

Term Sheet
Dusit Thani Pool Villas



Location: Dusit Thani Laguna Phuket

Price:

Villa No.	Type	Price (Baht)
8	Lagoon Frontage	34,000,000
9	Lagoon Frontage	34,000,000
11	Lagoon Frontage	34,000,000
13	Lagoon Frontage	34,000,000
23	Lagoon Frontage	34,000,000
25	Lagoon Frontage	34,000,000

Special offer available
contact sales for details

Type / Size:

Two-bedroom, separate living and kitchen, private pool
Total built-up area of 291.50 sqm *
*Areas and dimensions are subject to final survey

**Payment terms:
(Baht)**

Reservation Deposit	Baht 250,000
Payment 100% upon signing contract	Baht 33,750,000

Rental terms:

Option 1: Guaranteed rental return fixed at 6% per annum for six years (see example below)

	Figures in Baht
Property price	34,000,000
Cash reward to owner	2,040,000
<i>Yield%*</i>	<i>6.0%</i>

Note:

1. Average return per villa is before applicable taxes and borrowing cost.
2. Yield % (i.e. average return per Villa/Investment) is based upon investment price.
3. Black out dates apply for guaranteed fixed rental return of 6%.

Option 2: Actual rental return based upon 33% of net room revenue (see example below)

Income Information	Figures in Baht
Net room revenue	6,400,000
Cash reward (33%) to owner	2,112,000
<i>Yield%*</i>	<i>6.21%</i>

Note:

1. Net room revenue is after travel agent, credit card commission and 3% of total revenue for maintenance.
2. The above figures are for illustration purposes only.
3. Cash reward is determined by reference to net room revenue only.
4. Room Revenue refers to room income derived from the rental of the Villa only. The Owner is not entitled to any other revenue derived from a guest's stay such as Food and Beverage, Gift Shop, etc.
5. Average return per villa is before applicable taxes and borrowing cost.
6. Yield % (ie average return per Villa/Investment) is based upon investment price of Baht 34.0 million.

Legal Package:

Land is sold on a 4 x 30 years leasehold
Villa and furniture package are sold freehold

Privileges:

60 days per annum complimentary usage (terms and conditions apply)
Regular golf membership at Laguna Phuket Golf Club