

2 TONG NOD

a) bird view PICTURES:



THE SOURCE THAILAND

LEFT: WIDER VIEW WITH BORDERS

BELOW: LAYER VIEW, CLOSE. blue lines are existing roads



b) SIZE AND LAND TITLE:

in total around 200 rai (320'000 m2 or 32 ha or 79 acres), all nor sor sam kor or chanote, which means construction possible. right now pre contracts for 43.3 rai (69'280 m2 or 6.9 ha or 17.1 acres) (attached chanote) plus another 27 rai from different owners. we need at least another 100 rai for THE source, for any kind of business one could start with the existing pre contracts and purchase the rest, if necessary, later.

c) LAND TYPE:

structure: the land has a slight slope, with about 30 meters elevation where bordering the surrounding mountains. mainly coconut plantation and mixed forest/farmland. healthy soil structure.

borders: east: sea, about 400 meters beach front
south: national park
west: north and south mountains, in the middle large access with some flat land
north: national park and access to another small beach

unique: easy access by existing road, though very well protected by mountains. the mainly coconut plantation gives a "dream beach" image, which has been used for the movie "the pirates".
on the northern end a small village (about 10 families living there, mainly fishermen). direction to the east means beautiful sunrise. sunset also late because the sunset is between two mountains.
the bay is facing ko samui and some small islands in front directly, the view is therefore less open sea than islands in the background.

d) FINANCE:

purchasing price:	43.3 rai are 6 million baht (175'000 USD) per rai (1'600m2)	total:	260 mio baht (7.6 mio USD)	(fix price, not negotiable)
	27 rai are 2.4 million baht per rai (70'320 USD)	total:	64.8 mio baht (1.9 mio USD)	(fix price, not negotiable)
TOTAL:	70 rai (112'000 m2 or 11.2 ha) = 325 mio baht	=	9.51 mio USD	(price per m2 = 85 USD = 2'900 baht)

additional land would probably be around 4 mio baht per rai, which means, if we could purchase the full 200 rai the full price would be an estimated **850 mio baht = 27.5 mio USD**.

financial projection:

land purchasing price:	27.5 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:	69.79 mio USD
minus revenue during first 3 years of operation	18.9 mio USD
remaining equity demand for the first 6 years:	50.89 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:

since it is not absolutely sure that it is possible to purchase the whole bay it is only second choice for THE SOURCE, but even for this purpose i would risk it and just start.
absolutely perfect though it would be for any kind of high end resort, private villas or similar. the main owner (singha beer) has purchased the land with having a resort in mind, but has changed the investment politic and therefore sells again.

f) RESTRICTIONS / RISKS:

purchasing the land plot by plot does not allow a proper budgeting, as the real selling price is hard to predict. one major problem is the village at the northern end. even though it is only a few families it is most likely that the northern end of the beach should remain some sort of a public area, because the owners may want to stay there, and lots of locals access it by road and by boat as well, mainly to do fishing. again no problem for resorts, but not first choice for THE SOURCE, as this makes a control over noise emissions and other environmental issues difficult (trash dumping, use of chemicals etc.).

g) FINAL REMARKS:

it is not possible to purchase tong nod in one transaction only. there are many owners willing to sell, including the mayor of the village who would support us buying the rest.
the plot we have the precontract is owned by the singha beer company who purchased it last year. it is located centrally and it is possible to purchase the plots bordering south too.
however, it can not be guaranteed at this point that ALL plots will be for sale. experience shows though that by time every owner will sell.
tong nod is together with tong ching and tong yi the most expensive area (except of khanom beach), simply because these three beaches are absolutely stunning and will sooner or later be home for an intense tourism. as mentioned, if enough capital is available, it is an excellent investment and one of the last unique opportunities to buy big plots of prime beach front land.

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

h) additional PICTURES:







