



**GRAND ASSETS**



# CHIANG MAI

Chiang Mai is a city in mountainous northern Thailand. Founded in 1296, it was the capital of the independent Lanna Kingdom until 1558. Its Old City area still retains vestiges of walls and moats from its history as a cultural and religious center.

## PROPERTY

**JAZZY** Classic Modern pool villa is situated in Doi Saket, Chiang Mai City a stone's throw away from popular tourist destinations, markets, and 15-20 minutes away from Chiang Mai Int'l Airport.

FINISH READING ON PG. 2



## JAZZY'S DETAILS

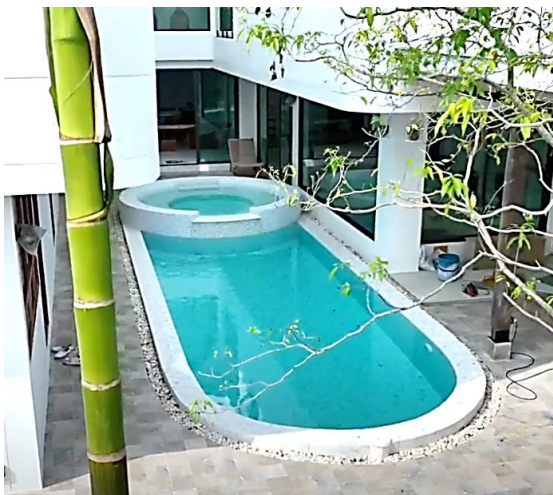
This Modern Pool Villa is built on 109 Sq. wah of Land with usable area of over 600 square meters.

FINISH READING ON PG. 3

## INVESTMENT OFFER

Sale with Rights of Redemption offer for 1 Year with a possible extension of another year. ROI 11% Net

FINISH READING ON PG. 4





# JAZZY



## Classic Modern

**Chiang Mai** is a city in mountainous northern Thailand. Founded in 1296, it was capital of the independent Lanna Kingdom until 1558. Its Old City area still retains vestiges of walls and moats from its history as a cultural and religious center. It's also home to hundreds of elaborate Buddhist temples, including 14th-century Wat Phra Singh and 15th-century Wat Chedi Luang, adorned with carved serpents.

**Chiang Mai** is the largest city in northern Thailand, the capital of Chiang Mai province and the second largest city in Thailand.

**JAZZY** classic modern pool villa with is situated in Doi Saket, Chiang Mai city a stone's throws away from popular tourist destinations, markets, and 15-20 minutes away from Chiang Mai Int'l Airport.



# CLASSIC MODERN



## JAZZY'S DETAILS

### 7 BEDROOMS 8 BATHROOMS

Jazzy is a fully furnished modern pool villa with 7-bedrooms and 8-bathrooms single home built on 109 sq. wah (436 sq. meters) with usable area of over 600 sq. meters.

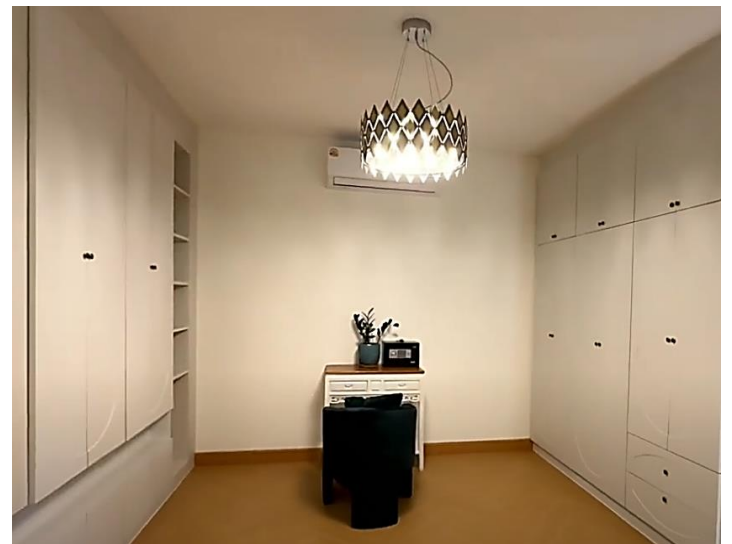
### PROPERTY INCLUDES

7 Bedrooms, 8 Bathrooms

115 Sq. wah with 324 Sq. meters of usable area.

Parking for 3-4 Cars

Living, dining, family area, European kitchen, laundry area, swimming pool, pool table, rooftop terrace with barbeque facility.



# INVESTMENT OFFER

Sale with rights of redemption offer of US\$ 430,000

- ❖ Term of Loan: 1 Year (with an option of extension)
- ❖ Redemption Interest (ROI): 11% Net
- ❖ ROI: Paid every 3<sup>RD</sup>, 6<sup>TH</sup>, and 12<sup>TH</sup> month

*\*If extending the loan period, all previous interest payments must be current at the time of extension*

## FINANCIAL SNAPSHOT

Description	Market Value	KaiFak Value	%
Market Value of Property	\$530,000.00	\$371,000.00	70%
Redemption Interest		\$40,810.00	11%
1 <sup>st</sup> Redemption Interest deducted		\$10,202.50	2.75%
2 <sup>nd</sup> Redemption Interest paid 3 months later		\$10,202.50	2.75%
3 <sup>rd</sup> Redemption Interest paid at Redemption		\$20,405.00	5.50%
Principal Payment of Redemption		\$371,000.00	

