



Your investor guide

VPI Pacific with you step by step



TODAY'S DISCUSSION

Summary

- What is a real estate investment ?
- Strategic investment plan
- Classic mistakes
- How can we help you ?
- Meet the team

REAL ESTATE INVESTMENT

These are real estate purchased to earn a return on investment (ROI).





“

Think about it

Investing without
taking risks is rarely
profitable.

ROBERT ARNOTT

**50% OF THE WORLD POPULATION
WITHIN 5 HOURS OF FLIGHT**



BENEFITS OF PROPERTY IN THAILAND

Why it's a great investment option

4,1%

Growth 3 times greater than in France

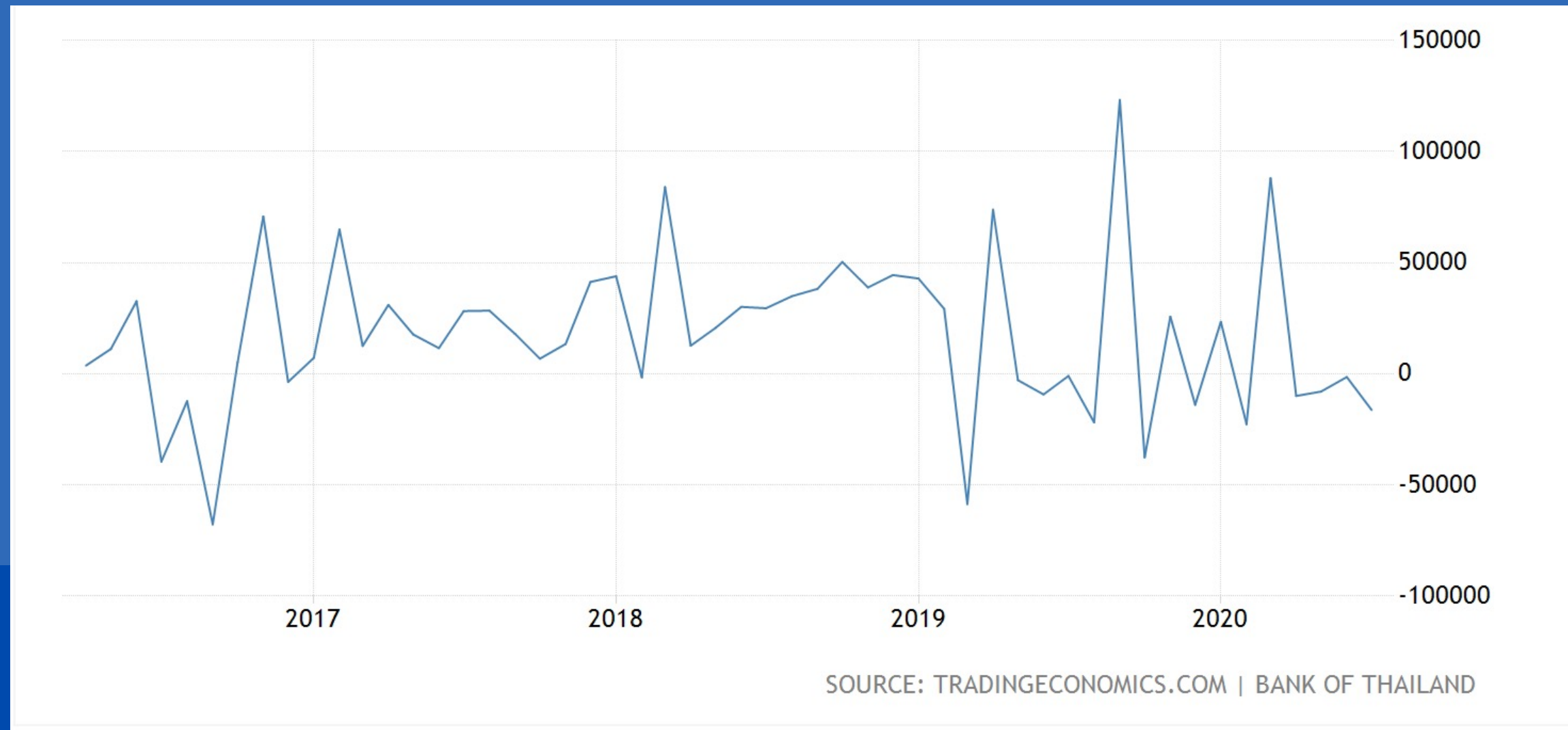


Real estate 3rd destination for foreign FDI



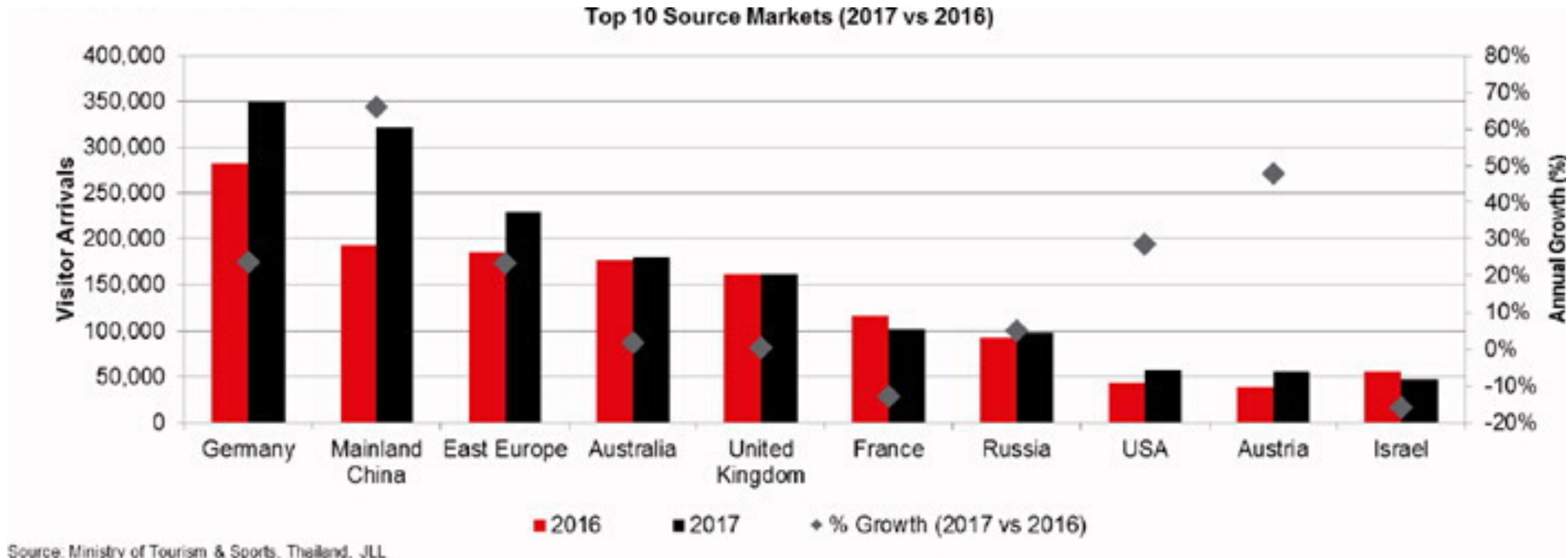
