

## Emerald Lake View Villa P

	120 Days Rental	
Rental Date	1st Nov 11-12	1st Nov 12-13
Daily Rental Price	฿ 7,000	฿ 7,350
Total Revenue	<b>฿ 840,000</b>	<b>฿ 882,000</b>
25% Management Fee	฿ 210,000	฿ 220,500
10% Booking Fee	฿ 84,000	฿ 88,200
7% Utilities	฿ 58,800	฿ 61,740
5% Marketing & Advertising	฿ 42,000	฿ 44,100
1% Government tax	฿ 8,400	฿ 8,820
10 Baht Sq M Maintenance Fee	฿ 62,400	฿ 62,400
Total Cost	฿ 465,600	฿ 485,760
Total Net Profit	<b>฿ 374,400</b>	<b>฿ 396,240</b>
R.O.C.E.	<b>4.2%</b>	<b>4.5%</b>

**Priced at 8,900,000 Baht**

	150 Days Rental		
1st Nov 13-14	1st Nov 11-12	1st Nov 12-13	1st Nov 13-14
฿ 7,718	฿ 7,000	฿ 7,350	฿ 7,718
<b>฿ 926,100</b>	<b>฿ 1,050,000</b>	<b>฿ 1,102,500</b>	<b>฿ 1,157,625</b>
฿ 231,525	฿ 262,500	฿ 275,625	฿ 289,406
฿ 92,610	฿ 105,000	฿ 110,250	฿ 115,763
฿ 64,827	฿ 73,500	฿ 77,175	฿ 81,034
฿ 46,305	฿ 52,500	฿ 55,125	฿ 57,881
฿ 9,261	฿ 10,500	฿ 11,025	฿ 11,576
฿ 62,400	฿ 62,400	฿ 62,400	฿ 62,400
฿ 506,928	฿ 566,400	฿ 591,600	฿ 618,060
<b>฿ 419,172</b>	<b>฿ 483,600</b>	<b>฿ 510,900</b>	<b>฿ 539,565</b>
<b>4.7%</b>	<b>5.4%</b>	<b>5.7%</b>	<b>6.1%</b>