MY PARADISE

BOUTIQUE ECO RESORT

10-RAI EXPANSION | INVESTOR PRINT EDITION



INVESTOR BUSINESS PLAN

Architecture | Construction | Financial Model
Risk Management | Investor Protection | Exit Plan

Doi Hang, Chiang Rai, Thailand | Updated 16 October 2026

MY PARADISE
Boutique Eco Resort
10-Rai Expansion

Investor Business Plan | Doi Hang, Chiang Rai, Thailand



Conceptual visualisation. Final layout follows surveyed boundaries, pedestrian access and utility design.

Two existing Family Cottages, five new premium studio bungalows, one 160 m² Eco-Villa, café integration, camping and wellness. Existing resort photographs and future visualisations are identified separately.

THB 30.0m investor funding | THB 22.0m owner contribution
30-year operating horizon | approximately 18-month delivery

Executive summary

THB 30.0m funds the 10-Rai expansion beside My Paradise: five 50 m² guest bungalows with covered terraces, a 160 m² three-bedroom Eco-Villa with private pool, shared services, camping and a compact spa/fitness facility. The existing resort provides the operating base, café, guest channels and brand.

Lifestyle keeps the villa for investor residence. **Income** rents the villa as an eighth key in the modelled pool of two Family Cottages, five new studios and the villa. The Royal Orchid Suite remains an existing amenity and is not added as forecast room income.

Scenario	Sales L / I	EBITDA L / I	Investor cash L / I
Pessimistic	6.21 / 6.91	2.58 / 3.05	1.01 / 1.23
Medium	9.29 / 10.44	5.09 / 5.98	2.21 / 2.64
Optimistic	12.18 / 14.15	7.49 / 9.15	3.36 / 4.16

Annual THB million. L = Lifestyle; I = Income. Stabilised planning cases, not guaranteed results.

One transparent participation model
After operating costs, model tax and THB 600,000 annual replacement reserve, cash is allocated 60% investor / 40% operator. The THB 30.0m is not repaid separately as a shareholder loan.



Existing My Paradise pool. The operating resort is the foundation for the proposed expansion.

Medium investor cash is THB 2,214,533 (Lifestyle) or THB 2,640,899 (Income). Lifestyle also has THB 420,000 annual imputed housing value, kept separate from cash. The detailed capital estimate leaves only THB 209.38 unallocated reserve.

The development

The 10 Rai (16,000 m²) site extends the existing Chiang Rai resort with low-density gardens, privacy planting and a hilltop Eco-Villa. Concepts require survey, slope/drainage design, permits and measured construction drawings.

Programme	Current scope
Existing accommodation	Two two-bedroom Family Cottages, Lanna and Mekong. Retain structures; optional air-filtration retrofit.
New rental units	Five energy-efficient 50 m² studios, each with 20 m² continuously roofed terrace, hot tub and outdoor shower.
Eco-Villa	160 m² enclosed, three bedrooms with private en-suites, plus separate pool WC and open-air jungle shower. Terrace, provisional 18 m² pool and carport external; technical/laundry/storage behind carport.
Lifestyle / Income	Investor residence without villa rental / commercial villa rental with attributable costs and housekeeping.
Spa / fitness	60 m² planning area: two treatment places and starter fitness equipment. Combined spa/fitness/camping target THB 1.25m.
Shared utility	Separate sanitary/laundry/playground package; four WCs and four showers assumed.
Access and landscape	Guest parking at existing resort; pedestrian bridge/paths. Villa-only drive, estimated 60 m, unmeasured.



Future bungalow visualisation. The five guest units use simpler technical packages than the full Plus Eco House villa.

Capital plan and participation

The investor contributes THB 30.0m. My Paradise contributes its existing operation, brand, guest channels and integration, indicatively valued by the owner at THB 22.0m. This is a negotiated contribution value, not an independent appraisal.

Capital allocation	Approved THB	Estimate THB
Land	10,000,000	10,000,000
Premium bungalows	6,000,000	6,659,135
Eco-Villa	5,800,000	5,287,464
Energy, air and water	2,550,000	2,624,000
Roads, bridge and services	1,800,000	1,886,697
Spa, fitness and camping	1,250,000	1,230,913
Utility, sanitary and playground	750,000	1,053,449
Landscape and fencing	1,250,000	758,132
Planning and fees	250,000	500,000
Remaining unallocated project reserve	350,000	209
TOTAL INVESTOR FUNDING	30,000,000	30,000,000

Commercial participation

Distributable project cash follows the agreed 60/40 economic allocation over the proposed 30-year term. Investor capital is the funding consideration for those rights. No separate principal repayment, interest or priority debt waterfall is included.

Approved amounts are package targets; estimates are current forecast costs. Cross-package headroom offsets overruns. The THB 350,000 target reserve is almost entirely consumed: only THB 209.38 remains in the estimate. No separate opening-liquidity funding is secured by this table.

Energy includes THB 650,000 reallocated from reserve. Spa, fitness and camping is THB 1.25m, while sanitary/laundry/playground remains a separate package. Nothing is added above the THB 30m total.

Pricing, seasonality and demand logic

Room prices are annual-average receipts after channel deductions and discounts. Medium smaller-unit occupancy is 70%; the annual-average base receipt is THB 2,500 for each Family Cottage and THB 2,708 for each new studio, for two guests. Extra-person supplements are shown separately. No additional room surcharge or direct-booking uplift is included.

Medium revenue driver	Calculation	Annual THB
Family Cottage base	2 x 365 x 70% x 2,500	1,277,500
Five bungalow base	5 x 365 x 70% x 2,708	3,459,470
Extra-person receipts	Cottages 40% x 2; studios 35% x 1; THB 650	556,351
Outside café traffic	Retained forecast; excludes resident spend	1,664,400
Resident food / drink	12 people x 300 days x THB 500	1,800,000
Camping / spa	Six pitches / 300 treatments	532,800
Income villa only	365 x 45% x THB 7,000	1,149,750

Extra guests: 2 cottages x 365 x 70% x 40% x 2, plus 5 studios x 365 x 70% x 35% x 1, at THB 650 per extra guest-night = THB 556,351/year. Food planning rounds average residents down to 12. No unexplained THB 300 nightly surcharge is included.

