



## A PROJECT OF

Thai Solar Company Limited  
Hans Christian Christiansen  
22/7 Moo 3 Lipa Noi  
Koh Samui  
Suratthani 841 40  
THAILAND  
TAX ID No.: 0845567011183



Dear Investor,  
Dear Interested Party,

I am very pleased about your interest in my new product "THE ELENA" on Koh Samui in Thailand. THE ELENA is the latest project by a German investor in Thailand.

The real estate market on Koh Samui is very exciting, with a continuously rising yield, explainable among others by a continuously increasing demand and a perfect location in the Southeast Asian region.

For these aforementioned reasons and the various challenges for real estate investments in Germany, I have spent a long time and intensive effort comparing yield properties in Thailand with yield properties in Germany.

Our experience and the current market development clearly show that the right investment in Thailand can generate a net return of 12%–15%, without greater or additional risks compared to Europe.



Sales team 24/7 Real Estate Co. Ltd.

☎ +49 (0) 151 162 204 46    ✉ office@24-7-realestate.com

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"THE ELENA" is being developed on a plot of approximately 1,500 square meters on the outskirts of the capital Lipa Noi on Koh Samui, situated in a very quiet location yet not isolated!

On this plot 4 houses built.

Our project is intended for individual investors, but of course, we are also happy to sell our houses in packages or entirely to one investor.

By the way, the sale is commission-free for the buyer, with only ancillary purchase costs for the registration in the "land register" amounting to approximately 1,000.00 EUR as a one-time fee.

The rental of the houses is managed by a local management company that has been familiar with marketing through Airbnb or Booking.com for years and acts as a full-service provider, taking 100% care of all rental, repair, and maintenance work, including handovers, cleaning, etc.

I would be delighted to advise you on investing in our my project and look forward to your contact via live chat, WhatsApp, by phone, and of course, you are always warmly welcome to visit us on site!

The distribution of the properties can be managed by 24/7 Real Estate Co. LTD. on Koh Samui.



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## THE CALCULATION SINGLE HOUSE

House approx. 200 sqm, 3 bedrooms including furniture, ready for rental	12,500,000.00 THB	
Average rental price:	9,000 THB/night	
Average rental days per year (65% occupancy, normally 80% occupancy is calculated for Samui, i.e., 293 days)	240 Days	
<b>Gross annual income:</b> minus 15% for management, rental, maintenance, etc.	2,160,000.00 THB <b>324,000.00 THB</b>	
<b>Net income</b>	<b>1,836,000.00 THB</b>	
Net Factor	= Purchase price / Annual rent	6.8
Net Yield	= Income x 100 / Investment	14.7%

The foregoing calculation is based on the long-term experience values of local renters and is based on thorough research. However, no guarantee or warranty can be assumed for future earnings.

