



THE  
OLIVER  
BEACH • RESORT  
SAMUI

## A PROJECT OF

D.V.W Development Co. Ltd.  
102/3 Moo5, Ang Thong  
Kohsamui  
Suratthani 84140  
THAILAND

TAX ID No.: 0845567000181



Dear Investor,  
Dear Interested Party,

We are very pleased about your interest in our new product "**THE OLIVER**" on Koh Samui in Thailand. **THE OLIVER** is the latest project by 2 German investors in Thailand, who have been successfully projecting and investing in real estate in Germany for the second generation to date.

One of the partners has been living on Koh Samui with his family for 5 years, has been studying the local real estate market for years, and has dealt with all the conditions related to real estate investments in Thailand, specifically on Koh Samui.

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, we have spent a long time and intensive effort comparing yield properties in Thailand with yield properties in Germany.

We have come to the conclusion that with the right investments in Thailand, an investor can calculate with a net yield of 10-15%, and that with no higher risk than, for example, in Germany, quite the contrary.



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"**THE OLIVER**" is being developed on a plot of approximately 4,000 square meters on the outskirts of the capital Nathon on Koh Samui, situated in a very quiet location yet not isolated!

On this plot, 16 houses are being built, 8 of which are in the first row directly on the beach, and 8 additional houses in the second row near the beach. The beachfront houses are being marketed, while the second row remains in the portfolio of the project investors.

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. In this context, the calculations for 1 house, for 4 houses, and for 8 houses are presented:

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



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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.

We would be delighted to advise you on investing in our new 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!



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## THE CALCULATION SINGLE HOUSE

1	House approx. 90 sqm, 2 bedrooms including furniture, ready for rental	8,900,000.00 THB	234,900.00 EUR
	Average rental price per night throughout the year (180-350 EUR depending on the season)		220,00 EUR
	Average rental days per year (60% occupancy, normally 75% occupancy is calculated for Samui, i.e., 273 days)		219 Days
	<b>Total gross income</b>		<b>48,180.00 EUR</b>
	minus 15% for management, rental, maintenance, etc.		7,227.00 EUR
	minus Land Lease per year		3,213.09 EUR
	<b>Total Netto per year</b>		<b>37,739.91 EUR</b>
	<b>Net income over 30 years</b>		<b>1,132,197.30 EUR</b>
	Net Factor	= Purchase price / Annual rent	6.22-fold
	Net Yield	= Income x 100 / Investment	16.07

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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## THE CALCULATION FOUR HOUSES

2	Houses each approx. 90 sqm, 2 bedrooms including furniture, ready for rental	35,600,000.00 THB	939.600,00 EUR
	Average rental price per night throughout the year (180-350 EUR depending on the season)	4 x 220.00 EUR	880.00 EUR
	Average rental days per year (60% occupancy, normally 75% occupancy is calculated for Samui, i.e., 273 days)		219 Tage
	<b>Total gross income</b>		<b>192,720.00 EUR</b>
	minus 15% for management, rental, maintenance, etc.		28,908.00 EUR
	minus Land Lease per year		12,848.36 EUR
	<b>Total Netto per year</b>		<b>150,959.64 EUR</b>
	<b>Net income over 30 years</b>		<b>4,528,789.20 EUR</b>
	Net Factor	= Purchase price / Annual rent	6.22-fold
	Net Yield	= Income x 100 / Investment	16.07

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## THE CALCULATION EIGHT HOUSES

2	Houses each approx. 90 sqm, 2 bedrooms including furniture, ready for rental	71.200.000,00 THB	1.879.200,00 EUR
	Average rental price per night throughout the year (180-350 EUR depending on the season)	8 x 220.00 EUR	1,760.00 EUR
	Average rental days per year (60% occupancy, normally 75% occupancy is calculated for Samui, i.e., 273 days)		219 Days
	<b>Total gross income</b>		<b>385,440.00 EUR</b>
	minus 15% for management, rental, maintenance, etc.		57,816.00 EUR
	minus Land Lease per year		25,696.72 EUR
	<b>Total Netto per year</b>		<b>301,919.28 EUR</b>
	<b>Net income over 30 years</b>		<b>9,057,578.40 EUR</b>
	Net Factor	= Purchase price / Annual rent	6.22-fold
	Net Yield	= Income x 100 / Investment	16.07