Seasonality remains a cash-management issue

The workbook allocates annual receipts across months using seasonal weights. It does not retain the old 61.6% bungalow-occupancy schedule. March and April have zero resident-food and outside-café sales in the timing illustration; retained cash must support the weak months.

A THB 2,500 net receipt corresponds to THB 3,048.78 public price at an illustrative 18% channel deduction. Do not deduct commission again in the operating statement. The 18% is a model input, not a verified platform tariff.

No double counting
Extra-guest breakfast already included in a supplement is not resold. Resident meals, snacks, drinks and minibar use one spend allowance; external café traffic is a separate segment requiring POS validation.

Two-model, three-case operating model

Both models use the same land, building programme and 60/40 cash allocation. Income adds villa sales and THB 204,000 yearly villa housekeeping. The current model applies a 5% accommodation direct-cost allowance, rather than the older 20% villa-cost calculation.

Annual THB m	Pess. L	Pess. I	Med. L	Med. I	Opt. L	Opt. I
Revenue	6.21	6.91	9.29	10.44	12.18	14.15
Variable costs	0.93	0.96	1.50	1.56	2.00	2.09
Shared / fixed costs	2.69	2.90	2.69	2.90	2.69	2.90
EBITDA	2.58	3.05	5.09	5.98	7.49	9.15
Model tax	0.30	0.39	0.80	0.98	1.28	1.61
Cash after tax	2.28	2.65	4.29	5.00	6.21	7.54
Replacement reserve	0.60	0.60	0.60	0.60	0.60	0.60
Distributable cash	1.68	2.05	3.69	4.40	5.61	6.94
Investor 60%	1.01	1.23	2.21	2.64	3.36	4.16
Operator 40%	0.67	0.82	1.48	1.76	2.24	2.78

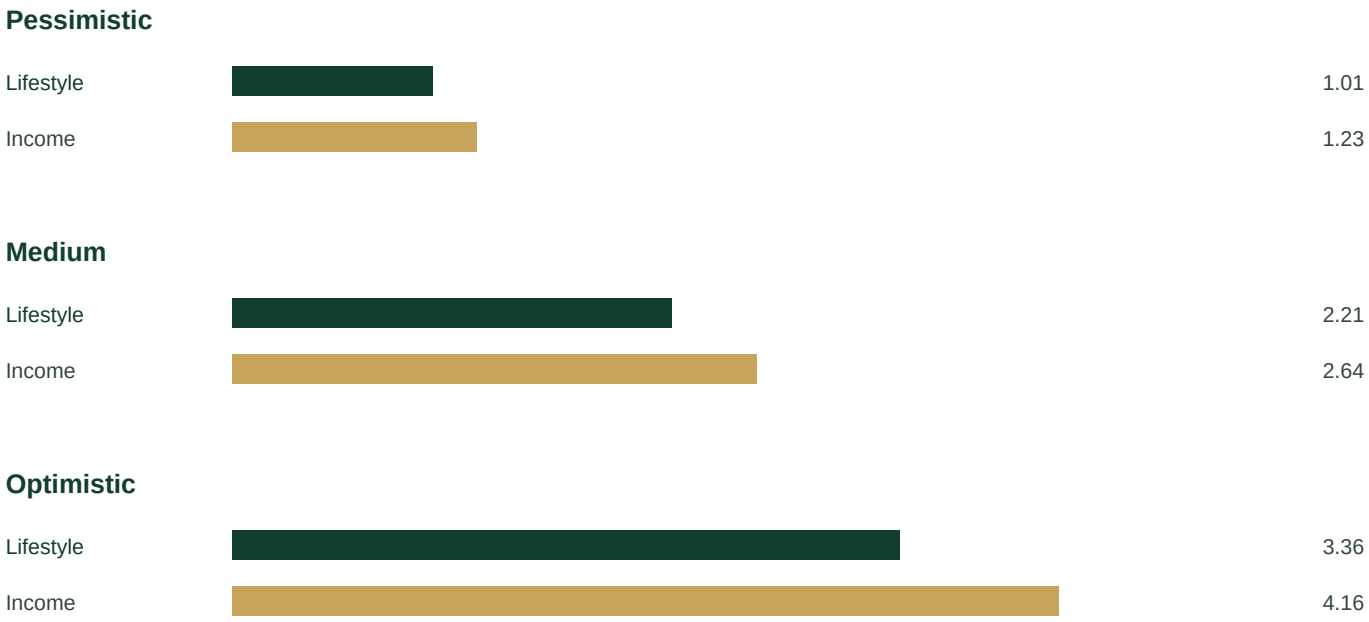
Villa-only planning assumptions

Driver	Pessimistic	Medium	Optimistic
Nightly receipt, THB	5,500	7,000	9,000
Villa occupancy	35%	45%	60%
Villa annual sales, THB	702,625	1,149,750	1,971,000

The forecast uses 20% model tax after THB 1,087,500 illustrative annual depreciation. THB 600,000 replacement reserve is deducted after tax. Neither value is a construction contingency. Tax, asset lives and funding structure require accountant validation.

Returns and scenario sensitivity

Investor cash distributions after model tax and reserve, THB million per operating year. Lifestyle housing value is excluded from the bars.



Interpretation

Medium cash yield on THB 30m is 7.38% for Lifestyle and 8.80% for Income. Simple cash coverage is 13.55 / 11.36 operating years. These divide invested capital by annual cash; they are not contractual repayment schedules or IRRs.

Lifestyle adds THB 35,000/month residential use value. With that non-cash benefit, simple economic coverage is 11.39 operating years; adding the 18-month construction period gives approximately 12.89 elapsed years. No terminal sale proceeds are assumed.