Bath stability

THAILAND FOREIGN DIRECT INVESTMENT



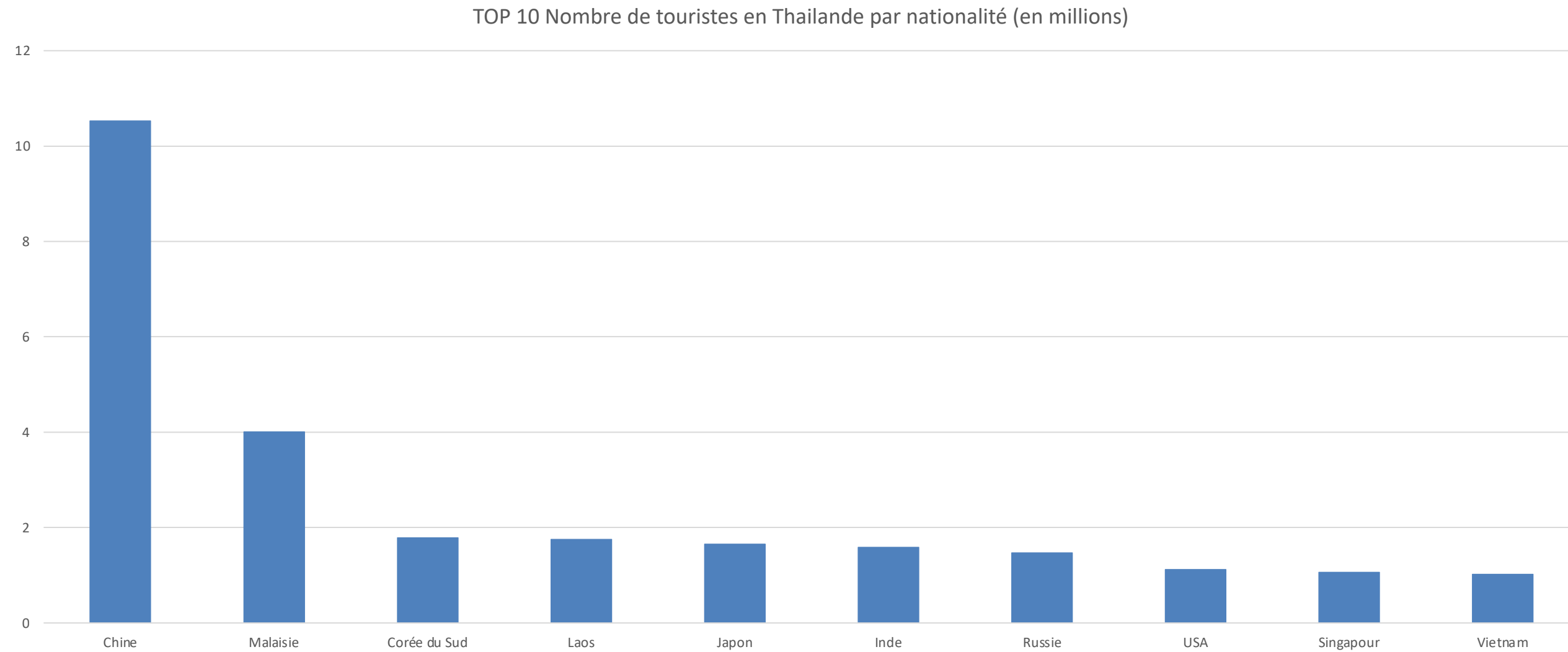
A DYNAMIC TOURIST MARKET

From analysis to profit



A DYNAMIC TOURIST MARKET

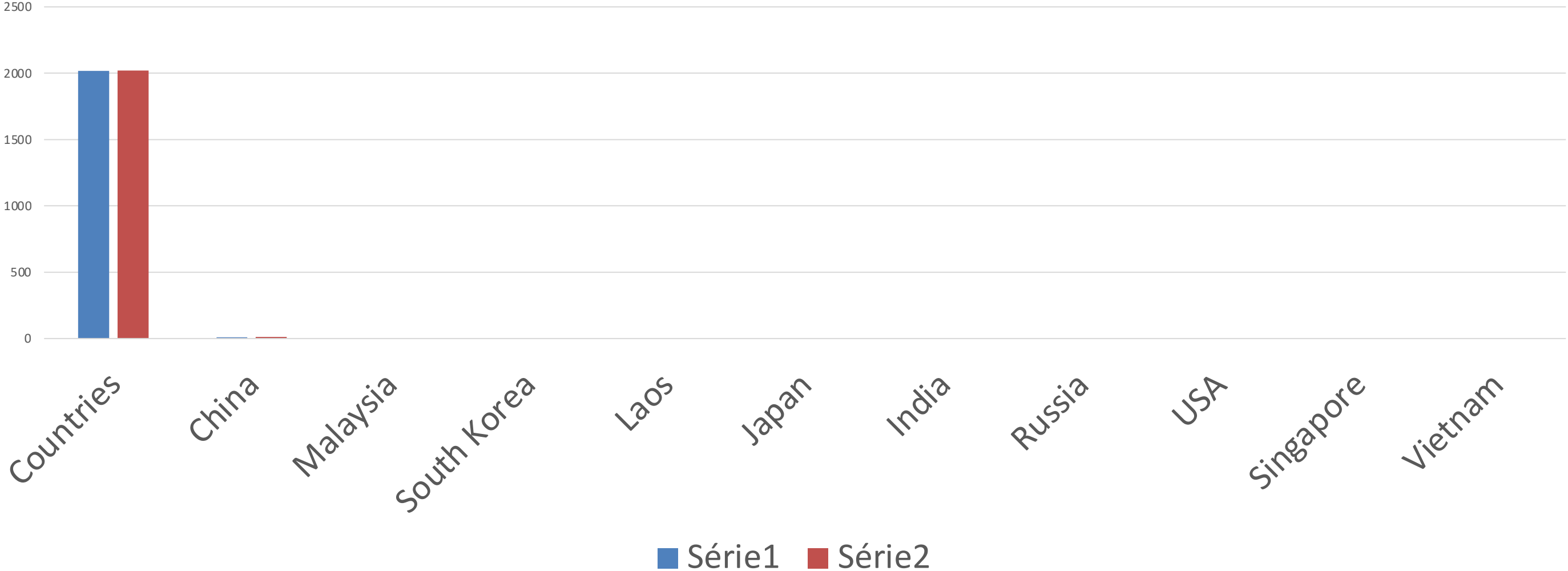
From analysis to profit



A DYNAMIC TOURIST MARKET

From analysis to profit

TOP 10 NATIONALITIES OF TOURISTS IN THAILAND (en millions)



