



IDEO MOBI ASOKE INVESTMENT PLAN

PROJECT	IDEO MOBI ASOKE	SIZE	34.5	T.O.P	Nov-18
LOCATION	PETCHABURI	FLOOR	34	PURCHASE PRICE	6,137,550.00
UNIT	34-06	TYPE	1 BED	SELLING PRICE	6,555,000.00
TENTURE	FREEHOLD	GROSS RENTAL	4.00%	DIFFERENCE	417,450.00
PERIOD	5	YEARLY RENTAL	262,200.00	MONTHLY RENTAL	21,850.00
(M) PRICE/SQM	205,000.00	(P) PRICE/SQM	177,900.00	(S) PRICE/SQM	190,000.00

INVESTMENT PLAN

YEAR	FIXED DEPOSIT			CAPITAL APPRECIATION	
	YEARLY INCOME	INT	BAL IN BANK	GAINS / YEAR	TOTAL
		3%		5%	
1	262,200.00	7,866.00	270,066.00	327,750.00	6,882,750.00
2	532,266.00	15,967.98	548,233.98	344,137.50	7,226,887.50
3	810,433.98	24,313.02	834,747.00	361,344.38	7,588,231.88
4	1,096,947.00	32,908.41	1,129,855.41	379,411.59	7,967,643.47
5	1,392,055.41	41,761.66	1,433,817.07	398,382.17	8,366,025.64
6	1,696,017.07	50,880.51	1,746,897.58	418,301.28	8,784,326.92
7	2,009,097.58	60,272.93	2,069,370.51	439,216.35	9,223,543.27
8	2,331,570.51	69,947.12	2,401,517.63	461,177.16	9,684,720.43
9	2,663,717.63	79,911.53	2,743,629.16	484,236.02	10,168,956.46
10	3,005,829.16	90,174.87	3,096,004.03	508,447.82	10,677,404.28

TOTAL INVESTMENT RETURNS

TOTAL CASH PROFIT		REMARKS
CASH FLOW	SOLD PROFIT	
1,433,817.07	1,811,025.64	This property unit is facing north overlooking petchaburi (siam) direction with. This is a 5 years investment plan. Currently seller is desperate to sell this unit due to personal cash flow. Therefore we would be able to lower the selling price. The buyer needs to understand that this is just purely an investment forecast, actual investment returns may not be the same as projected.
3,244,842.71		
AVERAGE		
RENTAL YIELD	PROPERTY GAINS	
21.87%	27.63%	
49.50%		

Disclaimer

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