Medium sensitivity	Investor L, THB	Investor I, THB
Revised base: no room surcharge	2,214,533	2,640,899
Extra THB 120,000 grid cost/year	2,156,933	2,583,299

All cases depend on occupancy, resident spending, café traffic, service delivery and costs. Annual averages do not prove demand or opening liquidity. The plan includes no separate repayment of investor capital.

Operating plan and staffing

Management salary is an operating cost before the 60/40 allocation. The current workbook provides two management roles and a shared team serving the established resort plus the new units. Actual rosters must match occupancy, food service and cleaning workload.

Operating component	Monthly THB	Annual THB
Owner / guest relations / management	50,000	600,000
Operations manager	30,000	360,000
Kitchen / café, two roles combined	25,000	300,000
Housekeeping, two roles combined	25,000	300,000
Garden / maintenance	12,000	144,000
Employer cost provision	13,000	156,000
TOTAL SHARED PAYROLL	155,000	1,860,000
Income villa housekeeping only	17,000	204,000

Operating choice

Lifestyle: the villa is not marketed or rented. Private consumption, cleaning and pool-use responsibilities must be defined in the residence agreement. **Income:** all villa receipts and attributable costs enter project accounts before cash distribution.



Existing My Paradise Café & Bakery. Original photograph of the operating café and its entrance sign.

Service standards: documented cleaning checks, pool/water-quality logs, food controls, preventive maintenance, review monitoring and a named deputy. Seasonal staffing adjustments must preserve guest standards.

Market analysis: Chiang Rai and Doi Hang

Doi Hang offers a quiet nature setting with access to Chiang Rai city and guest services. The existing resort, café, pool and gardens support a recognisable hospitality product; the expansion adds private terraces, efficient guest units and an Eco-Villa.

9.8 / 10

Booking.com guest score

4.9 / 5

Google indexed guest score

Booking.com: owner screenshot supplied 15 October 2026 shows 99 reviews; cleanliness, comfort, facilities and value 9.9, staff 10.0 and location 9.4. Google: public indexed listing shows 56 reviews. Scores and counts change; source date matters. [R1-R2]



Existing Lanna / Mekong Family Cottage exterior.



Existing guest pool and waterfall.

Market signal	Commercial implication
Established reviews	Protect service and photography quality; reviews support positioning but do not guarantee 70% occupancy.
Different guest products	Two-bedroom Family Cottages serve families; studios serve couples/small groups; villa serves whole-home demand.
Demand and seasonality	Use domestic, long-stay and direct channels alongside overseas demand. Reforecast booking pace and achieved receipts monthly.
Tourism context	Official MOTS 2022-2025 series separates years and definitions. No provincial visitor total is converted into guaranteed resort nights. [R3]

Live online room prices vary by dates, taxes, channel and discounts. Older broad villa price ranges are not treated as a current comparable valuation. Workbook prices remain explicit owner planning assumptions.

Legal, tax and risk framework

The commercial proposal separates lawful land ownership, day-to-day resort management and investor economic participation. Independent Thai counsel and an accountant must document the funding instrument, registered use rights, licences and tax treatment before commitments.

Risk	Mitigation / investor control
Land / foreign ownership	Title and cadastral checks; lawful Thai ownership; confirm access and utilities, minority-owner or guardianship approvals, residence rights and building protection. No nominee structure.
Construction overspend	THB 30m ceiling; current residual only THB 209.38. Measured BOQ, written scope, competitive tenders and approved changes before expenditure.
Seasonality / occupancy	50% / 70% / 90% smaller-unit scenarios; monitor booking pace, net ADR, resident spending and liquidity.
Operations / staffing	SOPs, deputy, review monitoring, maintenance and capacity-based staffing.
Licensing / safety	Confirm accommodation, construction, food, spa/camping, fire, wastewater, insurance and employment requirements.
Tax / distributions	Accountant confirms legal funding classification, VAT, depreciation, deductible costs, withholding and remittances.

Tax treatment used in the model

The workbook uses a flat 20% tax convention on positive EBITDA less THB 1,087,500 depreciation. It does not apply the older SME tax bands. The Revenue Department confirms a standard 20% corporate rate; actual eligibility and taxable profit remain a professional determination. [R4]

Land is excluded from depreciable assets under the Revenue Department guidance. A cash reserve is not automatically tax-deductible; capital improvements and ordinary repairs require different treatment. The THB 600,000 replacement reserve is therefore taken after model tax. [R4]

Investor economics
The 60% allocation provides return and economic recovery. It does not create a second THB 30m loan-repayment entitlement.

Execution roadmap and diligence gates

Stage	Gate before progressing	Principal output
1. Legal and land diligence	Chanote/title search, survey, registered access, residence rights, company and investor documents.	Lawful holding and use-right documents.
2. Design and procurement	Measured drawings, site levels, wastewater, load calculations, BOQ and tender scope.	Committed scope within THB 30m and adequate opening liquidity.
3. Licensing and operating setup	Accommodation, food, spa/camping, fire, employment, insurance and accounting requirements.	Permit register and operating SOPs.
4. Build and launch	Measured milestone payments, quality inspection, system commissioning and staff training.	Safe, lawful opening of completed units.
5. Monthly governance	P&L, bank/cash, cost-to-complete, occupancy, net ADR, maintenance and review monitoring.	Transparent reporting and early corrective action.

Decision required before investor documentation

Agree the contractual funding form, 60/40 cash formula, evidence of the owner contribution, residence plot and rights, exit/default and transfer rules. Confirm which villa mode applies and how private costs are allocated. No separate shareholder-loan repayment is to be reintroduced.



Conceptual site relationship. Surveyed boundaries, pedestrian links, slopes and final building positions take precedence over the illustration.