36,60 %

HOUSEHOLDS RENT THEIR
HOUSE

74,40 %

RENTAL ACCOMMODATION IS OWNED BY
INDIVIDUAL INVESTORS

Source : Thailand Statistics Department



HOW TO GENERATE PROFIT?

RENTAL INCOME

The amount of money collected by a landlord from a tenant or group of tenants for using a particular space. Thailand is the main tourist destination in ASEAN. It is recognized as a dream destination and is the ideal place for a real estate investment. Many destinations are available, and all offer investments with rental returns of 7% to 9% net per year.

FUTURE RESALE

The resale of an apartment in Thailand bought in full ownership is the simplest case to treat, because the most regulated, the most supervised. The act of resale consists of a simple transfer of property (change of name on the title deed or "chanote") to the Land Department.



PREPARATION



FREEHOLD / PLEINE PROPRIETE

We will have to wait until 1992 that Thai law authorized foreigners to buy apartments in condominiums. For Thailand, this is a small revolution, since it really allows foreigners to become full owners of real estate. Indeed, if you buy a condominium, you will be the owner of the apartment (which, according to the terms of the Condominium Act, "includes the structure and the land allocated to the owner of the apartment individually") and co-owner of the common areas.



LEASHOLD : BAIL LONGUE DUREE

The "Leasehold" consists of renting the apartment for a period of 30 years, renewable by contract, usually 2 times, which amounts to benefiting from a rental right of 90 years. The first 30-year lease is registered in the Land Department, equivalent to the cadastre, 30 years being the maximum period authorized for registration in the cadastre. It is a real and protected right which cannot be challenged without the signature of both parties.


Taxes - Frais



HOUSING TAX



PROPERTY TAX

- Exemption under 10 million THB 
- if not rates vary between 0.02 to 0.1% of the value of the property



RENTAL TAX

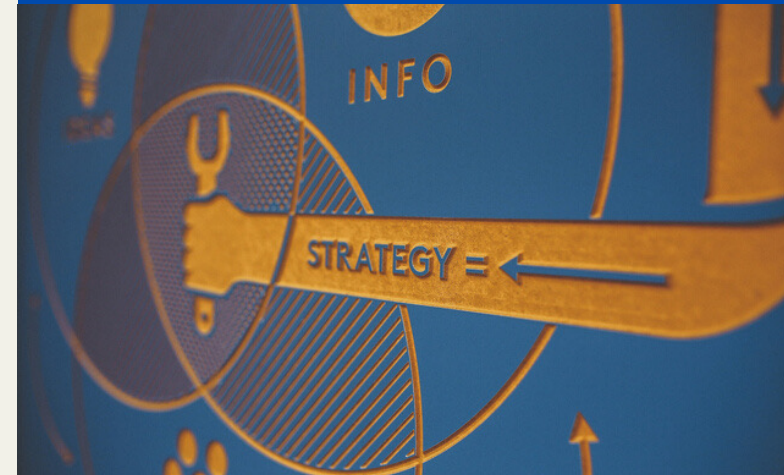
- Under 75 millions THB or 2,2 million euros
0,3% of the property's value
- Up to 0,7%
- License

Invest in 4 steps :