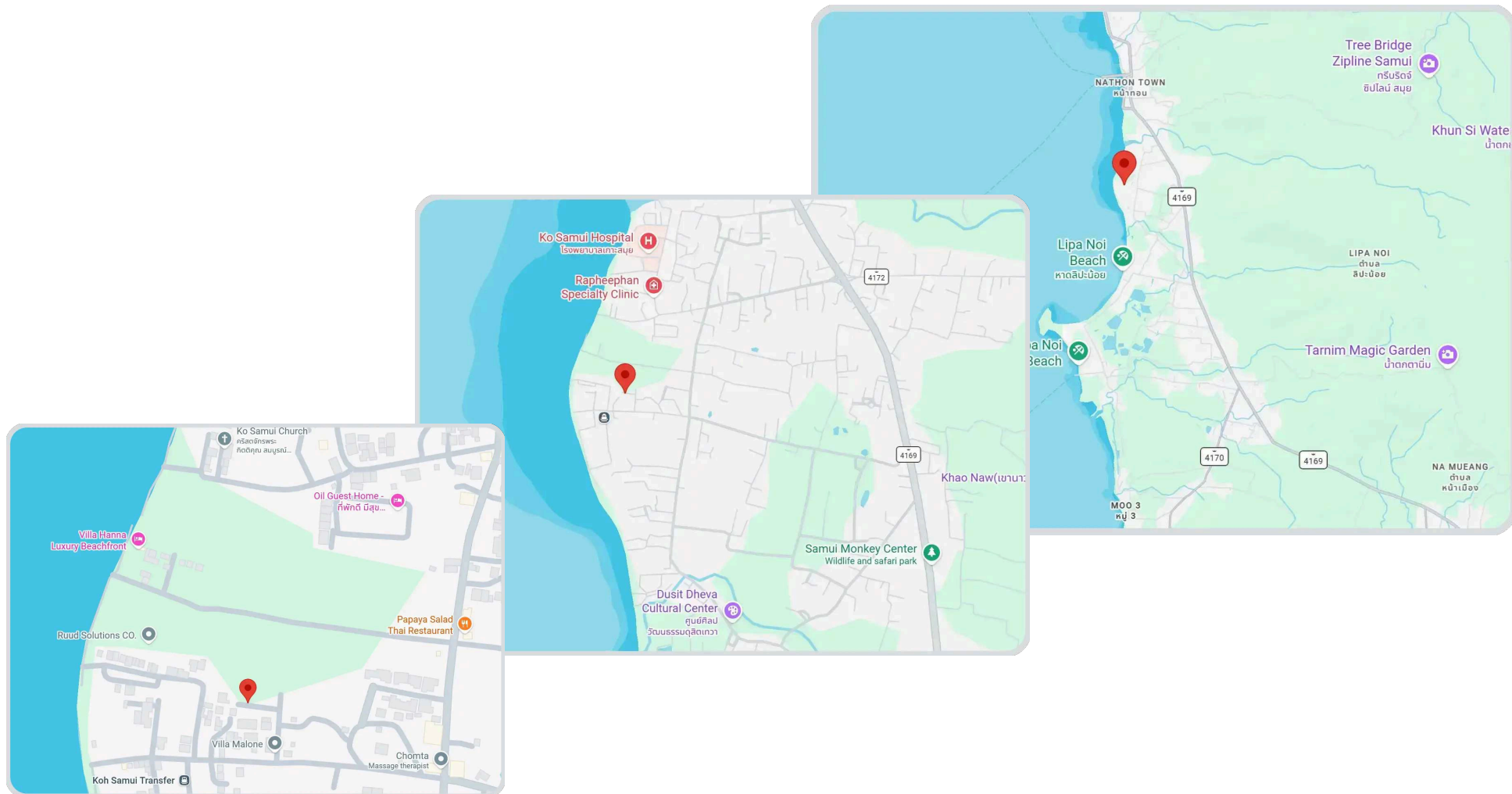


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