

# THAILAND

*Investing in the Land of Smiles*





- Bangkok – Capital City
- Chiang Mai – Second City in the North
- Eastern Seaboard including Pattaya, Jomtien, Bang Saray, Sattahip and Rayong
- Phuket – Tropical island paradise in the Andaman Sea



## Bangkok, Thailand

- 12 Million People
- Great Public Transportation
- Voted most livable city in Asia repeatedly
- Best place for consistent rental return
- Decent capital appreciation
- Small condos (Studio & 1 Bedroom) are best
- Learn the BTS/MRT/ARL routes
- Pay attention to new infrastructure





## The Secret to Buying in BKK

BTS – Skytrain



MRT – Underground Subway

ARL – Airport Link

Interchange Stations





## BKK - Example

- 67 Square meter 1BR
- Near Interchange Station



- Purchased 5.6 M THB
- ROI 9% for 4 years
- Sold 6.7 M THB
- Japanese tenant lived
- In place 4 years then purchased it.





## Phuket, Thailand

- Largest Island in Thailand
- 12 Million Tourist Arrivals Per Year
- Gorgeous White Sand Beaches
- Excellent International Airport
- Bridge to the Mainland
- Exclusive Gated Communities
- Golf Mecca
- Two Marinas
- Vibrant Nightlife
- Access To All the Scenic Islands in the Andaman Sea



## Buy and Build Project in Phuket

- Purchased approximate 1 acre of land
- Existing new house 80% complete
- Subdivided and built 3 3 bedroom/3-bathroom pool villas
- Designed, built and sold all in 16 months
- Investment of 16 M THB
- Profit 8 M THB



## Chiang Mai, Thailand

- Capital of the North
- Population of 1.2 million people
- Located in a valley surrounded by mountains
- The Old City is an important heritage site
- The “Real Thailand” many are looking for
- Quiet and slow pace of life
- Cooler temperature in the winter
- Popular with retirees from everywhere





## Seven Suns Residence Project

- Purchased an old backpacker hotel in The Old City 6M THB
- Guted and transformed the building into a 7-room mini-suite hotel. Another 6M THB.
- 50 Seat restaurant and bar was renovated, restaffed, and became a popular breakfast spot.
- Enjoyed an 87% occupancy and ran at a profit from the first month.
- Sold after 5 years for 16 M THB





## Eastern Seaboard of Thailand

- **Most dynamic part of Thailand in terms of development**
- **Two hours from Bangkok**
- **International Airport at Rayong expanding**
- **Soon to be connected to BKK by high-speed train**
- **Retirees and working expats create a large community**
- **A wide variety of housing and lifestyle options**
- **Legendary nightlife**
- **Golfer's paradise**
- **Focus of Thai Government's Eastern Economic Corridor (EEC) initiative, pouring money and infrastructure into the entire region**