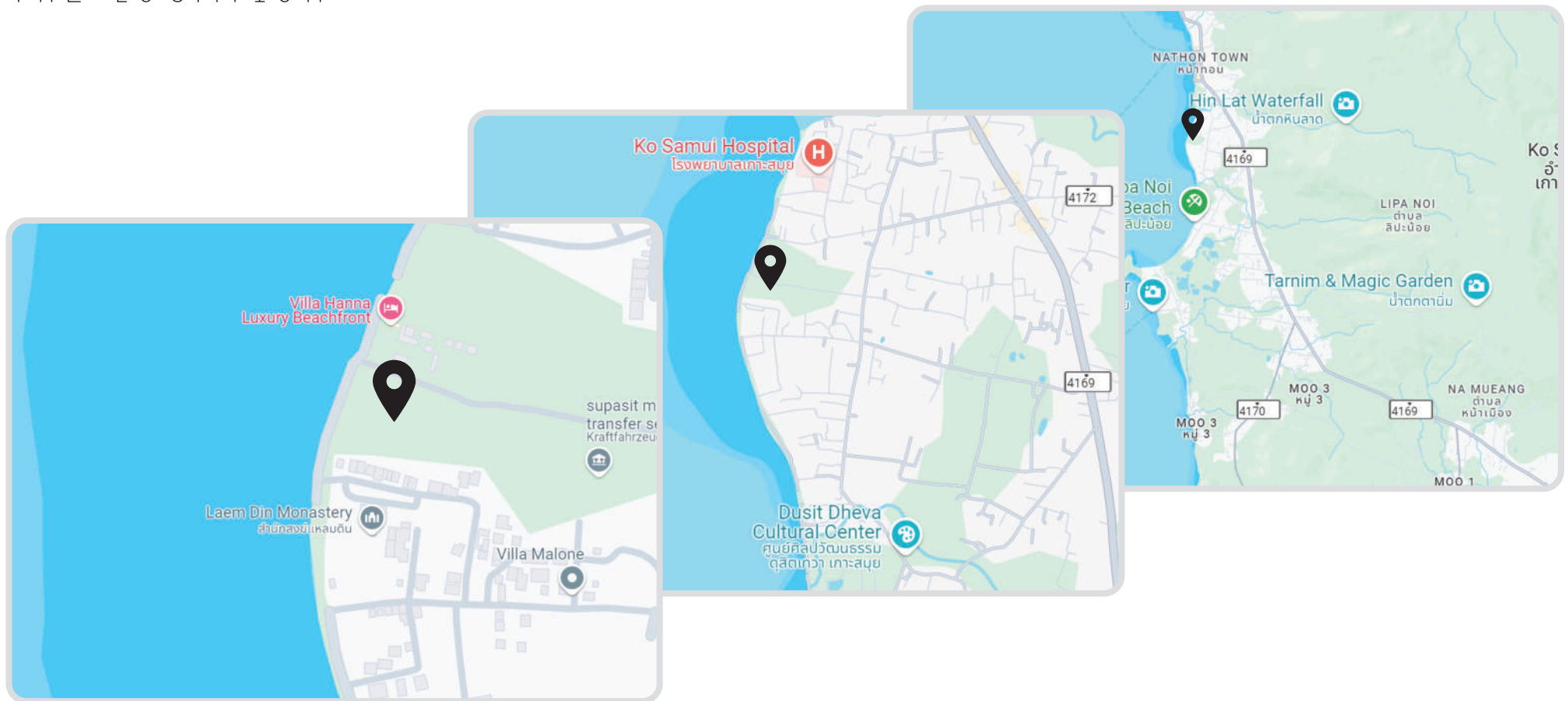
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## THE LOCATION





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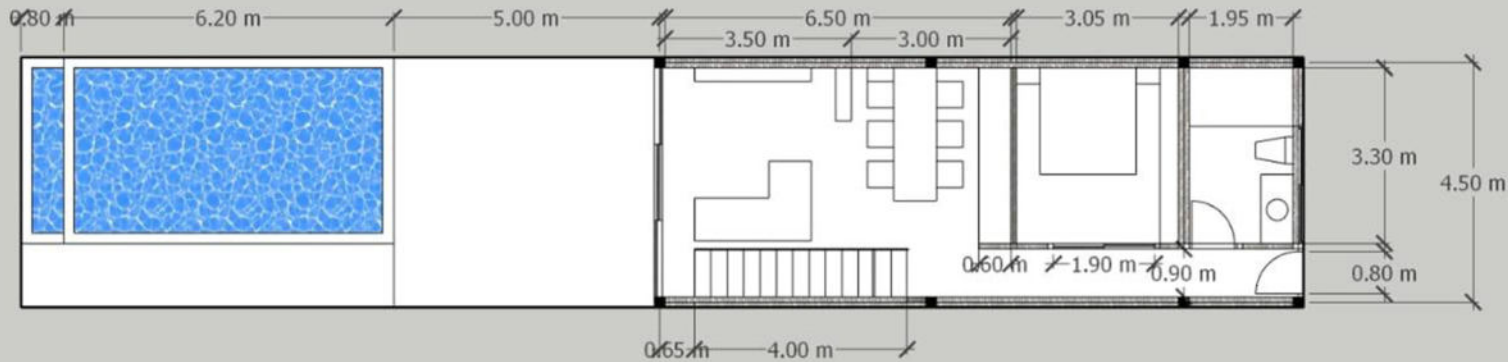
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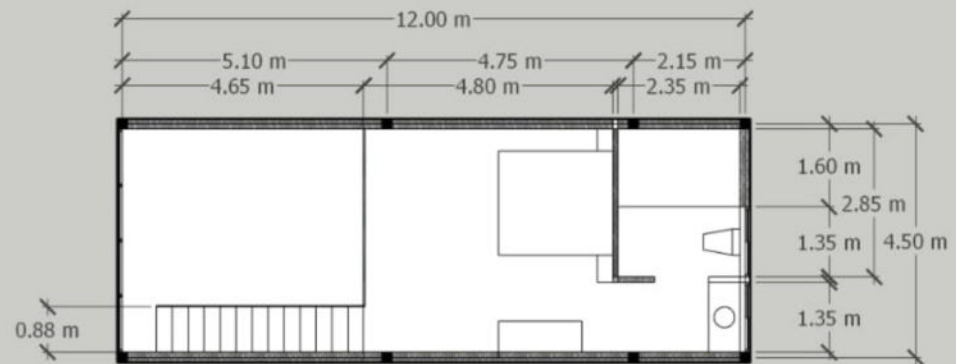


