

# Investment in Holiday Homes + Resort + Assisted living + Assets back multiplier



*Enjoy - Health & Wealth*

Investors will buy shares to transfer property so no extra expenses over registry cost - Best entry and exist strategy.





Fractional or Whole Villa Ownership Opportunity  
Eastern Seaboard Area – Pattaya, Thailand  
Whole Villa – €74,000  
One-Fifth Share – €14,800

### **INVESTOR HIGHLIGHTS**

- GUARANTEED RETURNS OF UP TO 14% PER ANNUM (GUARANTEED RENTS AND ASSURED APPRECIATION)
- FULLY BUILT & FULLY OCCUPIED BY EUROPEAN TENANTS
- CURRENT MANAGEMENT HAS 3 YEARS HISTORY MANAGING THE PROPERTY, HAVING INCREASED RENTAL RETURNS 40%
- INVESTORS SECURED WITH LAND TITLES AND UNRESTRICTED ACCESS UNDER THAI LAW
- PURCHASE PRICE LESS THEN REBUILD COST

### **THE VILLAS**

- Each Villa has 75 sqm of living area, private back terraces, 200 sqm plot with individual land titles for each plot.
- Large common pool, al-fresco café and bar, 24/7 gated security, CCTV, on-site laundry service, on-site 24/7 maintenance, generous roadways with parking and picnic areas within the resort.

### **WHAT'S NEARBY**

- Siam Country Club Old Course (3 minutes drive from lake Villa), 3 new Siam golf courses (within 10 minutes drive of Lake Villa), restaurants, bars, gyms, saunas, spas, stores, Flowerland tourist park surrounds Lake Villa Resort.
- The plan is to evolve Lake Villa into a hybrid retirement/elderly living facility in the near future.







# Lake Villa Resort


Fractional or Whole Villa Ownership Opportunity  
Eastern Seaboard Area - Thailand



Whole Villa – €74,000

One-Fifth Share – €14,800

Price/Sq Mtr Living Area –€987



# Investor Highlights

- ▶ Guaranteed Net Rental Return of 8% Per Annum in Perpetuity
- ▶ Net Rental Return Paid Monthly Starting 180 Days After Investment
- ▶ Sell Back at Investors Option at 90% of Investment, Plus Rental Income
- ▶ Buy Back at Seller's Option at 6% Per Annum Compounded, Plus Rental Income
- ▶ All Units are Currently Occupied by European Tenants that will Remain After Renovations
- ▶ 40% of the Net Sale Proceeds to Seller will be Used to Upgrade Villas and the Resort for conversion to a Retirement/Elderly Resort
- ▶ Management has 3 Years of History Managing this Property and has Increased Rental Rates by 40%
- ▶ Investors Option to Acquire Whole Villas or Fractional Ownership
- ▶ Investors are Secured with Land Titles, and Unrestricted Access by Thai Law
- ▶ Purchase Price is less than Reproduction Cost



# What You Get



Two of 11 Villa Clusters in Lake Villa Resort. There are 2 Villas Per Cluster, with 2 Bedrooms and 2 Bathrooms plus Kitchen in Each Villa, with 75 Square Meters of Living Area in Each Villa, plus Private Back Terraces, on 200 Square Meters of Land per Villa with Individual Land Titles for Each Villa.

# The Property



- Large Common Use Pool
- Al Fresco Café and Bar
- 24/7 Gated Security
- CCTV
- Laundry Service On Site
- On Site 24/7 Handyman
- Generous Roadways, Parking and Picnic Areas Inside the Resort
- No Pets Policy



# Background and Business







The Lake Villa resort, with 22 villas and 40 studio apartments, was built in 2007 amidst farmland surroundings on the outskirts of Pattaya City, to be a home for long term villa renters and short term room guests.

The main attraction at that time near Lake Mabprachan was the famous Siam Country Club Old Course (3 minutes drive from lake Villa) owned by the Pornpraphanimit Family as the centerpiece of their huge land holding to the east of Pattaya.





The current owners acquired ownership of various real estate assets inside Lake Villa Resort, and the long term management of the entire property in 2017.

In the last 5 years, the Mabprachan area has become the premier single family residential location in all of Chonburi for thousands of Thais and foreigners. Massive investment by the Pornpraphanimit family and the Thai government in roads, water supply, recreational infrastructure such as parks, bicycle and jogging paths, has spurred rising land prices and stimulated demand for new large residences in the area





There are now 3 new Siam golf course built by the Pornpraphanimitt family within 10 minutes of Lake Villa, plus dozens of restaurants, bars, gyms, saunas, spas, stores, the huge Flowerland tourist park surrounding Lake Villa Resort, and everything else commercial.

The owner of 7 of the Villas at Lake Villa has decided to exit. The owners of 15 of the 22 villas has chosen to sell the villas to investors and use the proceeds to pay off all encumbrances on Lake Villa Resort's property and spend 40% of the proceeds to renovate the 40 rooms and 22 villas and the common areas. The owners plan is to evolve Lake Villa into a hybrid retirement/elderly and even assisted living facility in the near future.





The owners have a simple goal: to increase the value of the Lake Villa Resort business to a level that is higher than the land value of the 13,600 square meters of land that Lake Villa sits on.

The increase in room rental rates and villa rental rates after renovation will be significant, allowing the owners to support the entire business and retain a fair profit after paying the new villa owners the net rental guarantee.

# Contact Us

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