Approximately 18 months: legal/design 0-3; coordinated building and infrastructure works 3-15; commissioning and opening 15-18. The schedule is a baseline to tender, not a fixed completion guarantee.

Sources and model notes

Financial source: My_Paradise_Construction_Cost_Estimate_EN_20261015.xlsx, current version 5, 23 tabs. Capital allocations and estimates come from Project Summary; scenarios and monthly cash come from Financial Inputs, Operating Forecast and Monthly Cash. Owner correction, 16 October 2026: no additional room surcharge in any case; food and packaging use residents rounded down to whole people.

R1 - Booking.com - Owner screenshot 1000034020.jpg, supplied 15 Oct 2026: 9.8/10, 99 reviews. Public listing corroborates 9.8; crawled review counts differ.

https://www.booking.com/hotel/th/my-paradise-pool-villas.html

R2 - Google - Indexed Google Travel listing retrieved 16 Oct 2026: 4.9/5, 56 reviews. Not a live owner-dashboard export.

https://www.google.co.in/travel/hotels/entity/CgsIqJey7-DS05XoARAB

R3 - MOTS tourism - Official annual/provincial series, 2022-2025. A revised 2025 file is listed; direct spreadsheet retrieval was unavailable. Unverified provincial figures are omitted.

https://www.mots.go.th/news/category/829

R4 - Revenue Department - Standard CIT and depreciation framework; workbook retains a 20% convention, not an asset-by-asset tax opinion.

https://www.rd.go.th/english/6044.html

R5 - Local construction - GP Home advertises 150 m² from THB 2m; NextVision standard THB 15,000-18,000/m². Scope/area exclusions prevent direct turnkey equivalence.

https://gphome.co.th

R6 - Solar reference - Saimai reference: 5 kW hybrid + 5 kWh battery THB 200,000 before VAT; workbook carries THB 214,000. Site design/quotation required.

https://saimaisolar.com/services/

Additional construction reference: NextVision house construction, https://nextvisiondevelop.com. Supplier dates in the workbook remain 15 October 2026; R4-R6 were rechecked 16 October. Published prices are benchmarks, not accepted project tenders.

Model boundaries: stabilised annual THB, net room receipts; no financing interest, investor personal tax or terminal value. THB 600k replacement retention is not a funded construction reserve. Illustrations are concepts; photographs identify existing operations. Sources and assumptions must be refreshed before an investment decision.

MY PARADISE

ARCHITECTURE & COST ANNEX

10-RAI EXPANSION | DOI HANG, CHIANG RAI | CONCEPT ISSUE



160 m² Eco-Villa | 5 x 50 m² premium studios | camping | spa/fitness | technical concept

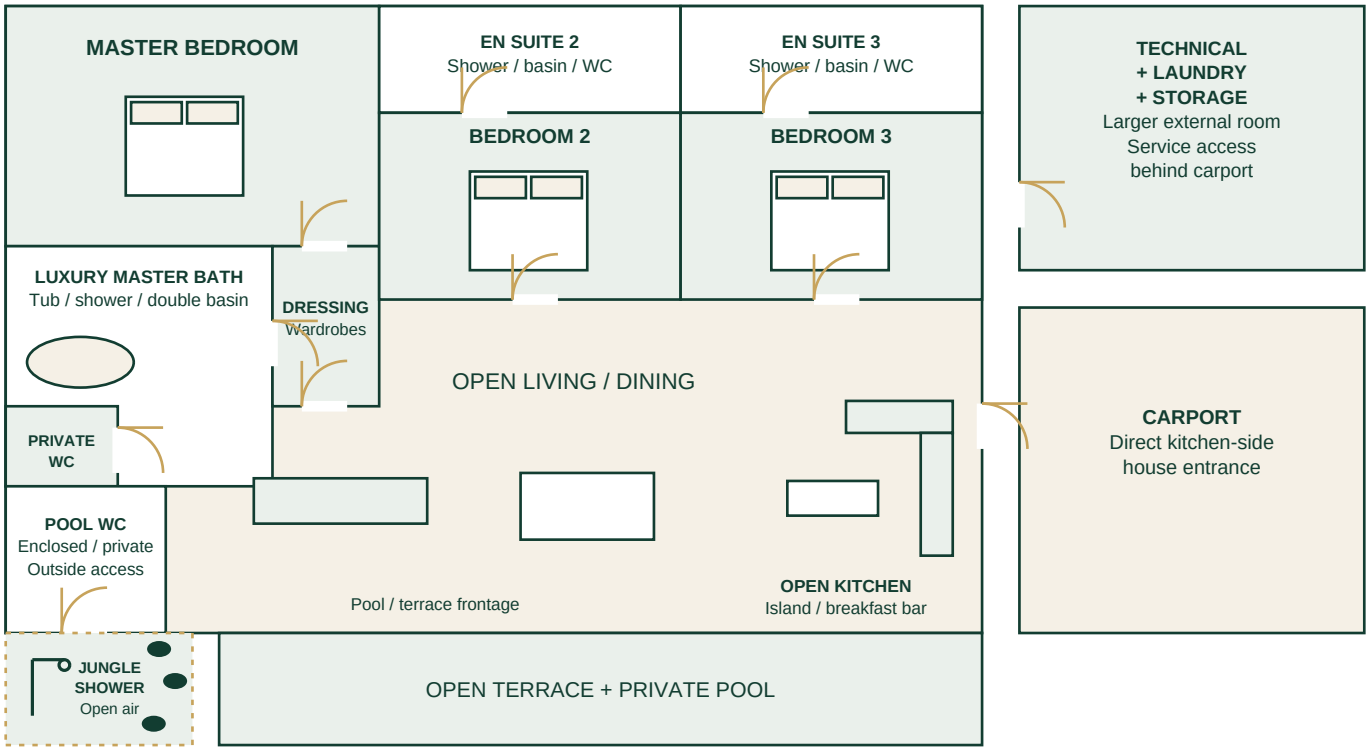
Architectural concepts for investor review. Final drawings, load calculations and quantities must be produced and signed by the appointed Thai professionals. Visualisations do not demonstrate completed construction.

A. 160 m² eco-villa - approved design concept



Future Eco-Villa with covered private pool. Visual direction, not a measured or built asset.

HOUSE: 160 m² enclosed - schematic 16.0 m x 10.0 m



Approved layout concept. Three private en-suites; master dressing, bath and screened private WC. Separate enclosed pool WC; open-air jungle shower on the terrace with planting, no closed shower room. External technical/laundry/storage behind carport. Dimensions are provisional.

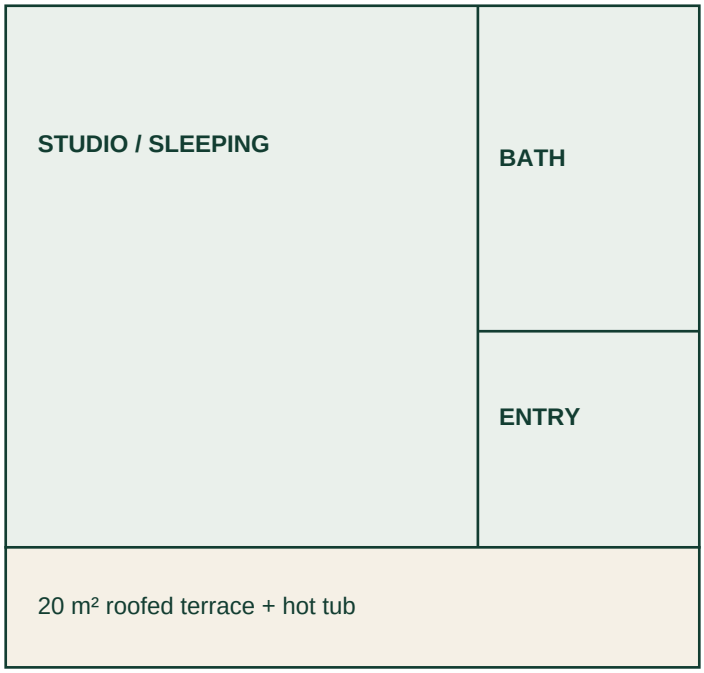
Open living, dining and island kitchen face the terrace/pool. All three bedrooms have private en-suites. The master suite includes dressing, a luxury bath with tub, shower and double basin, plus a screened private WC. The enclosed pool WC has terrace-only access. Beside it, an open-air jungle shower with planting serves the pool/outdoor area without entering the private suites.

The larger technical/laundry/storage room sits behind the carport with separate service access. Terrace, pool, carport and this service building are outside the 160 m² house. External-building and additional sanitary costs require Excel reconciliation before confirming the THB 30m cap.

B. PREMIUM STUDIO BUNGALOW - 50 m²



Future studio visualisation. Continuous roof over the full terrace, including the hot-tub zone.



GUEST EXPERIENCE

King bed, one two-person bunk, sitting area, pantry/minibar, separate bath, private hot tub and outdoor shower. Model capacity up to four; fire/access requirements to confirm.

PLAN

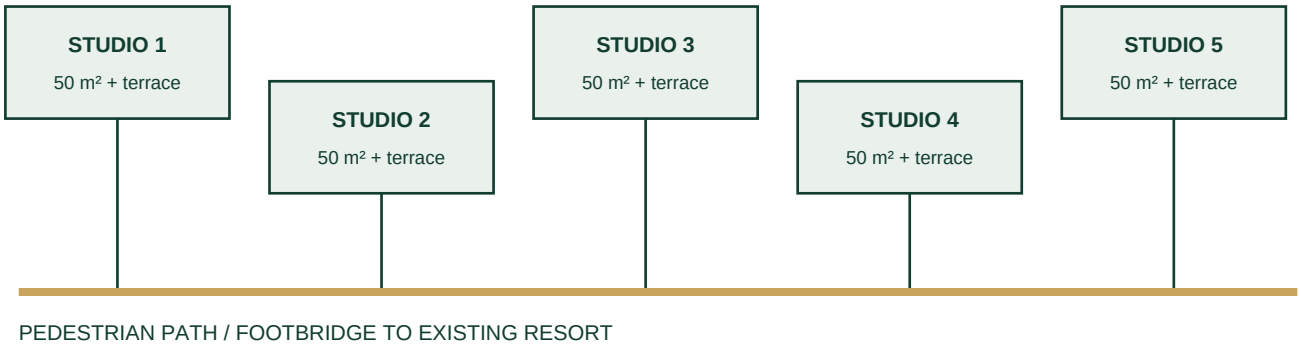
8.0 x 6.25 m enclosed; terrace 8.0 x 2.5 m. Schematic zones, not permit drawings.

Per studio estimate: THB 1,331,826.96 building, terrace, furniture and hot tub, plus THB 76,000 local air/AC/hot-water equipment already in Technology. Combined THB 1,407,826.96 excludes shared solar, land and external infrastructure.

Standard THB 15,000/m² turnkey base is supplemented only by net upgrades after credits. Five guest studios are energy-efficient resort units, not five full Plus Eco House show homes.

C. FIVE-BUNGALOW CLUSTER & TECHNICAL BACKBONE

Low-density private-garden layout. Guest circulation is pedestrian from existing My Paradise parking. The five bungalows share two service huts; the Eco-Villa has a separate technical package.



Shared system	Current allowance / design boundary
Group A - three studios	One 5 kW hybrid + 5 kWh battery reference package; grid supports demand beyond generation/storage.
Group B - two studios + spa/camping	One similar hybrid package. Two shared 8 m² service huts in the construction scope.
Separate Eco-Villa	10 kWp PV + 15 kWh battery reference package. Total packages: nominal 25 kWh battery, not the old 100 kWh concept.
Air and water	Local bungalow ventilation/AC/hot water; villa specialist plant; two 5,000 L cold-water tanks; treatment and wastewater design.