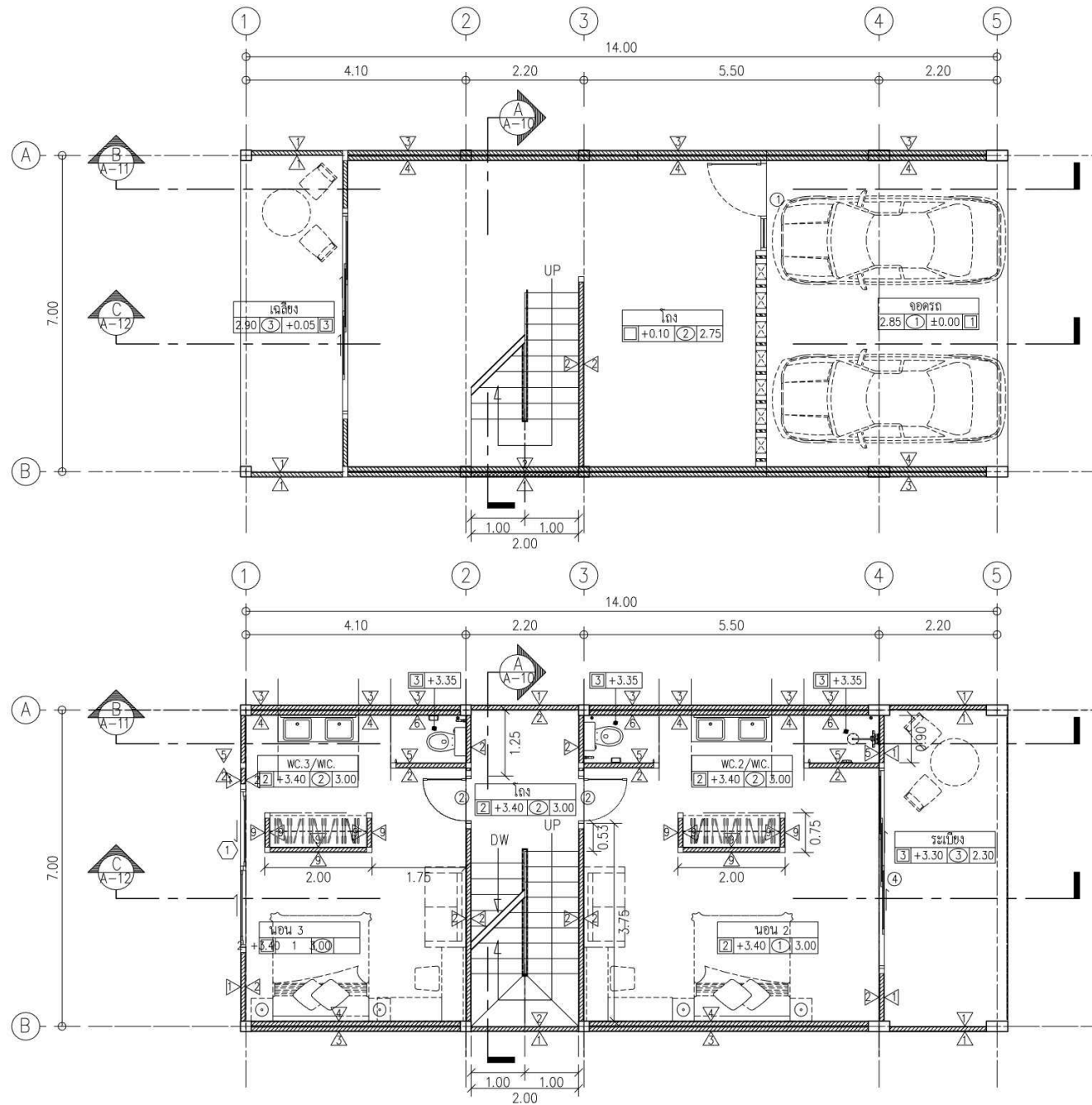