## THE PROPERTY

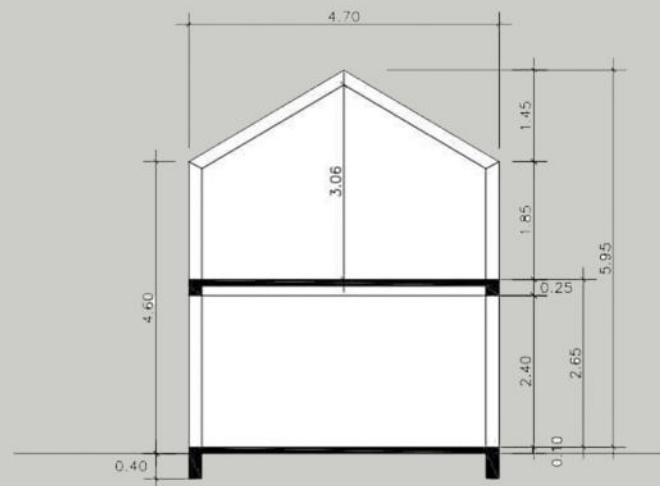




GROUND FLOOR



SECOND FLOOR

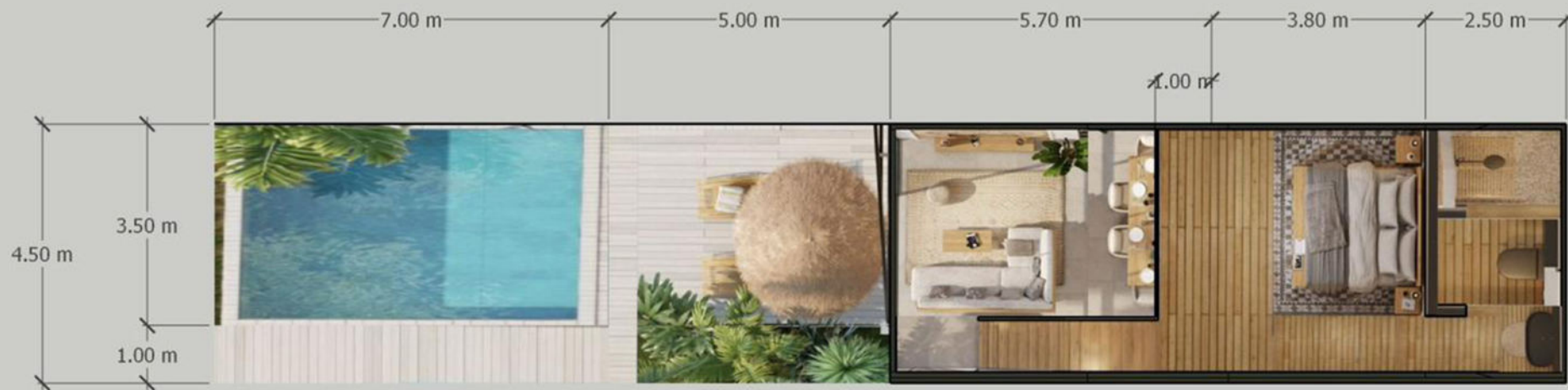


SECTION

<b>SAMUI ARCHITECT PALLADIO SAMUI Co. Ltd.</b>	
49/10 M5 Moenam Kohsamui Surattani 84330 Phone: +66 (0) 809 892 453 samuiarchitect@gmail.com	
<b>THE OLIVER Beach Resort on Koh Samui</b>	
BV NR.	1395
BAUORT	Parzelle 498 & 499 Ang Thong Kohsamui Surattani 84140
BAUHERR	D.V.W. Development Co. Ltd. 102/3 Moo5 Ang Thong Kohsamui Surattani 84140



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