Future guest-unit visual. Final spacing, slopes, emergency access and service routes follow the site survey.

No golf buggy or 200 m guest estate road is funded. Villa-only drive length is a provisional 60 m. Shared package capacities are references, not off-grid autonomy or full-load backup guarantees.

D. CAMPING GARDEN & SANITARY PAVILION



Atmosphere visualisation. The funded offer is six guest-supplied-tent pitches; furnished safari tents shown in the image are not funded assets.

Camping / utility	Current scope
Pitch capacity	Six pitches, planning maximum twelve guests; THB 400 per pitch-night, 30% Medium occupancy.
Sanitary facilities	Four WCs and four showers in the utility package. Gender/accessibility, water demand and wastewater capacity require design.
Laundry / storage	Three washers and one dryer in current estimate; shared service and storage arrangements to confirm.
Commercial model	Medium camping sales THB 262,800/year. No extra villa/camping food demand is added to resident sales.

A simple, connected guest offer

Keep tent areas screened by planting, safe paths and clear fire separation. Guests use the existing resort café and shared amenities under an agreed access policy. Rules must cover quiet hours, child safety, cooking, waste and pool access.

Camping construction and starter spa/fitness share a THB 1.25m target; sanitary/laundry/playground has its own THB 750,000 target. Do not count the sanitation building twice.

E. MOUNTAIN-VIEW GYM - 25 m²

The original compact wellness theme is retained. The current workbook updates the former standalone 25 m² gym to a 60 m² spa/fitness programme: approximately 30 m² fitness, 24 m² treatments and 6 m² circulation. The title records the original concept; the budget follows the updated scope.



Fitness & Spa pavilion concept visualisation: exercise area and two massage places. Proposed design; final scope and finishes subject to tender.

Starter programme	Current allowance
Massage	Two treatment places, simple partitions and basic linen/storage. External therapists paid 50% of gross treatment receipts.
Fitness	One exercise bicycle, compact weights/bench and flexible yoga/mobility floor.
Deferred	Treadmills, rower, extensive mirror wall and larger decorative fit-out are not included in the starter scope.
Building / systems	60 m² standard turnkey construction at THB 15,000/m²; specialist ventilation and two AC units in Technology.

Service economics

Medium: 300 treatments at THB 900 = THB 270,000 gross, less THB 135,000 external therapist payments and THB 15,000 consumables allowance. Shared payroll and electricity are charged once in the main forecast. Demand and practitioner arrangements require validation.

Spa/fitness plus camping estimate THB 1,230,913 against THB 1.25m target. The service programme and guest timetable must fit the small team and licensing requirements.

F. Investment cost schedule

Detailed workbook estimates include turnkey standard works plus net upgrades, equipment and external packages. They are gross cash concept estimates, not a fixed-price construction contract. Reference takeoffs are non-additive.

Package	Target THB m	Estimate THB m
Land	10.000	10.000
Premium bungalows	6.000	6.659
Eco-Villa	5.800	5.287
Energy, air and water	2.550	2.624
Roads, bridge and services	1.800	1.887
Spa, fitness and camping	1.250	1.231
Utility, sanitary and playground	0.750	1.053
Landscape and fencing	1.250	0.758
Planning and fees	0.250	0.500
Remaining unallocated project reserve	0.350	0.000
TOTAL	30.000	30.000

Unit references and tender controls

One new studio: THB 1,331,826.96 before local technical equipment; THB 1,407,826.96 including that equipment. Villa building package: THB 5,287,463.58. Land THB 10m; development excluding land/reserve THB 19,999,790.62.

A 5% stress on the non-land estimate creates approximately THB 999,780 unfunded excess after the residual reserve. Validate earthworks, retaining walls, bridge foundations, service distances and pool/roof details before committing.

Local benchmarks rechecked 16 October: standard regional turnkey THB 15,000-18,000/m²; GP Home 150 m² from THB 2m. Their area definitions and exclusions differ from this project. Do not use the advertisements as complete eco-villa quotations. [R5]

Clean Air & Positive Pressure

A controlled ventilation concept for filtered and comfortable indoor air. The villa specialist system is distinct from the simpler guest-bungalow equipment. Commissioning must prove airflow, filtration, humidity control and access for maintenance.



Illustrative heat-recovery ventilation equipment. Product selection and room sizing remain subject to design.

Heat-Recovery Ventilation

Heat/energy recovery can reduce the load associated with outdoor-air supply. It does not replace active cooling or dehumidification in a humid tropical climate. Filter class, pressure drop, supply/extract balance and maintenance access must be specified.



Illustrative integrated climate equipment. No guaranteed whole-building performance is inferred from a rendering.

Positive-Pressure Air System

A slight pressure strategy is a design option for a sufficiently controlled envelope. Bathroom/kitchen extraction, door opening, leakage and condensation need coordinated design. Acceptance includes measured flows, indoor humidity and filter-service records.

Budgeted AC remains included. Guest units have local air, AC and shower hot-water equipment; the villa uses its separately itemised specialist plant.

Efficient Systems for Tropical Living

MY PARADISE | PLUS ECO HOUSE SYSTEM INTEGRATION



Current Eco-Villa visual direction with private pool. Specialist plant is accounted for separately from the villa construction package.

Ground-Loop Cooling Support

Villa-only outdoor ground-loop pre-cooling is a feasibility allowance of THB 280,000 including associated excavation. Soil conditions, seasonal temperatures, humidity, drainage, hygiene and maintenance must be evaluated. No guaranteed cooling output or electricity saving is included.

Solar & Battery Resilience

Package	Planning reference
Group A / Group B	Two 5 kW hybrid systems, each with 5 kWh battery and grid support.
Eco-Villa	10 kWp / 15 kWh reference package; final critical-load circuits and backup duration require design.
Operating power	THB 120,000 baseline/year inside THB 720,000 shared envelope; THB 60,000 additional grid allowance/year.
Pool / hot water	Villa pool heat pump, hot-water heat pump and insulated storage separately listed in Technology.