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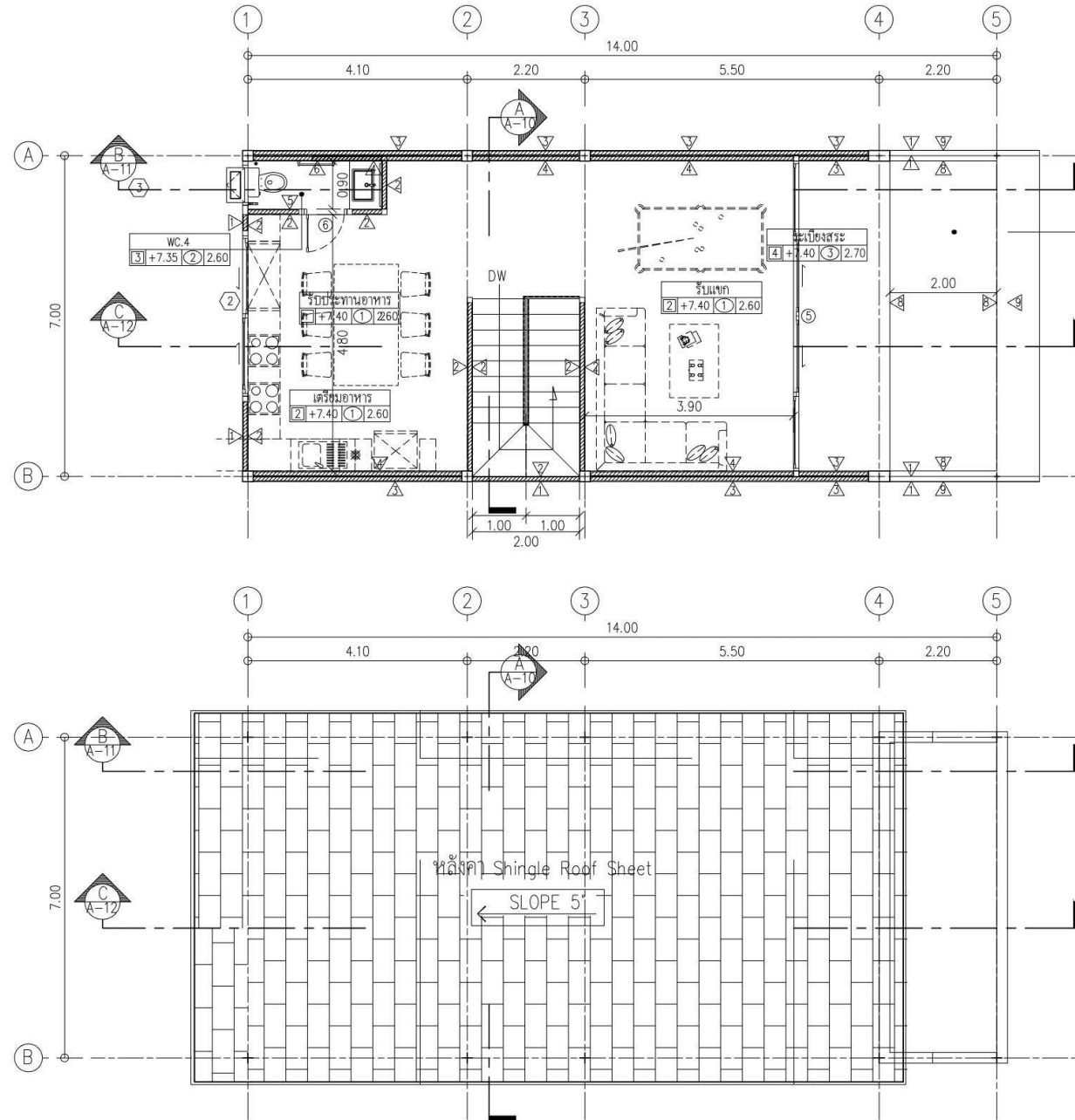
