- CCTV System
- No Common Area Fees
- Completed: January 2026

Investment Snapshot (If Rented Long-Term)

Estimated Rent Annual Income Gross Yield (Before Expenses)

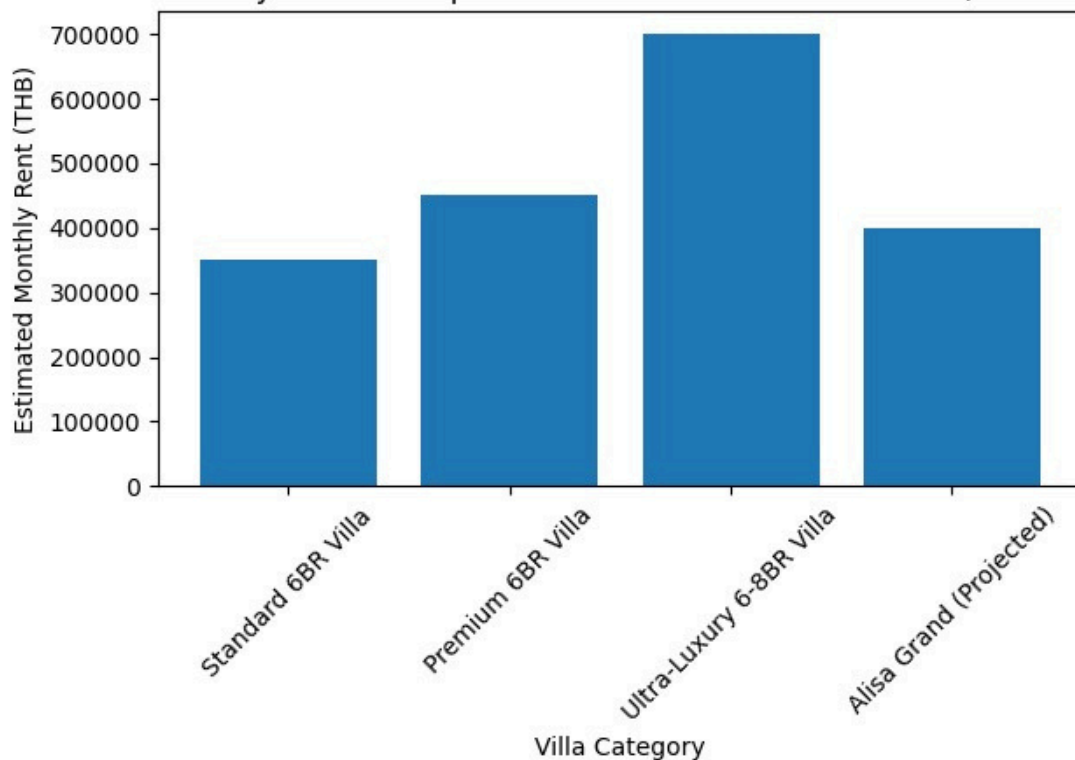
THB 350,000/month ~4.2M THB ~12%

THB 450,000/month ~5.4M THB ~15%

Positioning of Alisa Grand Pool Villa

- Strong value for a 6 Bedrooms + Maid - room + 8 Bathrooms villa in Pasak
- Competitive within the THB 300K–450K/month rental bracket
- Attractive for high-yield investment due to:
 - No common area fees
 - Large built-up size (442 sqm)
 - Fully furnished & move-in ready

Monthly Rental Comparison – 6 Bedroom Villas in Pasak, Phuket



RETURN OF INVESTMENT

ROI Summary – Alisa Grand Pool Villa

Purchase Price: **34,900,000 THB**

Monthly Operating Costs (recalculated):

- Pool: 2,500
- Garden: 2,500
- Internet: 1,500
- Maid: 4,000
- = 10,500 THB / month

Annual Operating Costs:

$10,500 \times 12 = 126,000$ THB

- Garbage fee 3,000 THB
- = 129,000 THB / year

Electricity & Water: Paid by tenant

No CAM Fee / No Sinking Fund

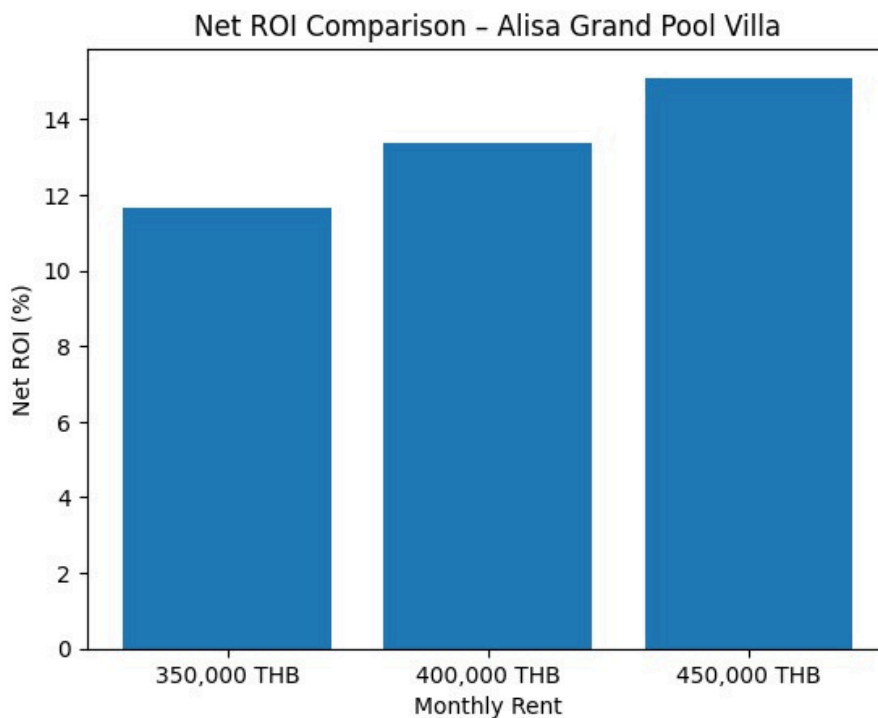
Net Annual ROI (After Expenses – Recalculated)

Monthly Rent	Gross Annual Income	Net Annual Income	Net ROI
350,000 THB	4,200,000 THB	4,071,000 THB	11.67%
400,000 THB	4,800,000 THB	4,671,000 THB	13.38%
450,000 THB	5,400,000 THB	5,271,000 THB	15.10%

Formula Used:

Net Annual Income = (Monthly Rent \times 12) – 129,000

ROI = Net Annual Income \div 34,900,000



RETURN OF INVESTMENT

Key Insights (Updated)

- **Strong Double-Digit Yield**

Even at 350,000 THB/month, ROI is 11.67% net, which is very high for a luxury villa asset.

- **Low Expense Structure = High Efficiency**

Annual expenses only 129,000 THB (~3% of gross income at 350k rent).

Because utilities are tenant-paid and there is no CAM / sinking fund, profit margin is strong.

- **Every 50,000 THB Rent Increase Adds Significant ROI**

Each 50,000 THB increase adds:

- +600,000 THB gross per year
- +600,000 THB net (since fixed costs are low)
- ~+1.7% ROI increase

- **Break-even Point**

To cover annual expenses (129,000 THB), required rent is only:

≈ 10,750 THB per month

Meaning risk level is extremely low relative to asking rents.

ROI Comparison – 5-Year vs 10-Year Holding

Based on Updated Net Income (After Expenses 129,000 THB/year)

Purchase Price: 34,900,000 THB

Annual Net Income (Reconfirmed)

- 350,000 rent → 4,071,000 THB
- 400,000 rent → 4,671,000 THB
- 450,000 rent → 5,271,000 THB

Monthly Rent	5-Year Net Income	5-Year ROI	10-Year Net Income	10-Year ROI
350,000 THB	20,355,000 THB	58.33%	40,710,000 THB	116.66%
400,000 THB	23,355,000 THB	66.93%	46,710,000 THB	133.87%
450,000 THB	26,355,000 THB	75.53%	52,710,000 THB	151.00%

Formula Used:

Holding ROI = (Net Annual Income × Years) ÷ 34,900,000

Key Insights (Strategic View)

1) Capital Recovery Timeline

- At 350K rent → Capital fully recovered around Year 9
- At 400K rent → Capital recovered around Year 7.5
- At 450K rent → Capital recovered around Year 6.6

2) 10-Year Holding = Capital Doubled (Operationally)

Even at conservative 350K rent:

- 10-year return = 116.66%
- You earn back entire purchase price from rental income alone (before resale value)

At 450K:

- 151% operational return
- Strong wealth compounding asset