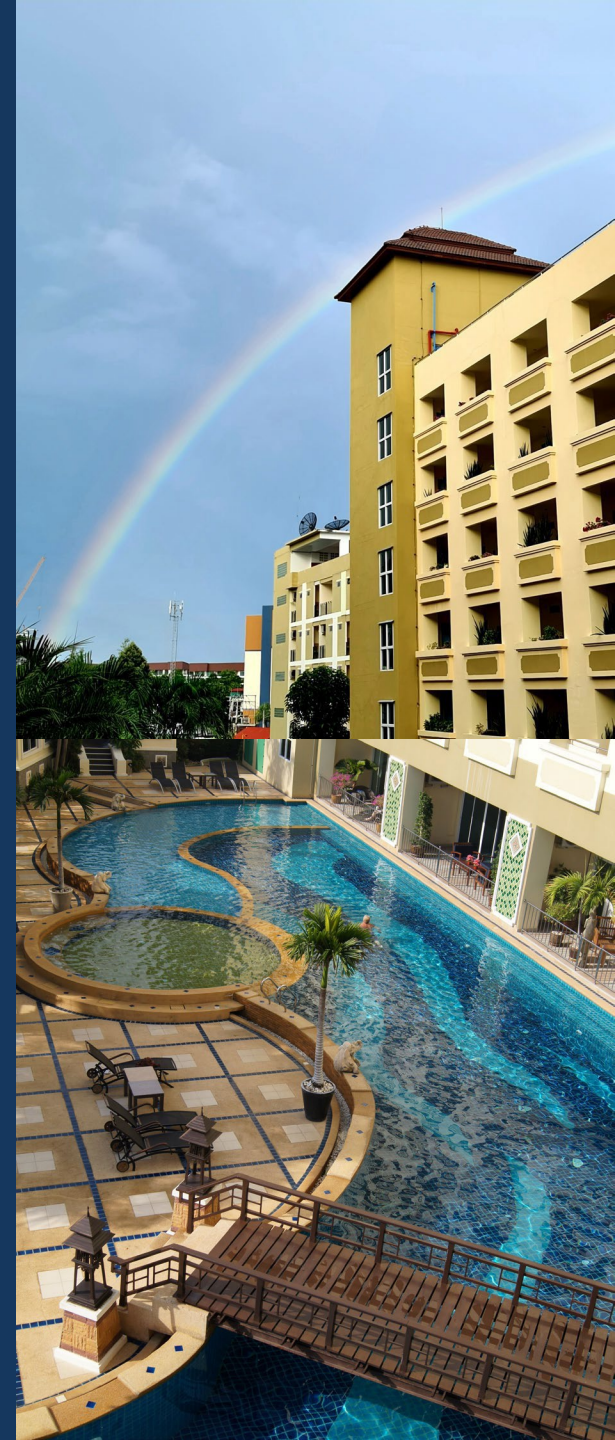
## ← Ban Amphur Condo

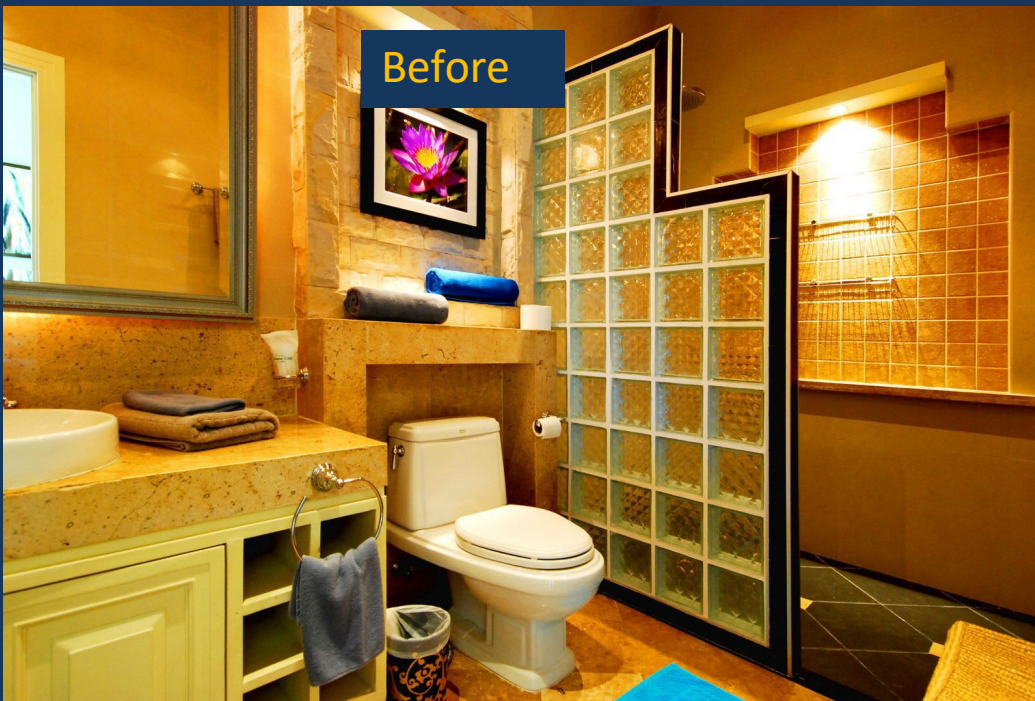
- Bought a bare shell in a distressed building on the beach for 5 M THB and spent 1 M THB building it out.
- Lived there 5 years and sold for 7.5 M THB



