

Term Sheet  
Dusit Thani Pool Villas



**Location:** Dusit Thani Laguna Phuket

**Price:  
(Baht)**

Plot	Type	Price
9	Lagoon Frontage	34,000,000
13	Lagoon Frontage	34,000,000
25	Lagoon Frontage	34,000,000

**Type / Size:** Two bedrooms, separate living and kitchen, private pool  
Total built-up area of 291.50 sqm \*  
\*Areas and dimensions are subject to final survey

**Reservation:**

Reservation Deposit	250,000
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**Payment terms:**

Cash payment	
Payment 100% upon signing contract	
Deferred payment	
50% financing	
Post construction	Balance of total price*
<u>Financing Options</u>	<u>Interest Rate</u>
1 year 12 monthly installment	7.5%
3 year 36 monthly installment	9%
5 year 60 monthly installment	12%

Note: 1. All price stated are payable in Thai Baht.  
2. Price and payment terms listed are effective 29-Jul-10 and are subject to change without notice.  
3. Interest applies on post construction deferred balance where 1, 3 or 5 years plan is selected.\*

**Rental terms:**

**Option 1:** Guaranteed rental return fixed at 6% per annum for six years\*

**Option 2:** Minimum rental return at 4% per annum for ten years\*

\* Black out dates apply. Contact Salesperson for more details.

**Option 3:** Actual rental return based upon 33% of net room revenue\*\*

Note: 1. Net room revenue is after travel agent, credit card commission and 3% of total revenue for maintenance.  
2. Room Revenue refers to room income derived from the rental of the Villa only. The Owner is not entitled to any other revenue derived from a guest's stay such as Food and Beverage, Gift Shop, etc.  
3. Average return per villa is before applicable taxes and borrowing cost.

**Legal Package:**

Land is sold on a 4 x 30 years leasehold  
Villa and furniture package are sold freehold

**Privileges:**

60 days per annum complimentary usage (terms and conditions apply)  
Regular golf membership at Laguna Phuket Golf Club

Whilst every care has been taken in preparing this term sheet, the developer does not guarantee its accuracy nor intends it to form part of any offer or contract. All statements are believed to be correct but are not to be regarded as statements or representations of facts. The developer reserves the right at any time to make changes to the project at its own discretion.