



LAYAN VERDE



R E N T A L P O O L

PHUKET | THAILAND

What is rental pool?

Layan Verde is the embodiment of the spirit of Phuket where uniqueness and splendor merge into a whole.

The project features hotels, residential complexes, shopping areas and all the necessary infrastructure.

Here, style and comfort become a lifestyle, and the quality of the services provided meets the highest international standards.

All of this guarantees Layan Verde investors passive income from managing their real estate.

01.

THE OWNER CONCLUDES
AN AGREEMENT WITH THE PROPERTY
MANAGEMENT COMPANY

The agreement provides the owner with a real estate reserve for 30 days a year from May to October. The owner can rest on his own or invite friends or family members.

02.

THE MANAGEMENT COMPANY
CREATES POOLS AND RENTS
THEM OUT

Apartment units are grouped into pools by typology. All studio units form one pool, one-bedroom units form another, and so on. Costs and revenues are distributed across all units within each pool.

03.

THE OWNER RECEIVES
INCOME AT THE END OF THE
ACCOUNTING PERIOD

The management company calculates rental income for each pool, deducts expenses and calculates the net profit from renting out the apartments. Then the management company provides full reporting and transfers 60% of net profit to the owners.

Cost indicators

TAXES, VAT AND OTHER SERVICE CHARGES - **18%**

Tax, VAT	7%
City Tax	1%
Service Charge	10%

OPERATING EXPENSES - **20%**

Operating expenses	14%
Bank Charge	2%
Utilities, total	1%
FF&E expenses	3%

Profitability calculation

RENTAL INCOME AFTER DEDUCTION
OF EXPENSES – **100%**

OWNER INCOME – **60%**

MANAGEMENT COMPANY'S COMMISSION – **40%**

A complete list of services and expenses

ASSUMED BY THE MANAGEMENT COMPANY

01.

MANAGEMENT & ADMIN

- Management salaries & expenses
- Administrative salaries & expenses
- HR & training programs
- Department management
- Finance & accounting
- Purchasing & storekeeping

02.

SALES & MARKETING

- Sales & marketing expenses
- Reservations department
- Sales department operations
- Marketing department
- All marketing activities costs
- PR, branding & outreach

03.

IT & DIGITAL

- IT salaries & expenses
- Database & CRM systems
- Operational tools & software
- Distribution infrastructure
- IP, brand & ecosystem



LAYAN VERDE

P R E M I U M

AN EXAMPLE OF CALCULATING THE AMOUNT
OF INCOME UNDER THE RENTAL POOL PROGRAM

Studio

37.2 m²

8.7% yield percentage

8 591 740 THB

apartment cost

230 033 THB

apartment cost per sq.m.

2 097 074 THB

gross income

1 419 971 THB

income after taxes, VAT and other service charges

170 396 THB

total operating expenses

1 249 574 THB

net rental income

60%

owner
income

749 745 THB

amount
of owner income

62 479 THB

amount of owner
income per month

OCCUPANCY

65%

Mid season —
122 days

Average rental
cost per day
3 900 THB

OCCUPANCY

80%

High season —
92 days

Average rental
cost per day
5 900 THB

OCCUPANCY

90%

Peak season —
151 days

Average rental
cost per day
9 960 THB

1 bedroom

56.2 m²

9.1% yield percentage

11 344 613 THB

apartment cost

202 005 THB

apartment cost per sq.m.

2 886 676 THB

gross income

1 954 626 THB

income after taxes, VAT and other service charges

234 555 THB

total operating expenses

1 720 071 THB

net rental income

60%

owner
income

1 032 043 THB

amount
of owner income

86 003 THB

amount of owner
income per month

OCCUPANCY

65%

Mid season —
122 days

Average rental
cost per day
5 440 THB

OCCUPANCY

80%

High season —
92 days

Average rental
cost per day
7 140 THB

OCCUPANCY

90%

Peak season —
151 days

Average rental
cost per day
14 200 THB

2 bedrooms

102.4 m²

8.4% yield percentage

20 530 039 THB

apartment cost

200 528 THB

apartment cost per sq.m.

