

5 NEI PLA0

a) bird view PICTURES:



THE SOURCE THAILAND



above: the bay called NAI PLA0 (real orientation, sea to north east)
in yellow the plots we have a pre contract

left:

- 1) the same plot as in the layer plan above
- 2) several beach front plots for sale
- 3) a possible location for the farming project
- 4) TONG YI bay - details see next sheet (6)

b) SIZE AND LAND TITLE:

the plot NO. 1 in the picture above: totally 48 rai (76'800 m2 or 7.6 ha or 19 acres). pre contracts for the whole plot. nor sor sam kor title, which allows immediate construction.

the plot NO. 2 in the picture above: OPTION - several plots for sale, sizes from 2 to 15 rai (3'200 m2 to 24'000 m2). no pre contracts possible as these plots sell very fast. nor sor sam kor or chanote title.

the plot NO. 3 in the picture above: OPTION - several plots of farmland for sale, sizes from 20 to 200 rai (32'000 m2 to 320'000 m2). no concrete offer yet. usually to bor nueng title, can be used for farming purpose only.

option to the last option: in the back of khanom beach is a 200 rai plot, chanote title, now farmland, which would be suitable for farming too, but more expensive because only 100 m from the beach.

c) LAND TYPE: (No. 1 in the picture above only)

structure: the land has a slight slope, all kinds of trees, some very big and beautiful rocks, accessible by simple road. healthy soil, no previous farming.

borders: east: coconut plantation, slight slope, leading towards the bay, privately owned
south: mixed forest and coconut plantation, privately owned
west: mountain with mixed trees, slope, privately owned
north: mixed vegetation and a very steep slope, privately owned

unique: an extremely charming, very quiet plot with an amazing view over khanom bay. very well protected by the mountain in the back and hills on both sides. the climate is significantly milder than on the beach (distance to the beach about 1 km), where it gets very windy during raining season. it is the only plot in the back highlands of khanom i have found where the noise from the main road is not noticed. usually the slope up brings also the noise up (amphitheatre effect). in the future this area will most likely be full of privately owned villas or similar projects. it is possible to buy additional plots west and below the property.

d) FINANCE:

purchasing price:	16 rai are 1.3 million baht (38'200 USD) per rai (1'600m2)	total:	20.8 mio baht (610'000 USD)	(fix price)
	11 rai are 1.7 million baht (50'000 USD) per rai (1'600m2)	total:	18.7 mio baht (550'000 USD)	(fix price)
	21 rai are 1.5 million baht (44'100 USD) per rai (1'600m2)	total:	31.5 mio baht (927'000 USD)	(fix price)

TOTAL: **48 rai** (76'800 m2 or 7.6 ha) = 71 mio baht = **2.1 mio USD** (price per m2 = 27.3 USD = 880 baht)

a) additional beach front land would probably be around 6 mio baht per rai. i suggest at least 15 rai, which is an additional 2.9 million USD, which would bring the total price up to **5 mio USD.**

b) additional farm land would probably be around 500'000 baht per rai. i suggest at least 200 rai, which is an additional 3.3 million USD, which would bring the total price up to **8.3 mio USD.**

c) if we would choose the option with the mentioned 200 rai near khanom beach, which has chanote title and goes for 1 mio baht per rai, then an additional 3.3 mio would add up to **11.6 mio USD.**

financial projection:

land purchasing price:	11.6 mio USD
construction of all buildings (hotels, villas etc.):	30.1 mio USD
operation cost during construction (3 years):	1.6 mio USD
operation cost during first 3 years of operation:	10.59 mio USD
total equity requirements for the first 6 years:	53.89 mio USD
minus revenue during first 3 years of operation	18.9 mio USD
remaining equity demand for the first 6 years:	34.99 mio USD

expected net profit of all profit centres from year 3 of operation on is around 5 mio USD per year. should we receive the initial funds "a fonds perdu" this profit would go to 100% into the foundation. should an investor decide to lend us the funds as an interest-free loan we would be able to pay back not less than 3 mio USD per year. this would still allow us to invest in research, education and free health care for people in need, as it will be mentioned in the statutes of the foundation.

e) IDEAL PURPOSE:

for THE SOURCE a solution with three independent properties is not the first choice. should the cost factor finally be demanding that we would go with the lowest priced solution, then we would be able to live with this compromise, knowing though that the project would not have the same quality as in TONG CHING or similar, but still would be an overall excellent project.

the 48 rai property (numbered No. 1 in the first picture above) is in any case absolutely perfect for any kind of residential project, mainly residential villas, or even a high end resort, even though the demand for a resort on the beach is usually higher than in the hills. any project requiring a very peaceful and beautiful surrounding can be easily realized very profitable on these plots.

f) RESTRICTIONS / RISKS:

even though it is possible and highly recommended to purchase several additional plots to be able to control the environment as much as possible, it is not possible to purchase the whole valley, because lots of locals live on this hill and most of them will not sell. this would mean for THE SOURCE instead of leaving a "footprint" as a secluded and conscious community in an environment we would be able to control and where all the residents are part of the same energy, we would share the valley with people who have other measures of value in life. this would be a big difference for the whole energy of the project. instead of being a "village" or "valley" it would have more the character of a "resort".
in terms of business no risks and no restrictions, except of the fact that due to the limited size of the plot it is likely that emissions of the locals (they tend to burn their garbage, including highly toxic materials, outside in the garden, preferably next to the neighbour's border) can disturb. one main reason why i suggest to buy big plots in general: thai people are not sensitive to a bad air quality and they love noise. if it is about really having a quiet environment then being surrounded by mountains is the only way to control it - except of the sea, where nobody is able to control the noisy fisherboats at all. one last remark: the pre contracts i have made run out these days - i expect these plots to be sold quickly.

g) FINAL REMARKS:

a must investment in an absolutely amazing location - independent of the project: BUY IT.



view
from
the
top







these pictures were taken from the same spot; one the view below, the other one the view above the plot





same view, but
above with
extended
panorama





above: panorama to the north (left side when looking down the hill)
below: 3 pictures of Khanom beach, where several plots can be purchased in addition to NEI PLAO