## Jomtien Beach Condos →

- Bought two new condos in a low rise 1 km from Jomtien Beach
- Average rental return was 7% for 1 BR and 6.5% for 3 BR
- Capital appreciation over 13 years has been slow but up about 42% in total
- Still living there





Before



After

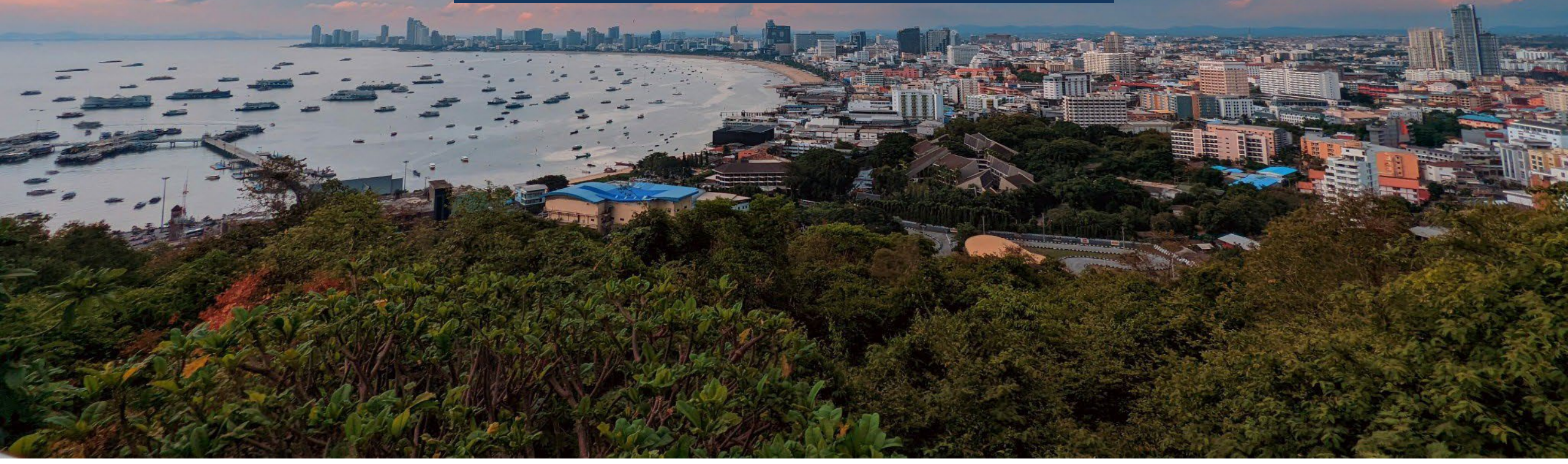
## Renovation and Flipping

- Labor is cheap
- Materials are cheap because a lot of the good stuff is made in Thailand
- Completely renovated 3 big bathrooms complete with all new tile, fixtures and lighting.
- Total cost of material and manpower was less than \$10,000 USD.
- Flipping a property you've held less than five years is taxed at a higher rate, but not enough to be a real deterrent.



## Things to remember

- For rental income expect an average of 6-8%
- Best consistent income from Bangkok
- Avoid dependence on high-turnover tourism
- Not a naturally appreciating market – sometimes you have to wait
- Pay attention to the infrastructure projects
- Thai currency is strong and stubborn
- Don't get in a hurry ... you're in Thailand!



## Contact Information

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