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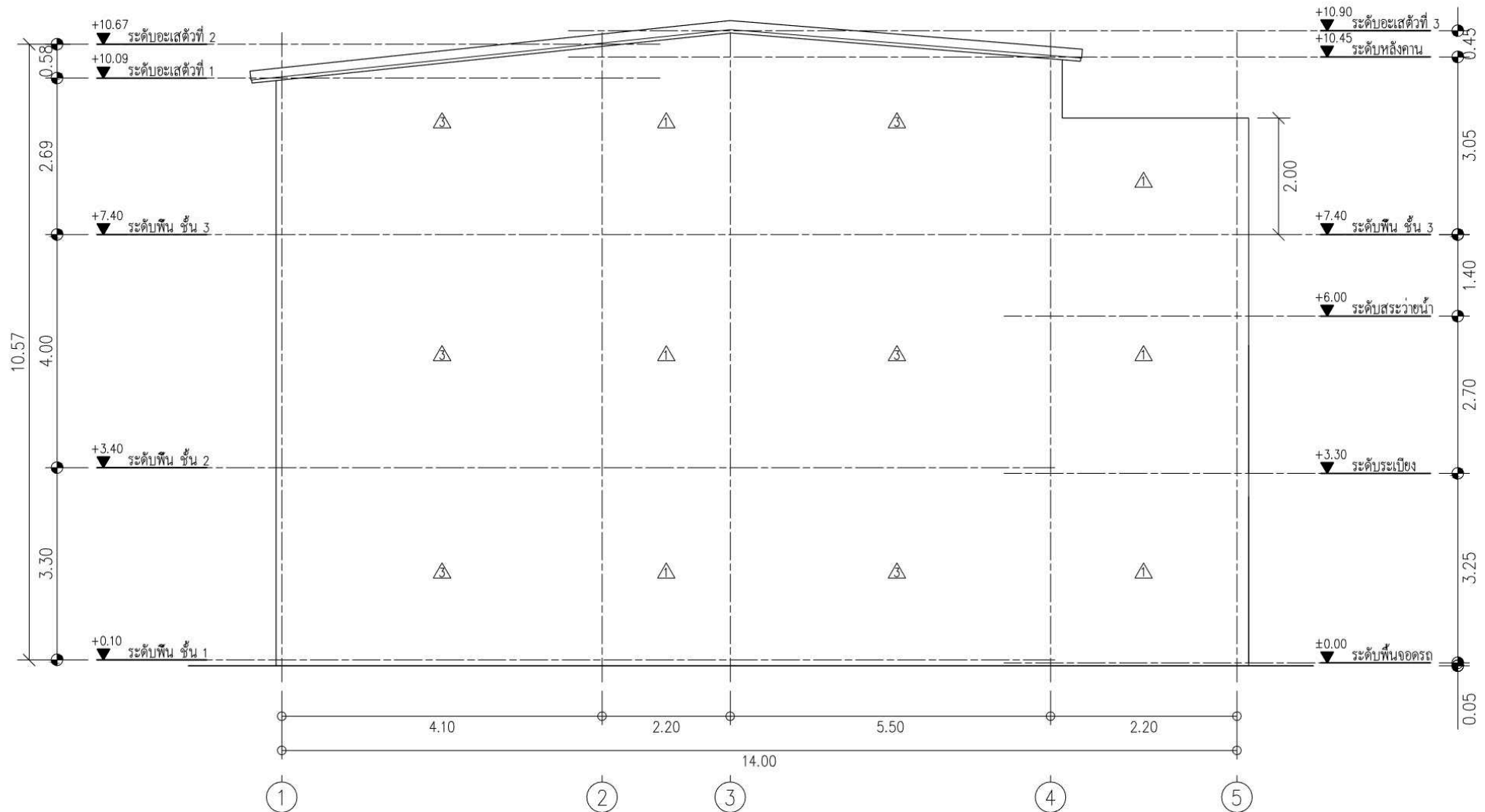
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