KNOW YOUR
FINANCIAL
CAPACITY



CHOOSE YOUR
INVESTMENT
STRATEGY

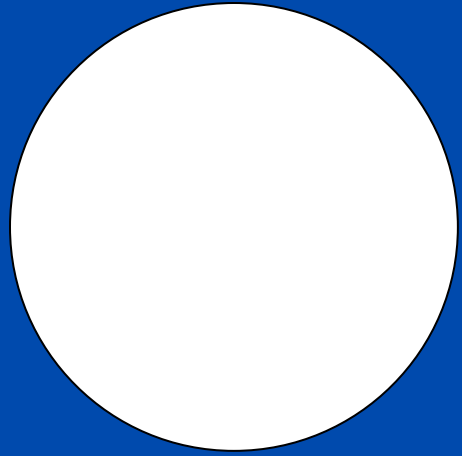


ESTABLISH YOUR
TARGET MARKET



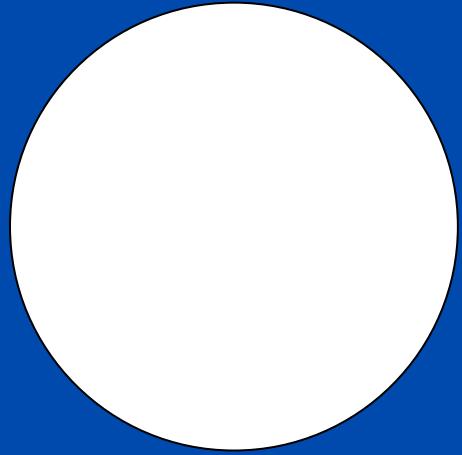
DEFINE YOUR
OWNERSHIP
CRITERIA





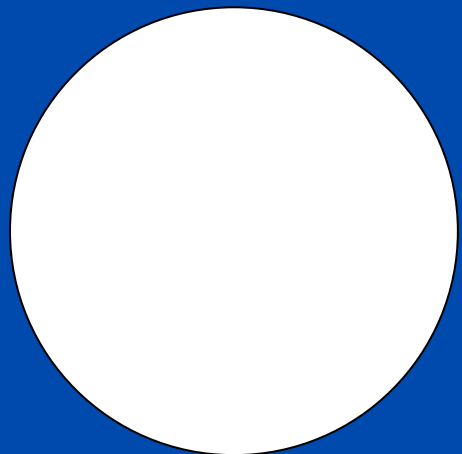
SERGE TARAVANT

Individual investor



JULIE GAUTHIER

Business owner



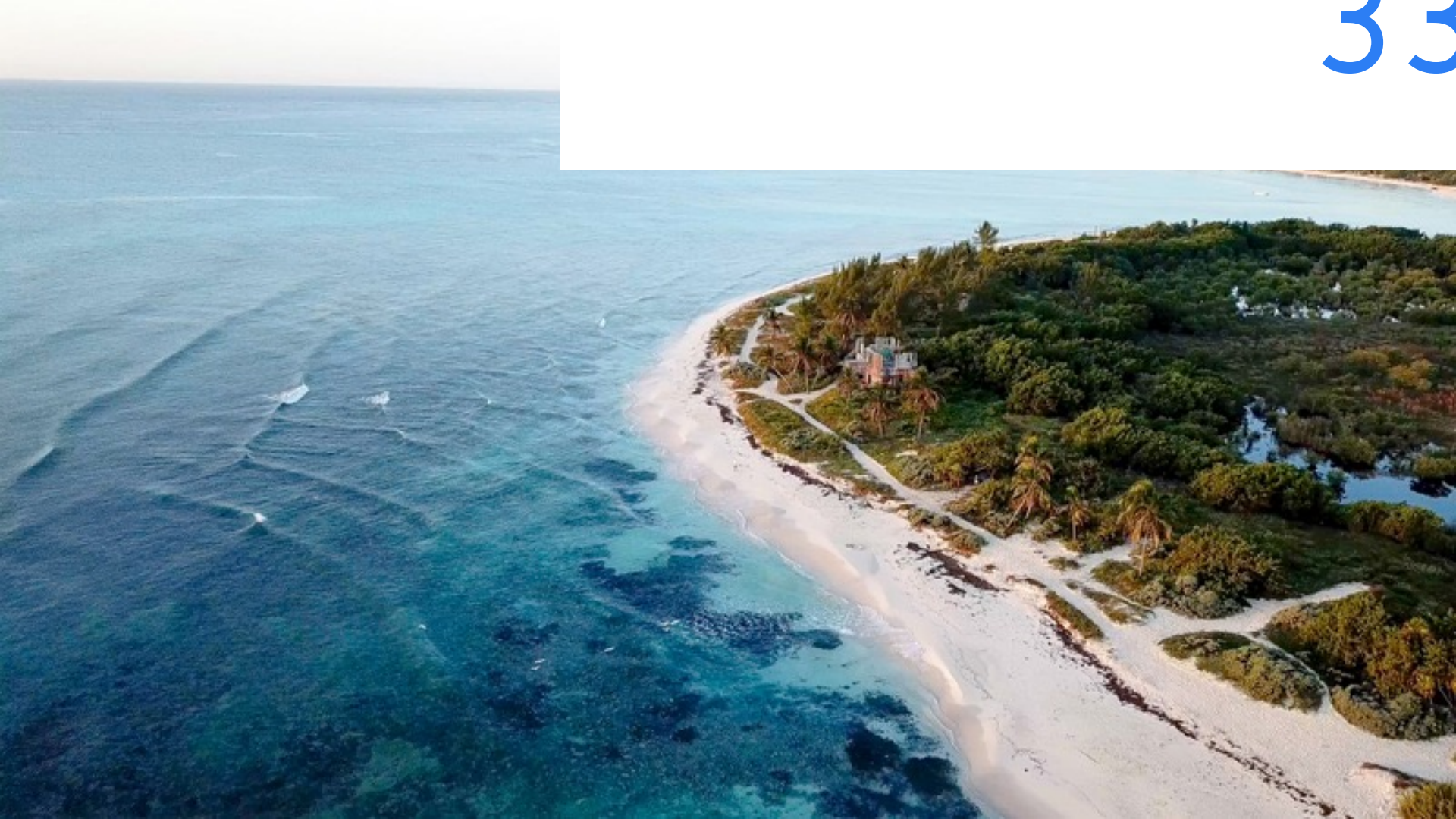
MARIE DUPONT

First time owner

Testimonials from new investors



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Avoid the traps

Lack of research



Impulsive decisions



Poor cash flow management



**Autonomous management
rather than calling on experts**



How we can help

From planning to profit



