

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

TAX ID No.: 0845567000181



Dear Investor, Dear Interested Party,

REACH . RESORT . SAMI

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 14 houses and 8 appartments are being built. 8 houses in the first row directly on the beach, 6 houses in the second row and 8 appartments in the 3rd row.

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 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 APARTMENT WITHOUT SEAVIEW



Apartment approx. 60 sqm, 1 bedroom ncluding furniture, ready for rental		4,600,000.00 THB
Average rental price:		2,500 THB/night
Average rental days per year (65% occupancy, normally 80% occupancy is calculated for Samui, i.e., 293 days)		240 Days
Gross annual income: minus 15% for management, rental, maintenance, etc. minus Land Lease per year Net income		600,000.00 THB 90,000.00 THB 50,000.00 THB 460,000.00 THB
Net income over 30 years		13,800,000.00 THB
Net Factor Net Yield	= Purchase price / Annual rent = Income x 100 / Investment	10.0 10.0%

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 APARTMENT WITH SEAVIEW



Apartment approx. 60 sqm, 1 bedroom ncluding furniture, ready for rental		6,640,000.00 THB
Average rental price:		3,500 THB/night
Average rental days per year (65% occupancy, normally 80% occupancy is calculated for Samui, i.e., 293 days)		240 Days
Gross annual income: minus 15% for management, rental, maintenance, etc. minus Land Lease per year Net income		840,000.00 THB 126,000.00 THB 50,000.00 THB 664,000.00 THB
Net income over 30 years		19,920,000.00 THB
Net Factor Net Yield	= Purchase price / Annual rent = Income x 100 / Investment	10.0 10.0%

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THE LOCATION







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Unit 3		
	Inside	71m2
Unit 4		
	Inside	68m2



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CONSTRUCTION IS PROGRESSING 01/2025