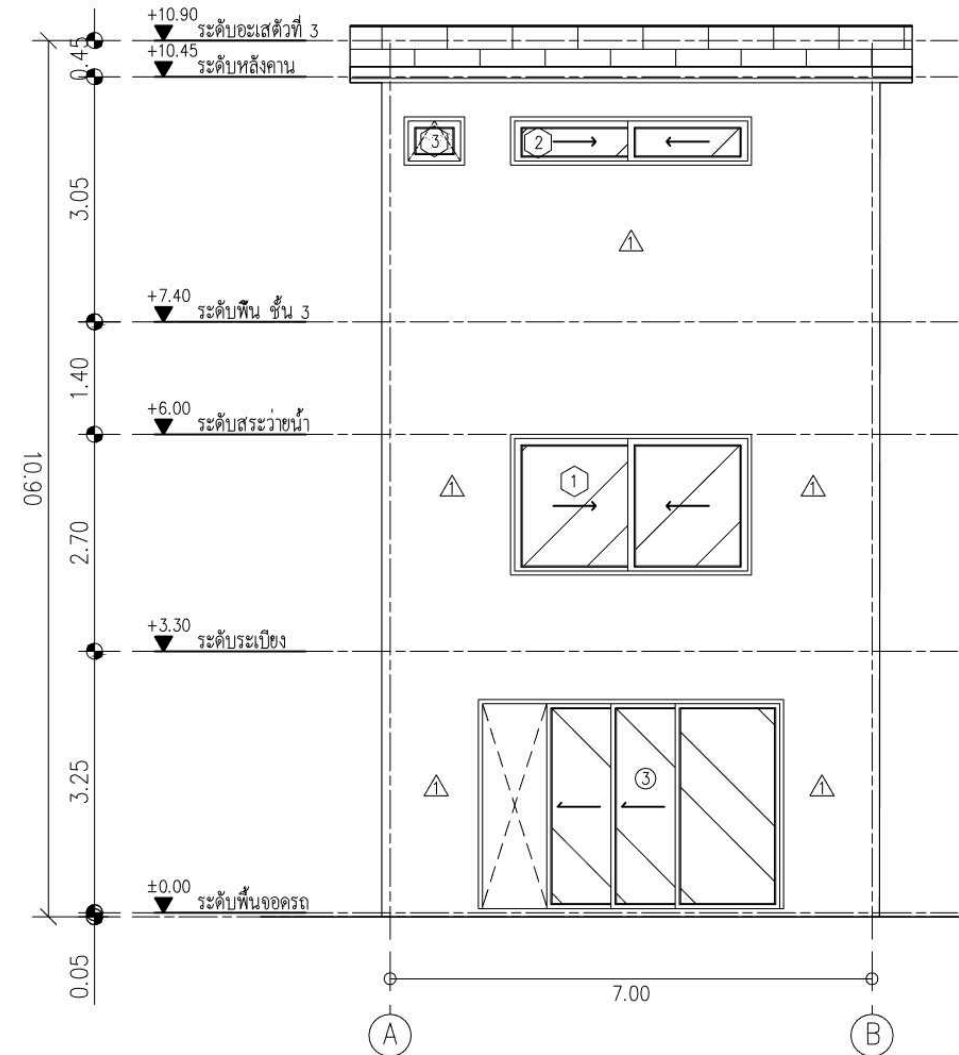
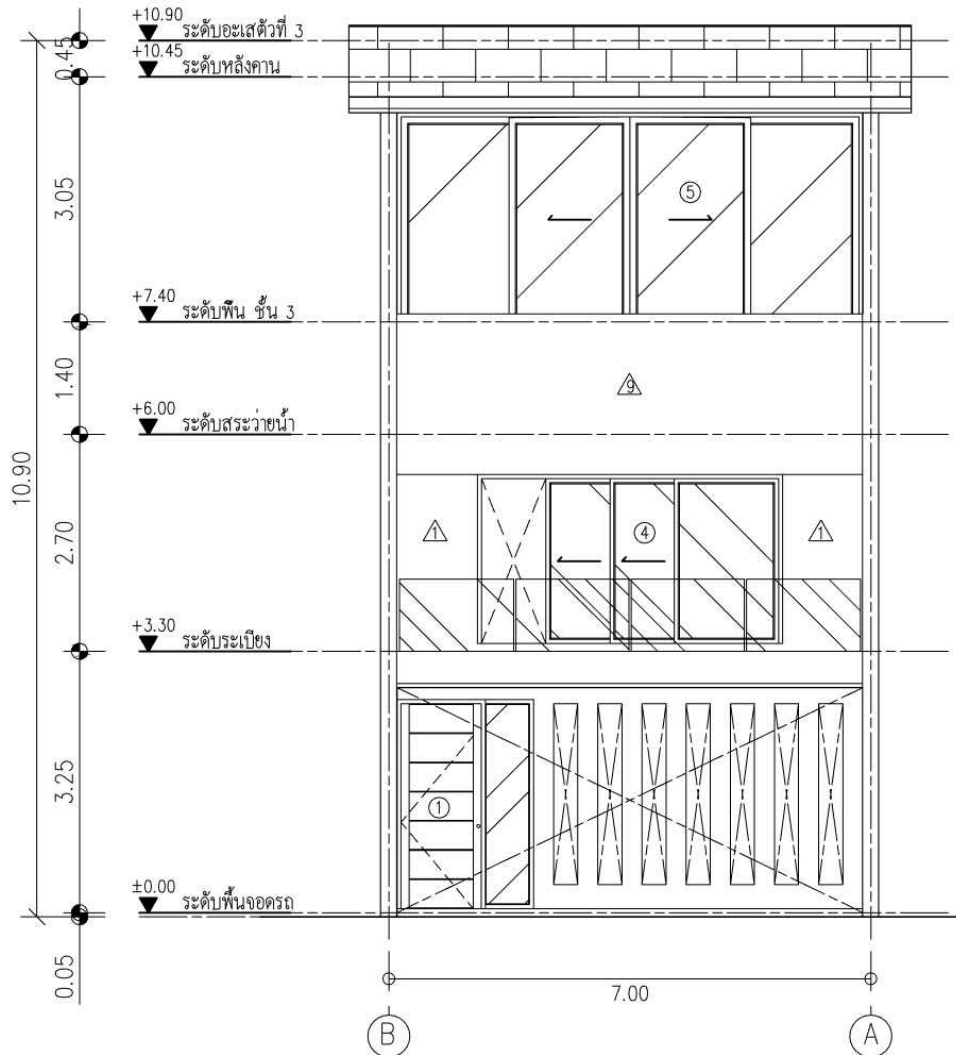
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