The smaller hybrid supplier reference is THB 200,000 excluding VAT, or THB 214,000 including 7% VAT, as carried in the workbook. Site installation, logistics and electrical approvals must be quoted. No zero-bill or off-grid claim is made. [R6]

Durability Starts Inside the Structure



Illustrative insulated wall assembly. The current owner specification is 25 cm external AAC, not an uncosted double-wall addition.

Insulated Wall Assembly

The bungalow base includes standard turnkey work. Only incremental AAC, glazing, roof insulation, tile and fitting upgrades are added after credits for replaced standard components. The villa premium envelope is included in its THB 22,500/m² turnkey allowance.



Villa technical-room visualisation. Equipment and access are conceptual, not a measured installation drawing.

Integrated Technical Room

The revised villa plan locates a larger technical/laundry/storage room behind the carport, outside the 160 m² house. Provide service access, safe equipment clearances, ventilation, drainage and electrical/water separation. Two bungalow service huts remain separate. External building, pool WC and open-air shower costs require workbook reconciliation; the new layout is not a priced construction package.

Two 5,000 L cold-water tanks, treatment, RO drinking-water allowance and greywater concept are budgeted. A new well is optional with zero current quantity; test existing supply capacity and quality before adding scope.

Investor Risk Management and Execution Appendix

Critical questions, downside scenarios, exit plan, financing controls, ownership protection and construction delivery framework.

PROJECT	10-Rai Expansion, Doi Hang, Chiang Rai
INVESTOR FUNDING	THB 30.0 million maximum project funding
ECONOMIC MODEL	60/40 distributable-cash allocation; no separate shareholder-loan repayment
OPERATING HORIZON	30 years, subject to final documents
DELIVERY TARGET	Approximately 18 months from first funding
CURRENT CAPITAL EXPOSURE	THB 209.38 residual estimated construction reserve; opening liquidity unresolved

Purpose. This appendix makes risks, controls and responses explicit. It preserves the original structure while applying the current workbook, revised staffing, technical scope, access design and service forecast. The same figures and definitions apply throughout the main plan and appendix.



Existing My Paradise pool and gardens. Operating quality and cash control are central to protecting the expanded resort.

All binding land, corporate, funding, residence, distribution and transfer rights require independent Thai professional documentation before funds are released.

1 Executive risk position

The project is a long-term hospitality and property operating proposal. The investor receives 60% of distributable project cash over the agreed term. That allocation provides both return and economic recovery of capital; no additional priority repayment of THB 30.0m exists in the model.

Principle	Agreed commercial position
Return	60% after operating costs, model tax and agreed reserves. No guaranteed return or separate principal repayment.
Land / operations	Lawful family/Thai ownership to counsel approval; My Paradise retains day-to-day management.
Residence	Lifestyle private use; Income villa rental enters common accounts. Housing use value is non-cash.
Funding / completion	Purpose-bound THB 30m funding; approximately 18-month baseline subject to legal/design/tender gates.

2 Proposed ownership and operating structure

Layer	Preferred role / required protection
Land ownership	Lawful Thai holding; title, boundaries, encumbrances, access and any court/guardianship approvals verified.
Operating company	Employ staff, receive revenue, pay expenses and keep accounts under lawful licences and genuine shareholding.
Operating lease	Proposed registered 30-year site/building use, maintenance, access, default and end-of-term rules.
Investor contract	Documented 60/40 cash formula, funding use, information/audit, default, dispute and transfer rights.
Residence protection	Defined plot/building and lawyer-approved registered usufruct and/or other lawful protection. No foreign land-ownership promise.

Rental rule. If the villa is offered through My Paradise, all related sales and costs enter company accounts and the 60/40 mechanism. Private use and charges need clear rules; no private collection of common-pool receipts or uncontracted use of resort staff and channels.

3 Financing controls and investor protection

Full funding into a controlled project account is proposed after conditions precedent. It does not authorise unrestricted management withdrawals or treat target budget headroom as available cash.

Control	Rule
Project account	Separate purpose-bound account; owner/source-of-funds documents and bank evidence retained.
Management authority	Single budgeted commitment up to THB 500,000 within approved scope.
Second approval	Above THB 500,000, or any budget variation: documented counter-approval by investor-appointed controller. No invoice splitting.
Evidence	Measured progress, company invoices, contracts, receipts and delivery records; related parties disclosed.
Petty cash	Up to THB 30,000/month during construction, within approved package costs. Log date, recipient, purpose and receipts; no additional uncapped budget.
Prohibited use	No improper payments, personal withdrawals or unapproved non-project spending.
Reporting	Monthly bank reconciliation, actual/committed costs, forecast-to-complete, photographs and risk log.

4 Distribution and return waterfall

First: operating costs, salaries, statutory obligations and tax. **Second:** retain agreed working cash and THB 600,000/year replacement provision. **Third:** distribute remaining cash 60% investor / 40% operator, subject to law and solvency.

Medium distributable cash is THB 3,690,888 Lifestyle / THB 4,401,498 Income. Investor distribution is THB 2,214,533 / 2,640,899. Manager pay is already included in operating costs and is not paid again from the 40% allocation.

Capital control: the target construction reserve is THB 350,000 but the detailed estimate leaves THB 209.38. Release of commitments requires real cost-to-complete headroom and funded opening liquidity.

