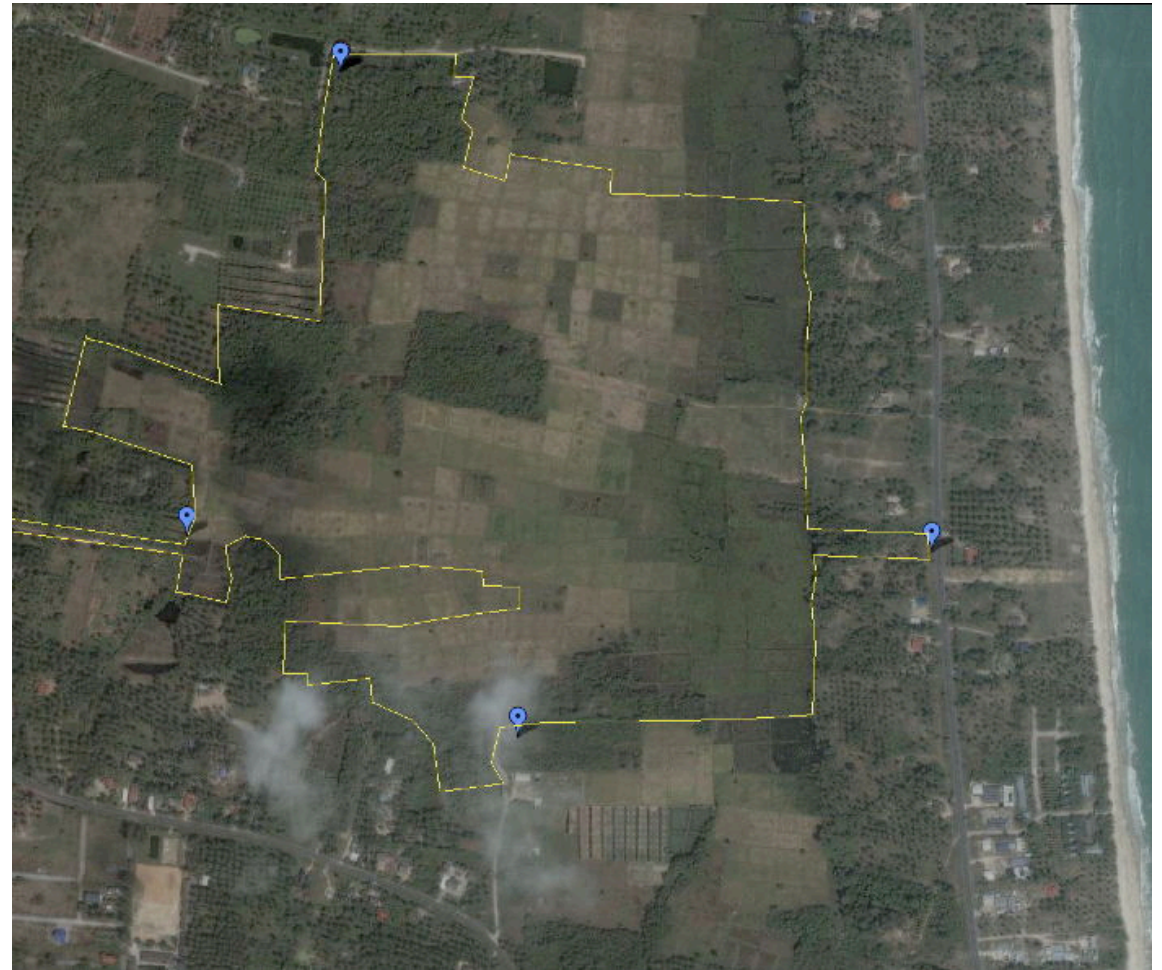