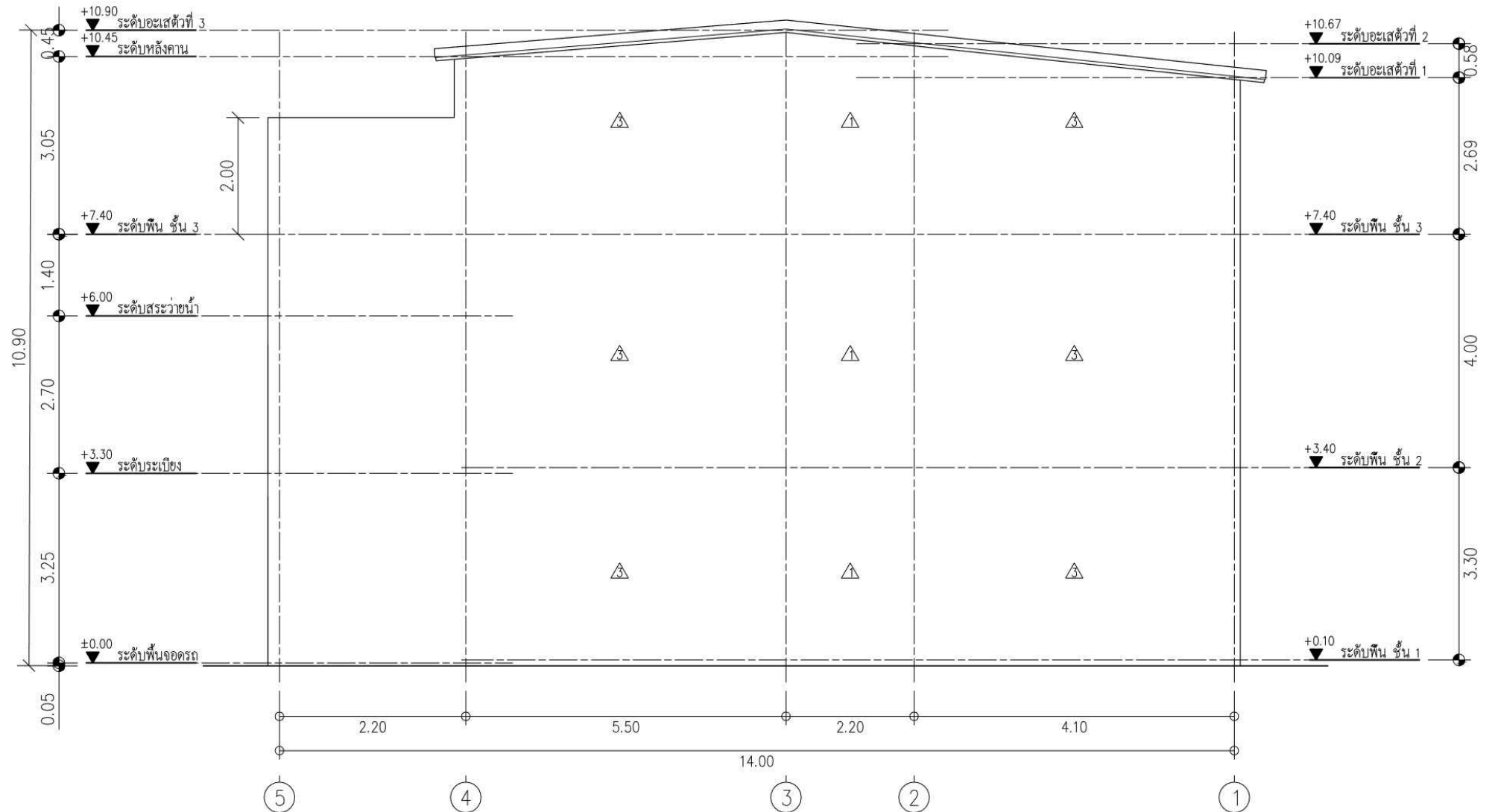
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