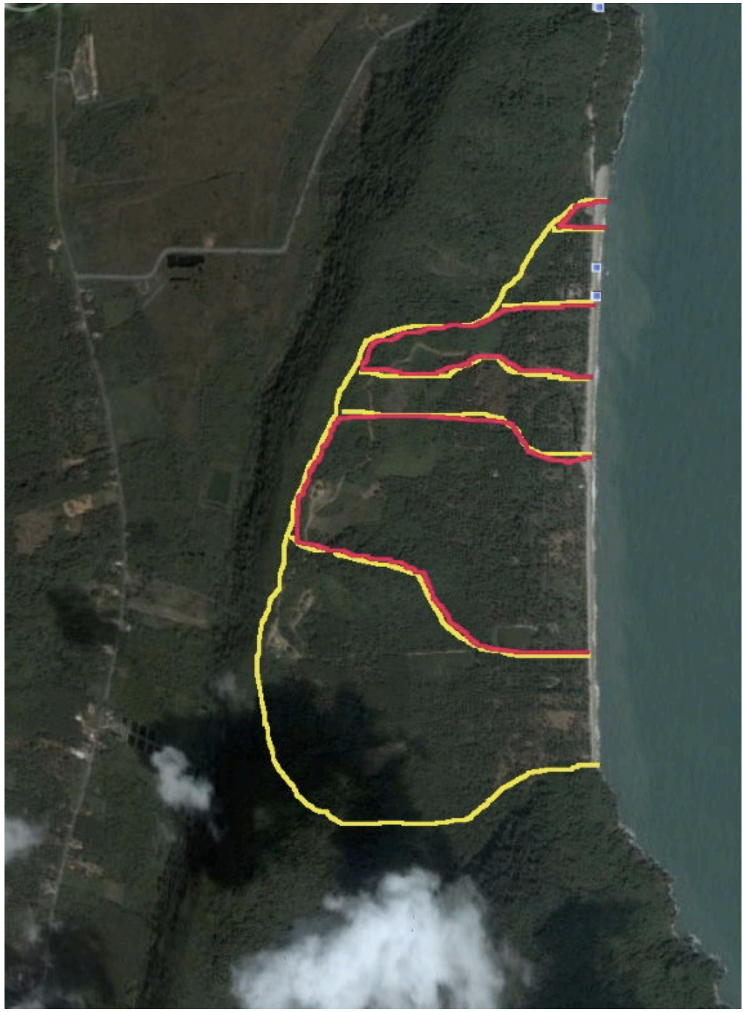
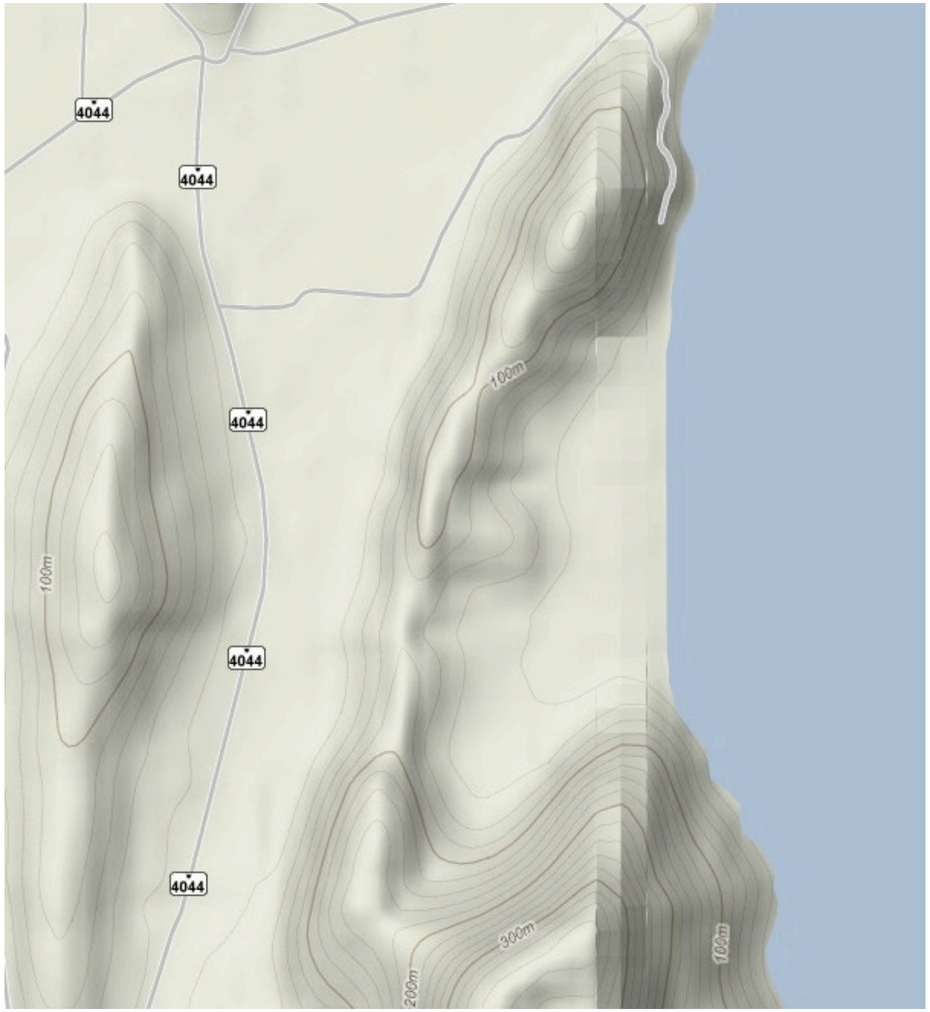
3 TONG CHING

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. Right now pre contracts for 130.4 rai (208'500 m2 or 20.8 ha or 51.5 acres) (attached chanote) plus another 9.5 rai from two different owners. this is about half of the plot but 60% of the beach front. the rest can be purchased as well, at lower prices.

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. this means except of on the land we would own there is no other construction possible. 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. very few chemicals used so far. absolutely stunning.

d) FINANCE:

purchasing price:

130.4 rai are 7 million baht (205'000 USD) per rai (1'600m2) total: 913 mio baht (26.7 mio USD) (fix price, not negotiable)

9.5 rai are 16 million baht per rai (470'000 USD) total: 152 mio baht (4.5 mio USD) (fix price, not negotiable)

TOTAL: 140 rai (224'000 m2 or 22.4 ha) = 1.065 bill. Bt = 31.2 mio USD (price per m2 = 139 USD = 4'500 baht)

additional land would probably be around 3 mio baht per rai, which means, if we could purchase the full 300 rai the full price would be an estimated 1.5 bio baht = 45 mio USD.

financial projection:

land purchasing price:	45.0 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:	87.29 mio USD
minus revenue during first 3 years of operation	18.9 mio USD
remaining equity demand for the first 6 years:	68.39 mio USD

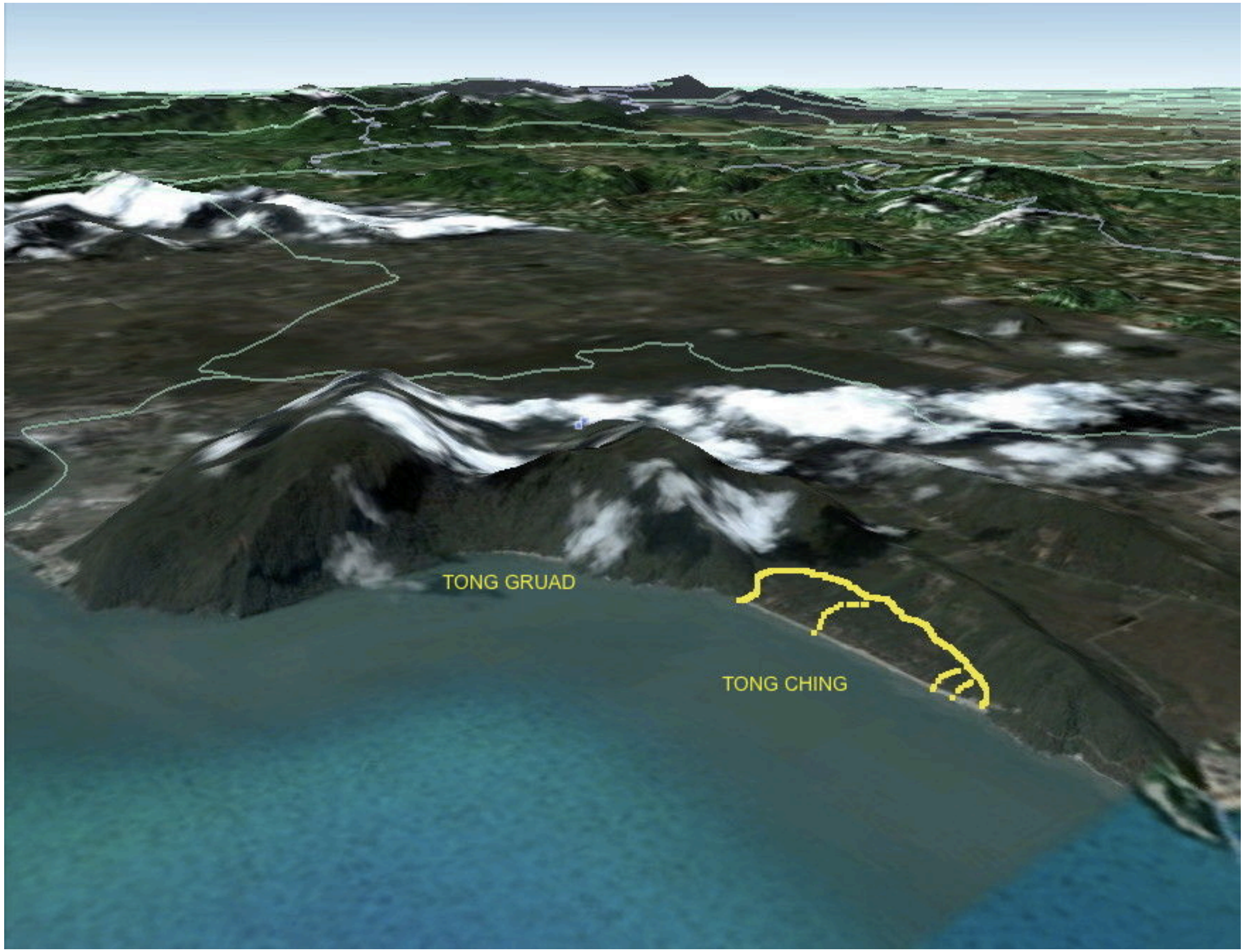
expected net profit of all profit centres from year 3 of operation on is around 5 mio USD per year. should we receive the initial funds "a fonds perdu" this profit would go to 100% into the foundation. should an investor decide to lend us the funds as an interest-free loan we would be able to pay back 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: simply perfect for THE SOURCE, as no other project offers the same 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 and our eco valley.