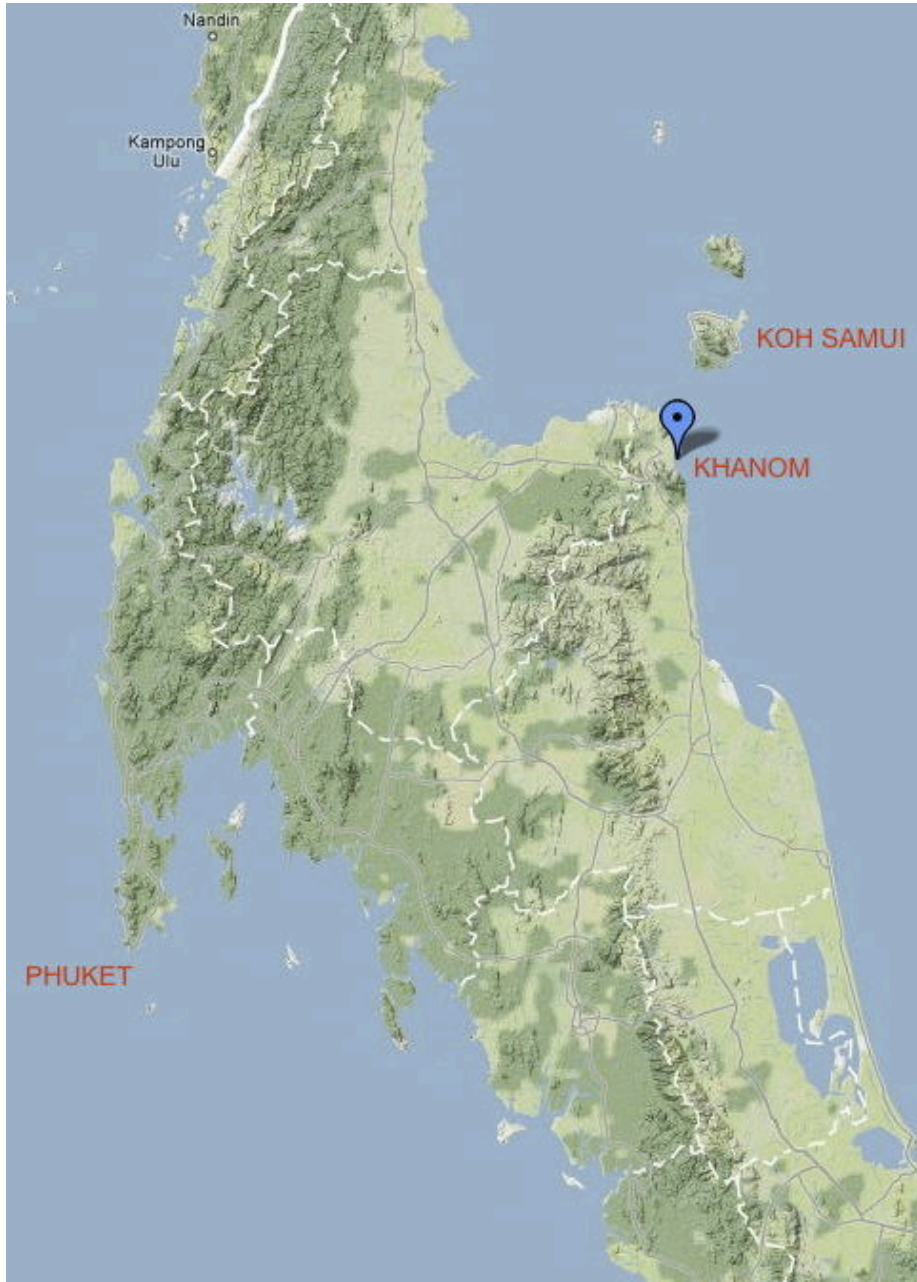


