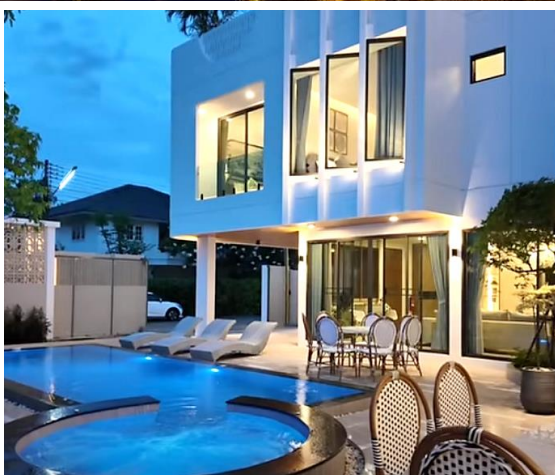




PROPERTY

MAYFAIR, a modern classic luxury pool villa is situated in Chiang Mai, San Sai close to popular tourist destinations. A quick ride into the city and popular shopping areas.

FINISH READING ON PG. 2



CHIANG MAI

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.



MAYFAIR'S DETAILS

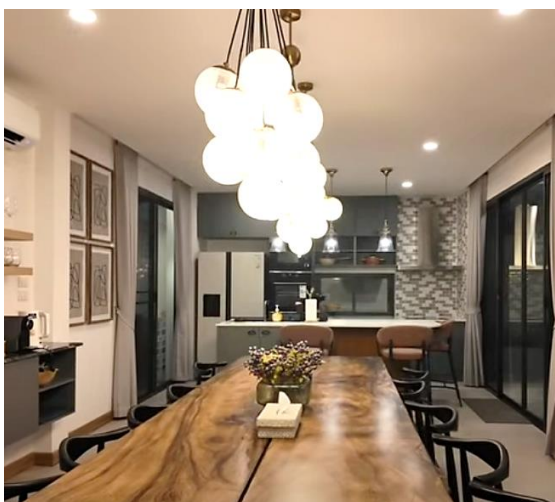
This Modern Pool Villa is built on 109 Sq. wah of Land with usable area of over 800 square meters of living space.

FINISH READING ON PG. 3

BLOC-IT OFFER

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

FINISH READING ON PG. 4





MAYFAIR

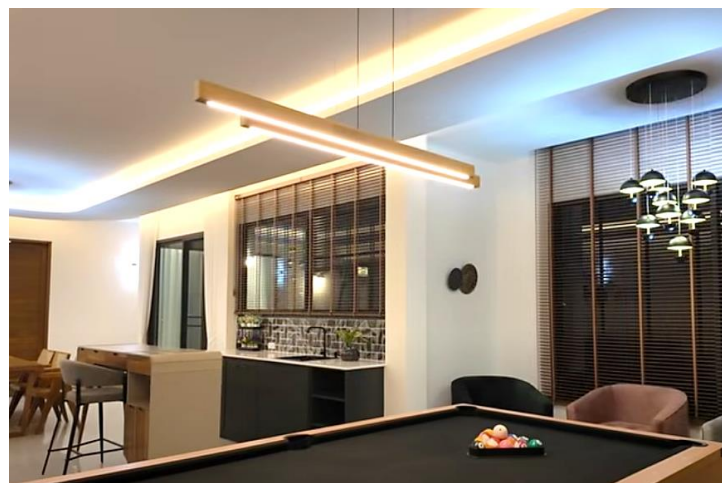


Modern Luxury

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.

MAYFAIR a modern classic luxury pool villa with beautiful well-appointed rooms and entertainment areas is situated in Chiang Mai in the beautiful San Sai area close to popular tourist destinations, market, and a quick ride away from Chiang Mai Int'l Airport.



CLASSIC LUXURY



MAYFAIR'S DETAILS

8 BEDROOM 10 BATH

Mayfield is a fully furnished classic modern pool villa with 8-bedroom and 10-bathroom single home built on 109 sq. wah (436 sq. meters) with outdoor & indoor usable area of over 800 sq. meters.

PROPERTY INCLUDES

8 Bedrooms, 10 Bathrooms

109 Sq. wah with 800 Sq. meters of usable area.

Parking for 3-4 Cars

Living, Dining, Family Area, European Kitchen, maid's quarters, Laundry Area, pool and terrace, Firepit/barbeque dining & entertainment & game room on the 3rd floor with indoor bar.



"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.

INVESTMENT OFFER

1. Property Value: US\$ 821,000
2. Fractions "Blocs" available: 20
3. "Bloc" value: US\$ 44,000
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 60 days without penalties.

**Subject to availability. Booking is required. Check our webpage for usage rights terms. Total Occupancy 16 Adults + 6 Children. Usage Rights subject to Rental Income deductions*





www.grandassetcapital.com

BIFURCATION COST

WHOLE UNIT

BLOC VALUE (1/20)

Property Price

780,000

39,000

Transfer Fees (2%)

15,000

750

Stamp Duty Fees (0.5%)

4,000

200

Furnishing Cost

15,000

750

Conveyance Fees

(SPV formation, Legal Fees, etc.)

2,500

125

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

2,500

125

Yearly Common Fees

2,000

100

TOTAL

821,000

41,050.00

PAYMENT PLAN

US\$ 44,000 (INCL. VAT)

Booking

2,000

1st - 12th Installments

12 months

1,000

13th - 24th Installments

12 months

1,000

25th - 36th Installment

12 months

1,000

25th Installment (Transfer)

25th month

6,000

TOTAL

44,000.00

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