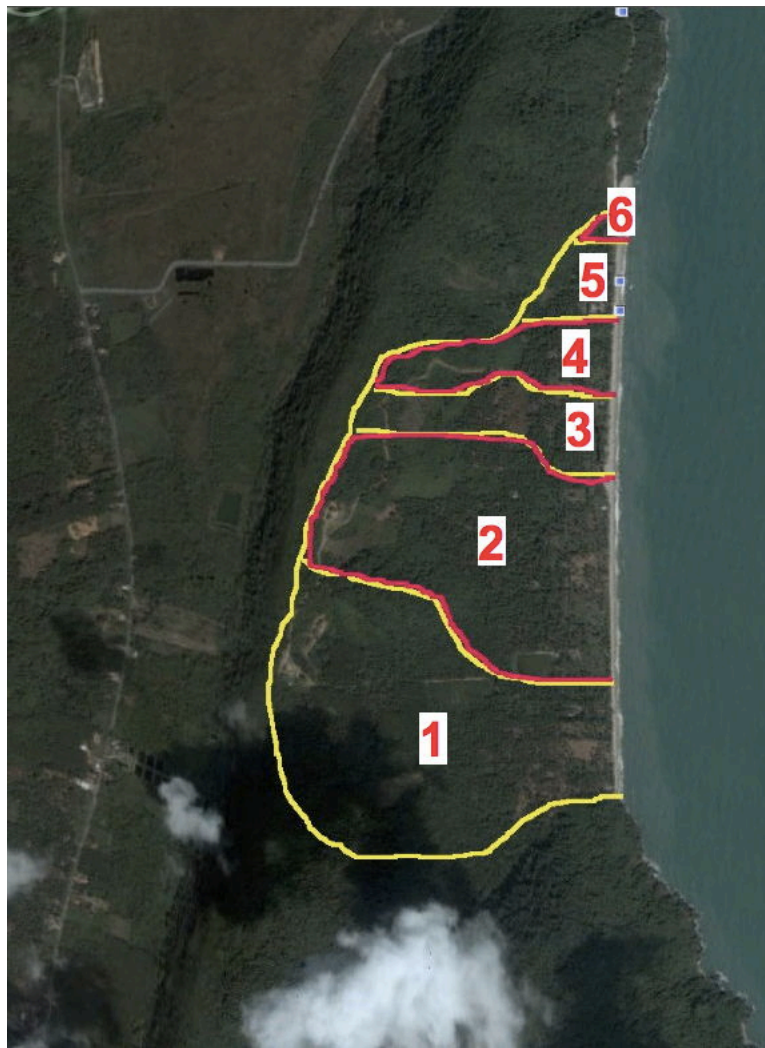


3 TONG CHING

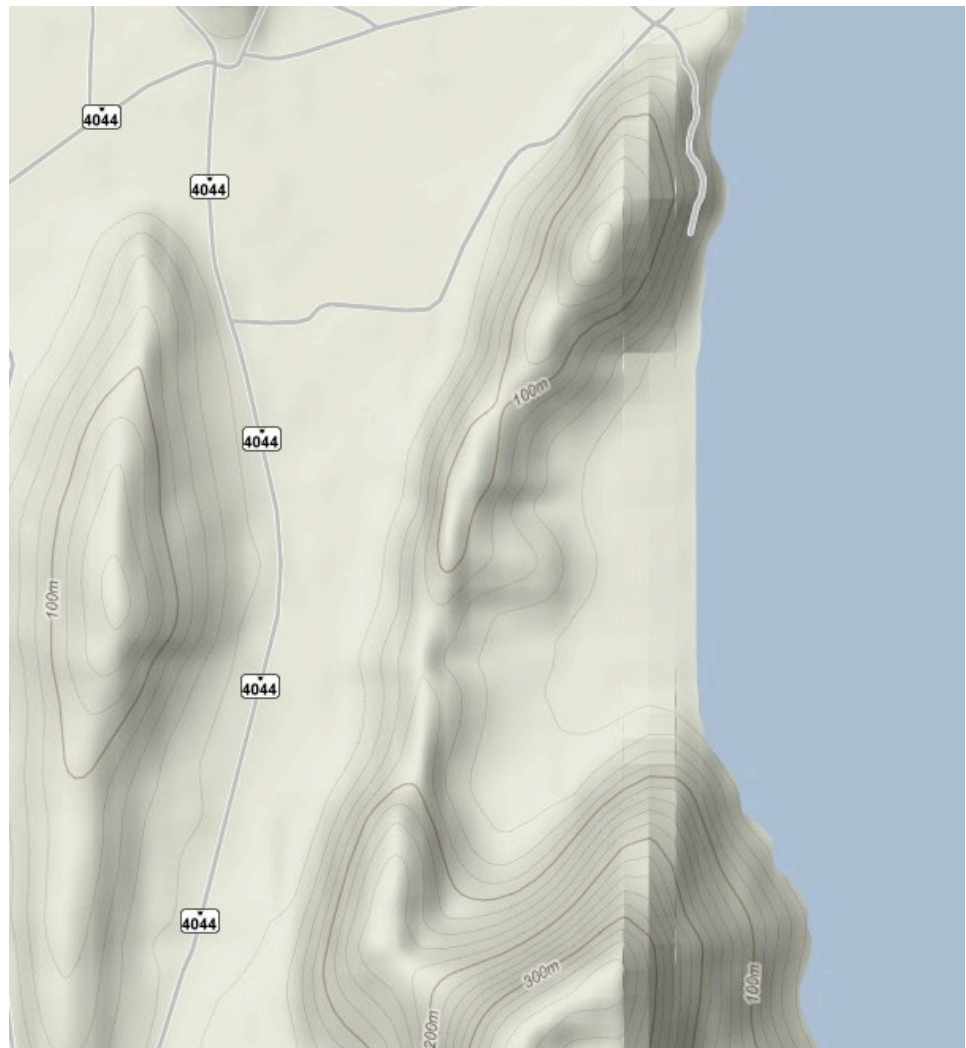
code kha03

a) bird view PICTURES:



LEFT:
VIEW WITH
BORDERS

RIGHT:
LAYER VIEW
blue lines are
existing roads



b) SIZE AND LAND TITLE:

in total around 300 rai (480'000 m2 or 48 ha or 118 acres), all nor sor sam kor, which means construction possible. for the time being the biggest plot of 130.4 rai (20.8 HA, plot 2, 4 and 6 in the pic above) (attached chanote) is not on the market but sooner or later will be. the remaining around 170 rai (plot 1, 3 and 5 in the pic above) are for sale. several owners and several plot sizes, from 4 rai to 80 rai.

c) LAND TYPE:

structure: the land is mixed out of flat land and land with a slight slope, about 80 meters elevation where bordering the surrounding national park. mainly coconut plantation and mixed forest/farmland. healthy soil structure.

borders: east: sea, about 1 km beach front

south: national park, high mountain

west: national park, mountain

north: national park, mountain and only access road

unique: a one and only private bay. only one road is leading into the property, which is totally surrounded by national park and sea. absolutely stunning.

facing east means beautiful sunrise, mountains in the west means normally early sunset, which is not the case as the sun goes down behind the lowest point.

d) FINANCE:

purchasing price: prices vary from 0.8 million per rai to 16 million (only two small plots) per rai.

an average price of about 4 million per rai seems realistic, when buying big plots even less.

TOTAL: 170 rai (272'000 m2 or 27.2 ha) = 680 mio. Bt = 21 mio USD (price per m2 = 77 USD = 2'500 baht)

financial projection: additional land may be around the double price once put on the market, which means, if we could purchase the full 300 rai the full price would be an estimated 1.7 bio baht = 52 mio USD. due to the relatively high land price a satisfying ROI is only achieved when doing business in the top segment.

e) IDEAL PURPOSE:

simply perfect for ecological projects, as no other location offers this combination of: perfect plot size, relatively easy to purchase, surrounded to 100% by national park and sea, good quality soil, stunning nature, totally remote and private though still easy accessible. the perfect place for a real sanctuary or a foundation with the aim of preserving nature.

also perfect for any kind of high class hospitality project; resorts, hotels, villa property etc. - since the purchasing price is relatively high only high end projects are able to generate the necessary profit - as mentioned above.

f) RESTRICTIONS / RISKS:

the only risk at this moment is that the main owner would never want to sell his land. since the owner is a company doing equity business it is likely they will sell sooner or later.

we have been able to convince 2 owners who did not want to sell first, but at a very high price. at the moment there is only one small resort operating at tong ching, just at the entrance.

the owner also said he would not want to sell, but since they have absolutely no hospitality knowledge and make everything wrong they have only a few costumers and loose money every year. it is only a matter of time until they would sell. since this resort is located at the entrance to the bay one could even start any project without this plot.

there is of course the risk of any events which would slow down tourism, like natural desasters, political turmoil or similar. since the location is absolutely unique and stunning one is to a relatively high level independent of such events.

g) FINAL REMARKS:

the initial investment requirements seems to be high, but even here land prices are expected to triple within the next 5 to 10 years.

the perfect solution would be to purchase tong ching and tong guad together, as this would be a totally unique property allowing to preserve a big and important part of khanom bay.

please look at the flight simulation picture below for a view of both properties.

there is simply no other bay left with these unique qualities anywhere else on the mainland in thailand. the only real option would be to purchase an island, which then means limited access and highly depending on wheather conditions.

