



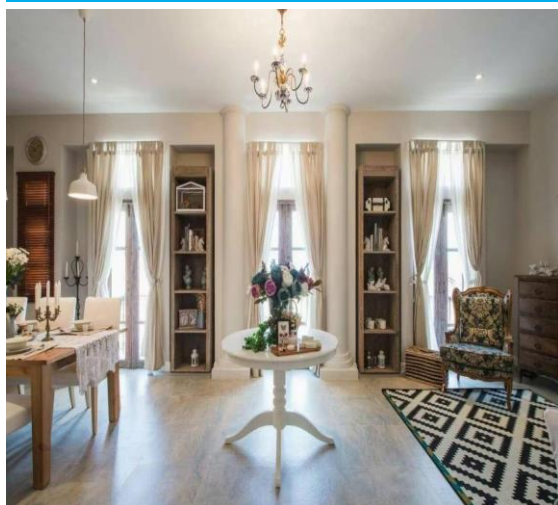
GRAND ASSETS



THE EYERIE

Experience "The Eyrie Villas" - a vacation home that boasts a distinct style, design, and purpose. It's the perfect getaway for families, couples, or friends seeking tranquility in a serene environment that evokes the charm of the Italian countryside.

FINISH READING ON PG. 2



UNIT DETAILS

574 square meters of living space in a serene environment that evokes the charm of the Italian countryside.

FINISH READING ON PG. 3

BLOC-IT OFFER

Fractional Ownership with usage
and/or rental income.
Guaranteed rental 10%

FINISH READING ON PG. 4



KHAO YAI

Khao Yai, the first National Park in Thailand, covers 11 districts in four provinces. Many mountains large and small make up the landscape. It is the source for many important rivers such as the Nakhon Nayok River and the Mun River, and a fertile habitat for a diverse range of plant and animal species, such as wild elephant, muntjac, sambar deer, gaur, and big cats, in a beautiful natural environment.





"The Eyrie Villas" - Villa Bella, a vacation home that boasts a distinct style, design, and purpose. It's the perfect getaway for families, couples, or friends seeking tranquility in a serene environment that evokes the charm of the Italian countryside.

PROJECT FACILITIES

- ❖ Pool & Gym Facility
- ❖ Pool Table and Entertainment in unit
- ❖ Rooftop Deck
- ❖ Car Parking & 24H Security & CCTV
- ❖ Coffee shop & Convenience Store



LUXURY LIVING



UNIT DETAILS

5 BEDROOMS 7 BATHROOMS

This is a fully furnished 5-bedroom and 7-bathroom Italian Style Villa in the famous Khao Yai National Park vicinity. 574 square meters of living space with luxury amenities and ease of access to local restaurants and tourist destinations. This villa is available for Airbnb vacation rental for families and friends on vacations/trips that is looking for a serene luxurious lifestyle.



"BLOC-IT"

June 10, 2025

FRACTIONAL OWNERSHIP FACT SHEET

Prepared by:

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WHAT IS FRACTIONAL OWNERSHIP IN REAL ESTATE?

Fractional ownership real estate allows multiple investors to co-own a property by dividing it into shares, enabling lower capital investment in high-end real estate. Owners receive a proportional share of rental income and asset value.

HOW IS FRACTIONAL OWNERSHIP DIFFERENT FROM TIMESHARE?

In a timeshare, buyers pay for annual access to a property without ownership, while fractional ownership grants actual equity, allowing investors to benefit from value appreciation and sell their shares. "Bloc-IT" ensures fractional owners real equity, offering potential returns over time.

HOW MUCH CAPITAL DO I NEED TO START INVESTING IN FRACTIONAL OWNERSHIP?

The minimum investment is determined by the property's value and the size of the share you wish to purchase. With "Bloc-IT," you can invest as little as US\$ 10,000, allowing you to own a portion of premium property without the need for a large upfront capital.

WHO MANAGES THE PROPERTY AFTER I INVEST THROUGH BLOC-IT?

"Bloc-IT" provides professional management services for all its properties. Our team handles property maintenance, tenant acquisition, and rental collections, allowing you to relax and reap the benefits of your real estate investments.

DOES GRAND ASSETS GUARANTEE EXIT?

GAC guarantees successful exit on the following conditions: Lock in period of 1 year on most properties. Three (3) months' exit notice is required, with a guaranteed successful exit within Six (6) months. The maximum timeframe for a successful exit is Nine (9) months.

FRACTIONAL OWNERSHIP

1. Property Value: US\$ 610,000
2. Fractions "Blocs" available: 10
3. "Bloc" value: US\$ 67,500
4. Target Rental Yield: 12 - 15%
5. Guaranteed Rental Yield: 10%
6. Usage rights: 15 days/year*
7. Income disbursement schedule: Quarterly
8. Investment income starts from date of Booking
9. Withdraw booking within 90 days (before 1st installment) without penalties.

**Subject to availability. Booking is required. Check our webpage for usage rights terms. Total Occupancy 10 Adults + 4 Children. Usage Rights subject to Rental Income deductions*





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BIFURCATION COST

WHOLE UNIT

BLOC VALUE (1/20)

Property Price

610,000

30,500

Transfer Fees (2%)

12,000

600

Stamp Duty Fees (0.5%)

3,000

150

Furnishing Cost

10,000

500

Conveyance Fees
(SPV formation, Legal Fees, etc.)

7,500

375

Facilitation Charges (toiletries,
linens, utensils, etc.)

2,500

125

Yearly Common Fees

1,500

75

TOTAL

646,500

32,325

PAYMENT PLAN

US\$ 35,000 (INCL. VAT)

Booking

2,000

1st - 12th Installment

12 months

1,000

13th - 24th Installment

12 months

1,000

25th Installment (Transfer)

25th month

9,000

TOTAL

35,000.00

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