

# RENTAL AND ROI CALCULATIONS

PALMS CENTER

## 1 FORMULA FOR CALCULATING PROPERTY COST

Total Property Cost = Area (m<sup>2</sup>) × Cost per m<sup>2</sup> (THB)

## 2 RENTAL COST AND ROI CALCULATIONS FOR EACH PROPERTY

Example for 18 m<sup>2</sup>:  
Property Cost = 18 × 110,000 = 1,980,000 THB  
Monthly Rent = 18 × 1,600 = 28,800 THB  
Annual Rent = 28,800 × 12 = 345,600 THB  
ROI = 1,980,000 / 345,600 ~ 5.73 years

Example for 32.88 m<sup>2</sup>:  
Property Cost = 32.88 × 80,000 = 2,630,400 THB  
Monthly Rent = 32.88 × 1,600 = 52,608 THB  
Annual Rent = 52,608 × 12 = 631,296 THB  
ROI = 2,630,400 / 631,296 ~ 4.17 years

Example for 76.98 m<sup>2</sup>:  
Property Cost = 76.98 × 80,000 = 6,158,400 THB  
Monthly Rent = 76.98 × 1,600 = 123,168 THB  
Annual Rent = 123,168 × 12 = 1,478,016 THB  
ROI = 6,158,400 / 1,478,016 ~ 4.17 years

Example for 81.78 m<sup>2</sup>:

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Property Cost = 81.78 × 80,000 = 6,542,400 THB  
Monthly Rent = 81.78 × 1,600 = 130,848 THB  
Annual Rent = 130,848 × 12 = 1,570,176 THB  
ROI = 6,542,400 / 1,570,176 ~ 4.17 years

## 3 SUMMARY TABLE OF CALCULATIONS

Area (m <sup>2</sup> )	Cost per m <sup>2</sup> (THB)	Total Cost (THB)	Monthly Rent (THB)	Annual Rent (THB)	ROI (years)
18	110,000	1,980,000	28,800	345,600	5.73
32.88	80,000	2,630,400	52,608	631,296	4.17
76.98	80,000	6,158,400	123,168	1,478,016	4.17
81.78	80,000	6,542,400	130,848	1,570,176	4.17

## 4 RENTAL COST AND ROI CALCULATIONS FOR EACH PROPERTY

The ROI period ranges from 4.17 to 5.73 years. The highest ROI is for the 18 m<sup>2</sup> property due to the higher cost per square meter (110,000 THB). For properties priced at 80,000 THB per m<sup>2</sup>, the ROI remains optimal at 4.17 years.