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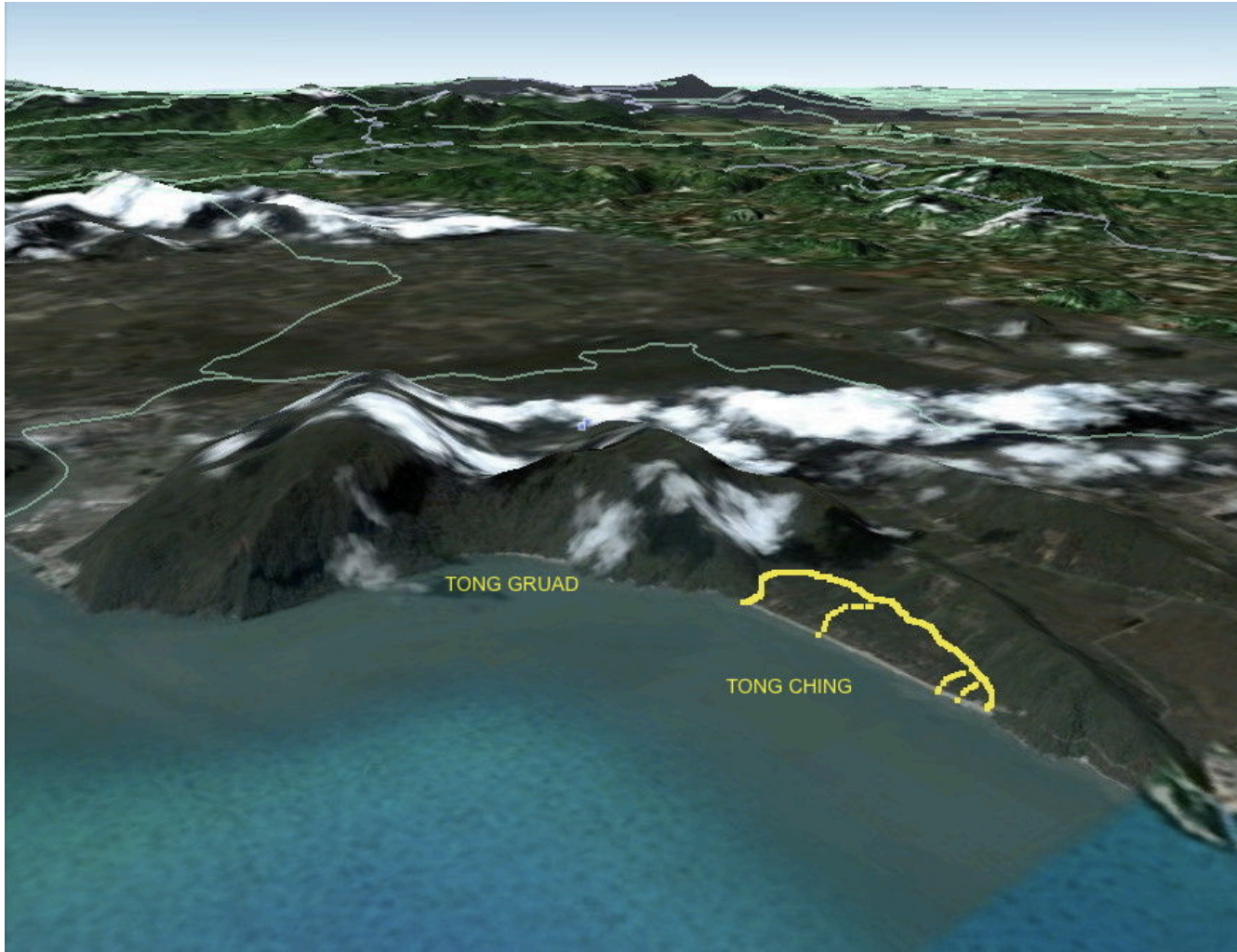
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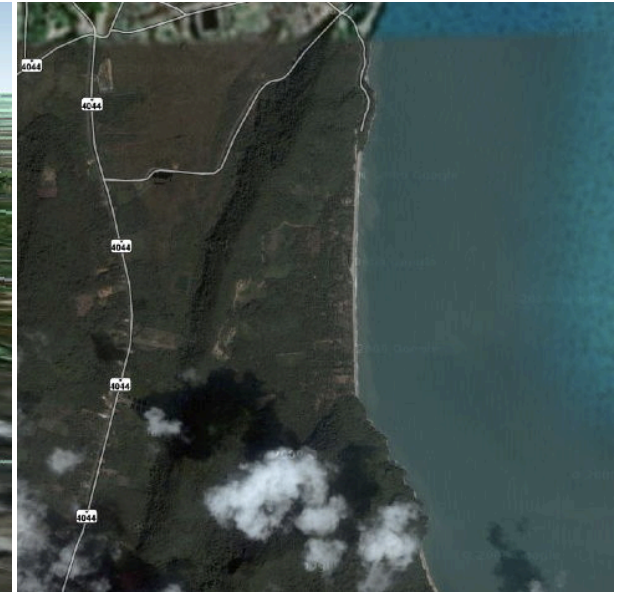
info@khanomtopproperty.com

