

The Lai Thai

Luxury Apartments

INVESTMENT RENTAL GUARANTEE PROGRAM

Welcome to The Lai Thai luxury apartment investment rental guarantee program. This program will give you access to 15 years of hotel experience and the client base of the Lai Thai Resort. Located in the central district of Ao Nang Beach, your customers will enjoy the benefits of first class accommodations within walking distance of the Ao Nang beach front restaurants, shops and bars.

This program is run through a fully licensed hotel (15years) and includes all aspects including marketing, room booking and cleaning and maintenance of the rooms. A worry free investment which still allows you to visit the beautiful beaches of Ao Nang.

SUMMARY

- 1) Guaranteed 7% per annum return after expense + 10% of net profits above 7% for a 3 year period.
- 2) Usage Rights – 30 days a year
- 3) All furniture is included—no additional purchases are necessary

DETAILS

The Lai Thai is the sole property manager for renting and operation of the apartments.

1. The net 7% return is based AFTER expenses are paid. Expenses include: annual maintenance, insurance, property taxes and rental costs of laundry, utilities and cleaning. A detailed expense list for each type of apartment is available based on the actual costs of the Lai Thai Resort operations.

Once the 7% return is achieved, the owner will receive 10% of the net operating profit for the year.

Quarterly statements will be issued by the resort to each owner.

All income is deposited into a local Thai bank in the name of the owner, or in an escrow account in the owner's name.

See Schedule 1 for an estimate of income and expenses for each unit.

2. The owners have the right of use of the apartment for 30 days a year according to the following restrictions:

High Season – Nov 1 to Dec 15 and Jan 15 – April 30 ----- 7 days

Low Season – May 1 to Oct 31 –23 days

Peak Season – Dec 15 to Jan 15 –Black out period

High season reservations: minimum 60 days in advance

Low season reservations : minimum 30 days in advance

There is no guarantee of room availability. Extra days usage will be charged the full rack rate against the rental income guarantee.

3. All furniture is included, please see the list in Schedule 2.

SCHEDULE 1

INVESTMENT REVIEW FOR BUYERS
 GUARANTEED RENTAL INCOME
 (THAI BAHT)

APARTMENT TYPE	STUDIO	1 BEDROOM	2 BEDROOM	PENTHOUSE
<u>INVESTOR'S COST</u>				
INITIAL INVESTMENT	4,504,000	6,872,250	11,550,000	15,300,000
SINKING FUND	20,000	30,000	61,000	73,500
<u>EXPENSES PAID BY DEVELOPER</u>				
<i>ANNUAL MAINTENANCE</i>	28,800	43,200	87,840	105,840
<i>PROPERTY TAX</i>	16,500	25,000	42,000	55,500
<i>INSURANCE</i>	4,000	6,000	8,000	10,000
TOTAL INVESTMENT BY INVESTOR	4,524,000	6,902,250	11,611,000	15,373,500
7% RETURN	316,680	483,158	812,770	1,076,145

SCHEDULE 2

The Lai Thai

Luxury Apartments

FURNITURE LIST IN RENTAL PROGRAM

KITCHEN

Stove
Refrigerator
Sink
Cabinets
Cooking pots and pans
Serving plates and bowls
Drinking glasses
Coffee mugs
Cutlery
Microwave
Toaster
Hot Water Pot

LIVING ROOM

Sofa
Coffee table
20" Flat screen TV (Cable ready)

BEDROOM

Bed
Night table
Wardrobe closet
Linens-pillows

BATHROOM

Bath and hand towels
Hair Dryer
Laundry bag
Iron and board