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.

f) RESTRICTIONS / RISKS: the only risk at this moment is that one of the remaining owners would not want to sell his land. this would make the procedure much more complicated and could delay it substantially.
we have been able to convince 2 owners who did not want to sell first, because they like our project. 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 we could even start 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 we will be mainly a health and not a holiday destination we are to a very high level independent of such events. people in urgent need of treatment will always come, independent of season, fashion or whatever may have an influence on holiday planing.

g) FINAL REMARKS: the initial investment requirements seems to be high. compared to what people in need of alternative treatment will get it is actually reasonable and an excellent and unique opportunity.
only one visionary investor will make this project possible, which will be in favor of everybody interested in a healthy future of our planet.
the perfect solution would be to purchase tong ching and tong gruad 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.
NOTE: the owner of the 130 rai plot is limetree capital, a private equity company which is now trying to purchase all the remaining properties. whatever they buy now will at least double in price if we have to buy from them later. since they are actively working on this we would have to act as fast as possible in order to save a substantial amount of money.

h) additional PICTURES: **FIND ADDITIONAL PICTURES AND MAPS WITH THE LAND TITLES ON THE NEXT PAGES BELOW:**



view from north east

original view - sea on the east side

chanote: in yellow the property owned by limetree capital private equity company, in total 130.4 rai view from national park