FIND ADDITIONAL PICTURES AND MAPS WITH THE LAND TITLES ON THE NEXT PAGES BELOW:

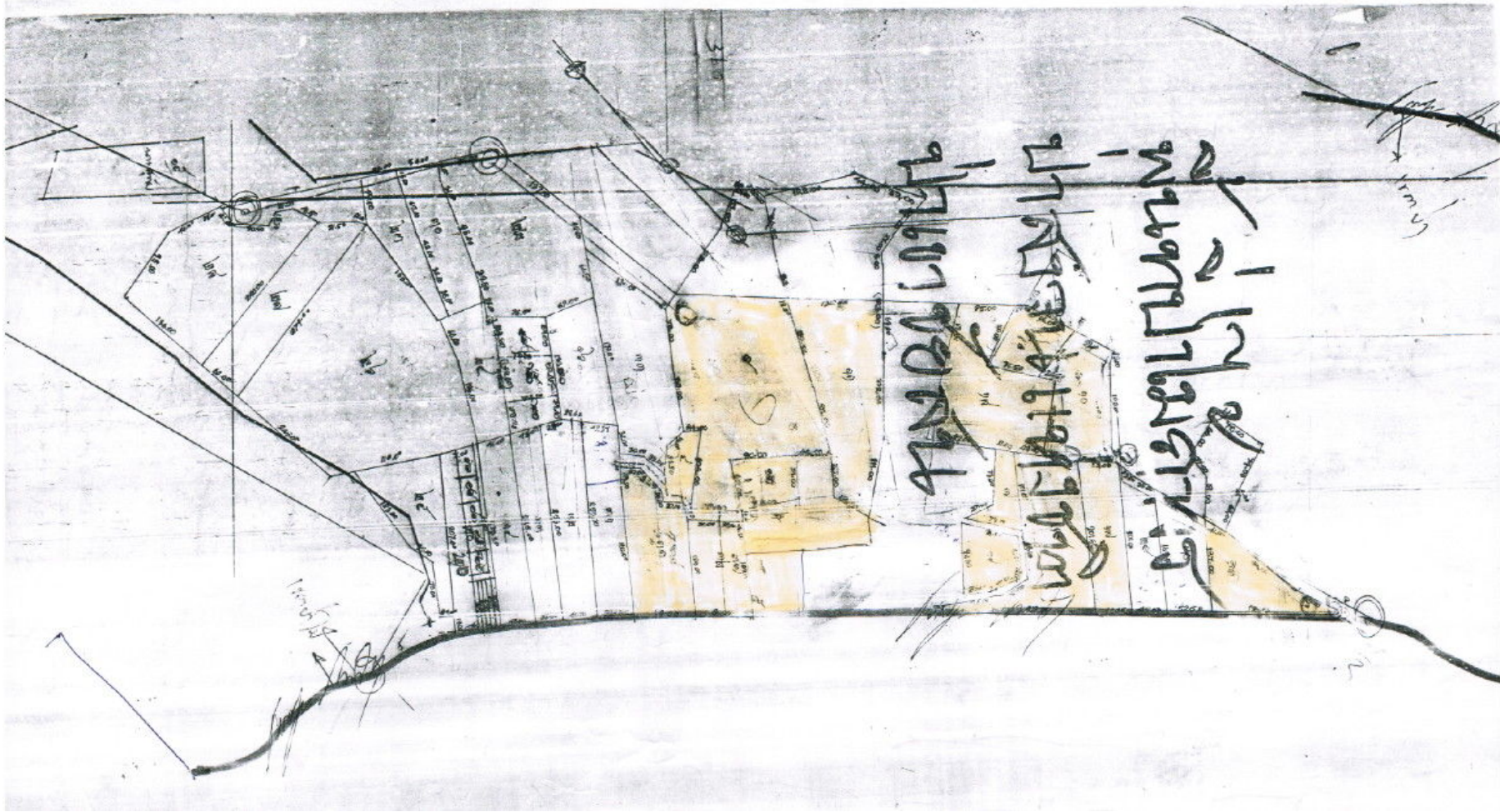
i) additional PICTURES:



view from north east



original view - sea on the east side



land title map: in yellow the properties which are not for sale at the moment. the rest can be purchased now.

view from national park







