



Two Apartment Buildings

In Asoke, Bangkok

For Confidential Sale

Two Apartment Buildings

Confidential Sale

General Info

- Location – Asoke
 - Bldg 1 - Nearby Sheraton Grande Sukhumvit hotel and BTS Asoke
 - Bldg 2 - Nearby Srinakharinwirot University
- Year of completion
 - Bldg 1 - before 1990
 - Bldg 2 - before 2000
- Floors
 - Bldg 1 - 15 or more
 - Bldg 2 - 20 or more
- Large apartments: size 200 to 500 sqm
- Number of apartments: 78 in total
- Land: more than 3 Rai in total
- Tenure: freehold
- Monthly rental prices: 50,000 to 100, 000 THB

Sale Price: 3.0B THB in total or 1.6B each



Two Apartment Buildings

Facilities:

- Swimming pool
- Gym
- Sauna
- Children's playground
- Table tennis
- Billiard
- 24 hour security
- CCTV



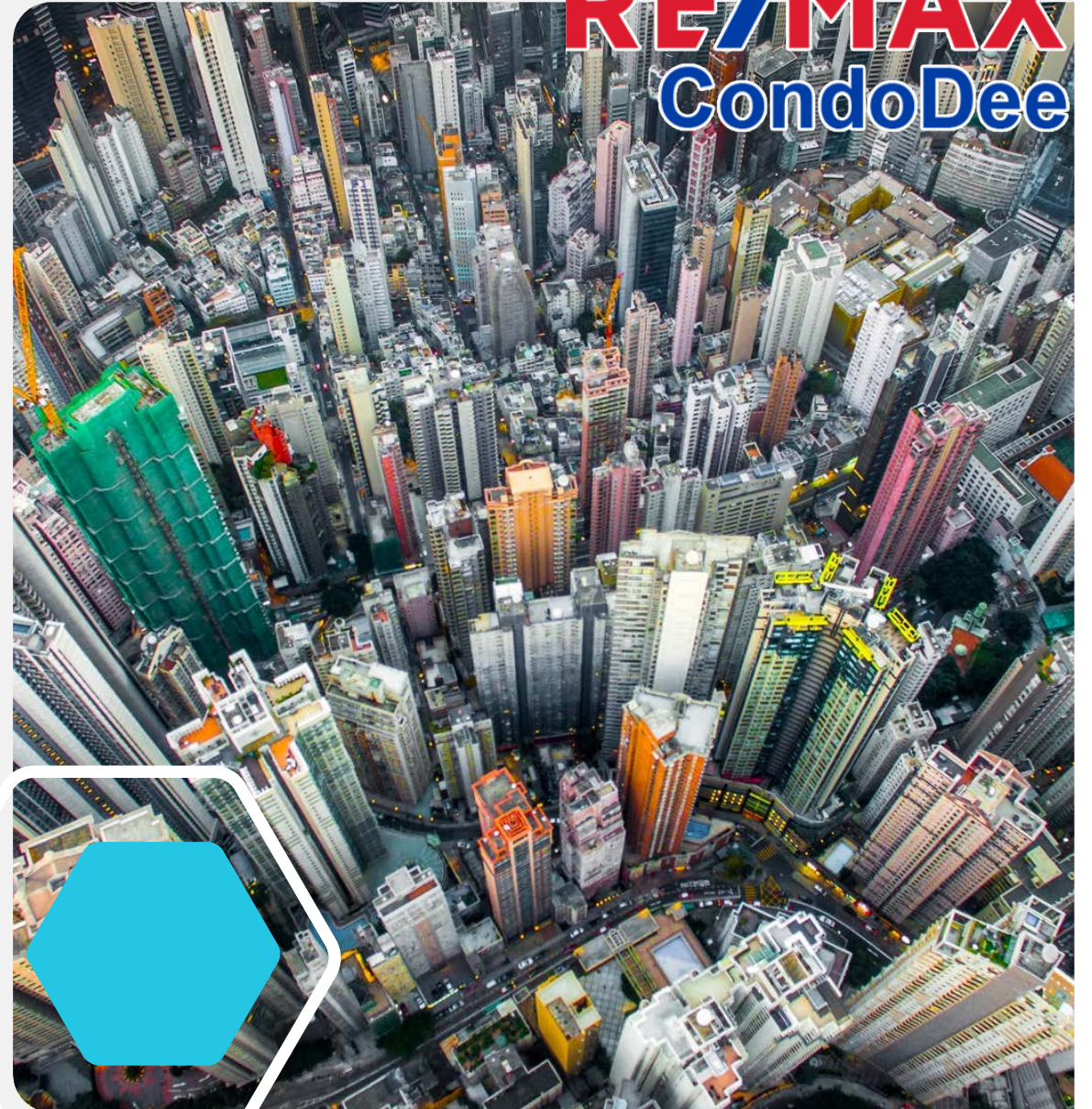
Business Opportunity

2 Apartment Bldgs - ESTIMATION*

Rooms	78
AMR	฿70,000
OCCU	90%
Mns/yr	12
Income rooms	฿58,968,000
Total Income	฿58,968,000
EBITD	90%
Net Profit	฿53,071,200
Price	฿3,000,000,000
ROI	1.8%

* estimation based on publicly available data, to be proven by buyer

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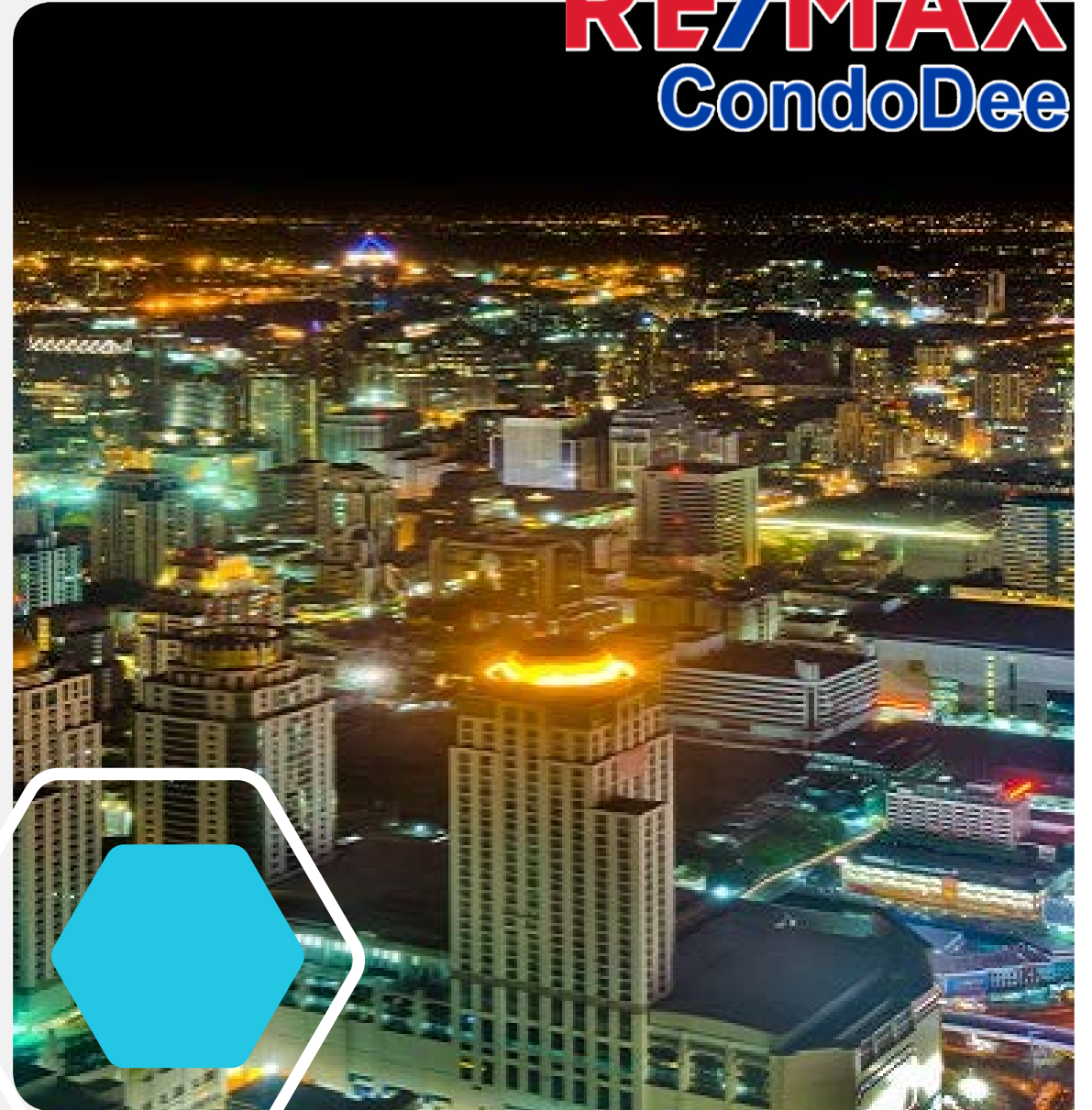
Business Opportunity

Old buildings with over-sized and underpriced apartments.

Opportunity:

- Renovate buildings;
- Optionally modify to be “serviced apartment” rather than just an apartment building;
- Increase number of apartments with 1-, 2, 3 & 4--bedrooms;
- Upgrade AMR (monthly rental prices);
- Market to a proper audiences, utilizing unique location of the building in Asoke with a great choice of businesses and prestigious university.

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Thank You

-  RE/MAX CondoDee
-  +66-6-2189-9659
-  remax@condodee.com
-  www.EP.co.th