4 836 078 THB

gross income

3 274 605 THB

income after taxes, VAT and other service charges

392 953 THB

total operating expenses

2 881 653 THB

net rental income

60%

owner
income

1 728 992 THB

amount
of owner income

144 082 THB

amount of owner
income per month

OCCUPANCY

65%

Mid season —
122 days

Average rental
cost per day
9 180 THB

OCCUPANCY

80%

High season —
92 days

Average rental
cost per day
12 240 THB

OCCUPANCY

90%

Peak season —
151 days

Average rental
cost per day
23 600 THB

3 bedrooms

145.8 m²

7.3% yield percentage

27 363 289 THB

apartment cost

187 677 THB

apartment cost per sq.m.

5 610 607 THB

gross income

3 799 054 THB

income after taxes, VAT and other service charges

455 887 THB

total operating expenses

3 343 168 THB

net rental income

60%

owner
income

2 005 901 THB

amount
of owner income

167 158 THB

amount of owner
income per month

OCCUPANCY

65%

Mid season —
122 days

Average rental
cost per day
10 650 THB

OCCUPANCY

80%

High season —
92 days

Average rental
cost per day
14 200 THB

OCCUPANCY

90%

Peak season —
151 days

Average rental
cost per day
27 380 THB



LAYAN VERDE

LUXURY

AN EXAMPLE OF CALCULATING THE AMOUNT
OF INCOME UNDER THE RENTAL POOL PROGRAM

1 bedroom

101.8 m²

9.3% yield percentage

24 043 282 THB

apartment cost

236 182 THB

apartment cost per sq.m.

6 239 800 THB

gross income

4 225 093 THB

income after taxes, VAT and other service charges

507 011 THB

total operating expenses

3 718 082 THB

net rental income

60%

owner
income

2 230 849 THB

amount
of owner income

185 904 THB

amount of owner
income per month

OCCUPANCY

65%

Mid season —
122 days

Average rental
cost per day
16 800 THB

OCCUPANCY

80%

High season —
92 days

Average rental
cost per day
20 400 THB

OCCUPANCY

90%

Peak season —
151 days

Average rental
cost per day
28 000 THB

2 bedrooms

168.5 m²

7.3% yield percentage

39 037 207 THB

apartment cost

231 675 THB

apartment cost per sq.m.

7 997 010 THB

gross income

5 414 935 THB

income after taxes, VAT and other service charges

649 792 THB

total operating expenses

4 765 143 THB

net rental income

60%

owner
income

2 859 086 THB

amount
of owner income

238 257 THB

amount of owner
income per month

OCCUPANCY

65%

Mid season —
122 days

Average rental
cost per day
23 900 THB

OCCUPANCY

80%

High season —
92 days

Average rental
cost per day
29 100 THB

OCCUPANCY

90%

Peak season —
151 days

Average rental
cost per day
39 800 THB

3 bedrooms

265.3 m²

6.8% yield percentage

54 896 775 THB

apartment cost

206 923 THB

apartment cost per sq.m.

10 386 533 THB

gross income

7 032 929 THB

income after taxes, VAT and other service charges

843 952 THB

total operating expenses

6 188 978 THB

net rental income

60%

owner
income

3 713 387 THB

amount
of owner income

309 449 THB

amount of owner
income per month

OCCUPANCY

65%

Mid season —
122 days

Average rental
cost per day
33 400 THB

OCCUPANCY

80%

High season —
92 days

Average rental
cost per day
40 770 THB

OCCUPANCY

90%

Peak season —
151 days

Average rental
cost per day
55 770 THB



LAYAN VERDE

GET THE MAXIMUM RETURN ON YOUR INVESTMENT

CONTACT OUR MANAGER
FOR FULL PROJECT DETAILS



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