THE RESALE OF AN APARTMENT IN THAILAND BOUGHT IN FULL OWNERSHIP IS THE SIMPLEST CASE TO TREAT, BECAUSE THE MOST REGULATED, THE MOST SUPERVISED. THE ACT OF RESALE CONSISTS OF A SIMPLE TRANSFER OF PROPERTY (CHANGE OF NAME ON THE TITLE DEED OR "CHANOTE") TO THE LAND DEPARTMENT.



FACEBOOK



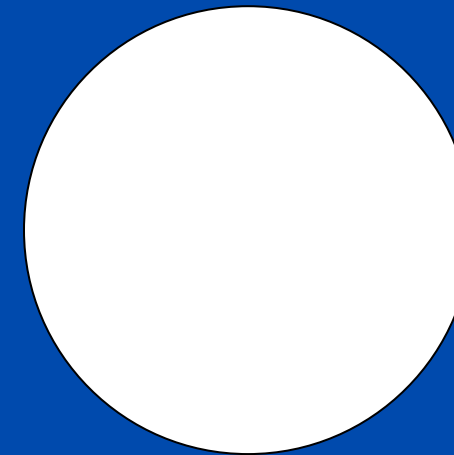
TWITTER



INSTAGRAM

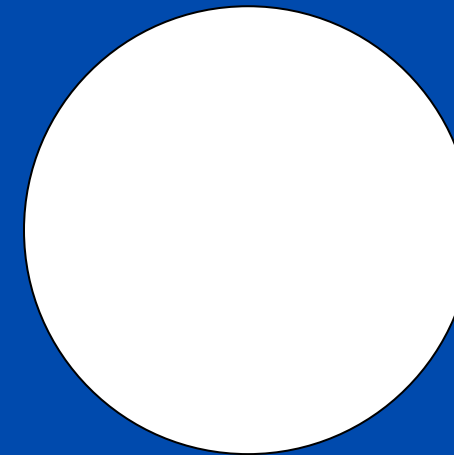
MEET OUR TEAM

Investment advisers



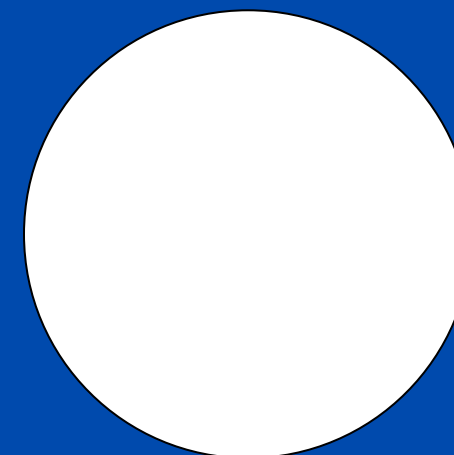
Véronique BONTEMPS

CEO - Conseillère principale



Fanny CROISSANT

Business Developer



LET'S DISCUSS YOUR INVESTMENT!

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Let 's start with VPI Pacific

Thank you for your trust