a) bird view PICTURES:



left: greater area

above: property with borders and entry points

b) SIZE AND LAND TITLE:

in total 264 rai (422'400 m2 or 42.24 ha or 104.38 acres). 90% chanote title, rest nor sor sam kor, which allows immediate construction.

c) LAND TYPE:

structure: the land is totally flat, mainly used for rice fields and mixed agriculture.

borders: east: main acces (property borders the main road) and several privately owned plots. some are for sale, some not.

south: privately owned agriculture land. small access road.

west: privately owned agriculture land. small own private access road which leads to the main road.

north: privately owned agriculture land. small access road.

unique: probably the biggest land plot next to the upcoming zone near khanom beach, and as such a major long term investment.

d) FINANCE:

purchasing price: 264 rai are 800'000 baht per rai (24'000 USD) total: 211.2 mio baht (6.35 mio USD)

TOTAL: 264 rai (422'400 m2 or 42.24 ha) = 211.2 mio Bt = 6.35 mio USD

(price per m2 = 15 USD = 500 baht)

financial projection: due to a very realistic price a ROI is sure. a long term investment with the goal to resell the property will bring the highest return.

e) IDEAL PURPOSE: long term investment with the aim to sell in a few years. until then keep it as farmland. also suitable for villa properties "in the paddy fields".

f) RESTRICTIONS: no risks due to safe land title. restrictions: mainly one plot in the middle is not yet for sale, and a few other ones at the border as well. it makes sense though to purchase all the rest first and then go ahead once the plot is owned.

g) FINAL REMARKS: very charming property with a flair of northern thailand, due to the paddy fields - but very close (about 200 meters) to the beach.

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h) additional PICTURES:



left:

all individual plots:

yellow color:
confirmed plots

green color:
in negotiation, available
very soon.

purple color:
no negotiation yet, as it
makes sense to wait with
negotiations until the rest
of the plots are owned.

distance to the beach
from the east entrance:
100 meter

7502 22 12 01/11/11
00/12/11/11/11

00/12/11/11/11







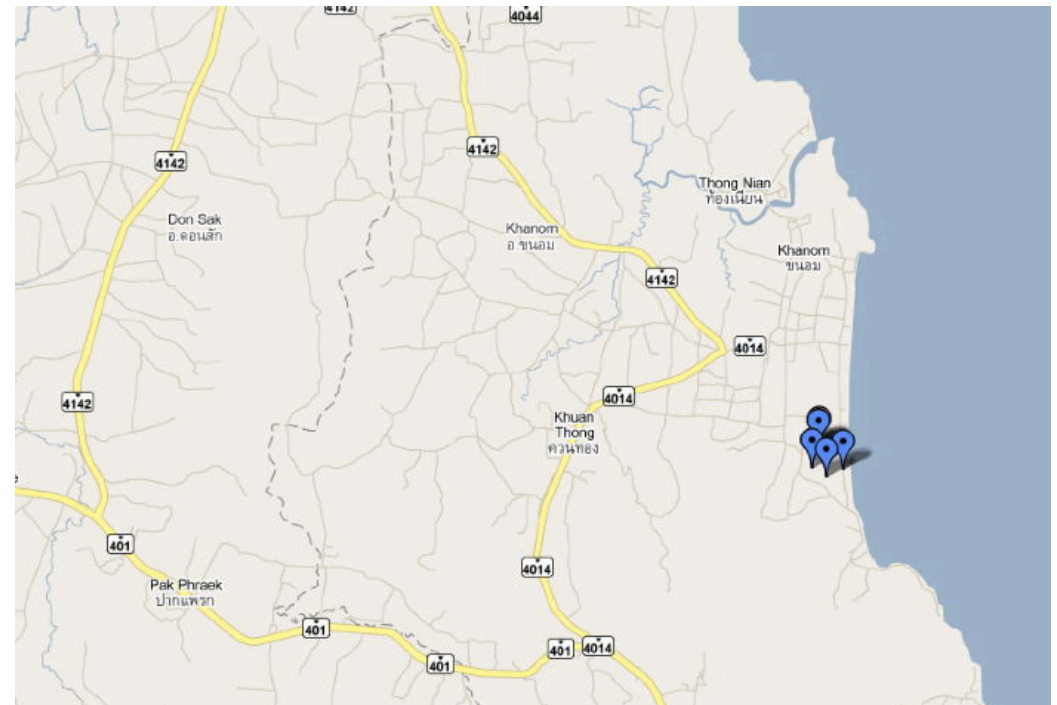


left:

a small part of the property is coconut plantation, while the major part is paddy fields.

right: location of the property in the khanom area (4 blue markers)

below: way out to the beach road





left: access from the south

above: access from the north

below: access from the west

below: access from the east