5 Risk register

Risk	Early warning	Response and control
Legal structure	Title, minority-owner, foreign-business or registration issue.	Stop funding release; obtain lawful revised documents and professional sign-off.
Nominee / control	Unfunded Thai shares or side agreements implying disguised land control.	Independent counsel, genuine contributions and no proxy/nominee workaround.
Title / access	Survey, bridge or utility route differs from rights.	Secure registered access and survey before purchase or building commitments.
Construction overrun	Forecast exceeds THB 30m; current reserve effectively exhausted.	Freeze new scope, tender alternatives, redesign non-core items and fund essential completion first.
Delay / contractor	Critical path slips >30 days; missed milestones or quality defects.	Written recovery plan, measured payments, retention and replacement rights.
Water / energy	Failed tests, low supply, poor humidity control or high grid use.	Load and water-quality design; critical-load tests; commissioned backup and treatment.
Demand / spending	Occupancy, net ADR, resident spend or café POS below case.	Domestic/direct offers; revise scenarios and staffing; delay optional spend.
Operating quality	Review declines, staff overload, complaints or maintenance backlog.	SOPs, deputy, measured roster and preventive maintenance.
Licensing / safety	Open permit, fire, food, spa or camping condition.	Licence register and no affected opening before approval.
Founder incapacity	Management unavailable.	Named deputy, access/bank authority protocol and documented SOPs.
Investor / FX	Reporting disputes, missing inbound funding or transfer records.	Objective approvals, mediation, complete bank evidence and accountant review.
Fire / flood	Unsafe drainage, incident or unusable asset.	Insurance, evacuation, resilience, backups and business-interruption plan.

Thresholds apply to the current scope, including pedestrian guest access, grid-supported solar and starter spa/fitness. Risk controls are contractual proposals until adopted in signed documents.

6 What-if response framework

Scenario	Immediate decision	Financial response
Cost forecast exceeds THB 30m	Freeze commitments; reconcile measured BOQ; obtain alternate quotes.	Protect safety/core assets. Defer optional fit-out/planting; no assumed extra capital.
Completion beyond 18 months	30-day recovery plan with critical path and accountable contractor.	Fund essential completion and cash runway; open only safe, licensed completed units.
Medium occupancy/spend missed	Reprice dates; domestic/long-stay/direct actions; validate POS segmentation.	Refresh 50/70/90% cases and cash forecast. Remove unsupported premiums.
Power demand above plan	Measure loads and backup circuits; revise operating allowance.	Extra THB 120k grid stress reduces investor cash by THB 57.6k/year at the model tax convention.
Negative low-season cash	Retain prior cash and limit distributions.	March/April Lifestyle timing deficits total about THB 158,632. Separate opening liquidity is required.
Investor incapacity / death	Use agreed documentary/succession process; management continues.	Economic rights follow contract/law; registered residence rights follow their own terms.
Founder incapacity / death	Named deputy, authority protocol and family/company notifications.	Keep accounts/payroll operating; legal succession documents govern authority.
Preferred structure unlawful	Stop transaction before funds or land commitments.	Lawyer-approved alternative only; no nominee workaround.

The monthly illustration allocates annual results; it is not a booking forecast or a debt schedule. At Medium, March and April distributions may be negative before retained opening cash. Annual profit does not remove that timing risk.

7 Exit plan and transfer safeguards

The investment is designed for annual participation over 30 years. Transfer terms must create a workable route without promising a sale price, liquid market or independent repayment claim.

Advance notice: at least 12 months written notice of proposed exit/transfer.

Right of first refusal: My Paradise/designated lawful party receives a defined response period on equivalent commercial terms.

Third-party transfer: contractual economic rights may transfer only under agreed legal conditions. No outstanding shareholder-loan balance is implied.

Objective eligibility: identity, source-of-funds and legal checks; acceptance of existing agreements and compatible resort use.

Passive status: successor receives information/protective rights, not ordinary management authority. Objective deadlines avoid indefinite obstruction.

Residence and end of term: registered rights follow their lawful duration and transfer rules. Agree building/assets, bookings and handover at year 30. No automatic terminal proceeds are modelled.

8 Construction execution plan

Period	Work package	Gate / evidence
Months 0-3	Legal/title/access; survey; architecture, structure/MEP, drainage; BOQ/tenders/permits.	Signed conditions, approved scope and funded liquidity.
Months 3-4	Setting out, access, earthworks and drainage.	Survey levels and site-safety check.
Months 4-6	Foundations for villa, studios and essential shared buildings.	Engineer inspections before pours.
Months 5-7	Water/wastewater and service routes; bridge and villa drive enabling.	Pressure/gradient checks; overhead electric design.
Months 6-10	Villa shell, then repeat controlled studio prototype.	Per-building dimensional and quality checks.
Months 8-12	Roof/water-tightness; MEP rough-ins, windows and waterproofing.	Tests before closure; roof and wet-area inspection.

8 Construction execution plan (continued)

Period	Work package	Gate / evidence
Months 11-14	Finishes, fittings, AC, joinery, local hot water and furnishings.	Room-by-room defects and equipment records.
Months 13-15	Paths, lighting, planting, sanitary/laundry and spa/fitness.	External safety, access and utilities acceptance.
Months 15-16	Water quality, wastewater, electrical, air/humidity and fire tests.	Commissioning records and defects register.
Months 16-18	Rectification, manuals, staff training, photography and soft opening.	Final operational/licensing acceptance.

9 Construction governance

Control point	Required practice
Baseline / sequence	Approved drawings, scope, BOQ, contracts and responsibility. Weather-tight roofs before sensitive finishes; tests before closing services.
Payment / variations	Match invoices to measured progress. Written scope, reason, cost, time effect and budget source for each change.
Quality / delay	Dated photos, site diary, engineer inspections and test records. Forecast delay >30 days triggers recovery plan.
Final acceptance	Defects, manuals, warranties, keys, permits and as-built information complete before final payment.

10 Governance and reporting

Monthly investor pack: P&L, bank/cash, actual and committed capex, forecast-to-complete, build progress, risk log and decisions. Operating KPIs include occupancy, net ADR, RevPAR, channel mix, guest spend, reviews, payroll, power and reserve cash.

Reserved matters include threshold payments, budget changes, new debt, asset sale, lease/residence amendments and related-party transactions. Ordinary staffing, pricing, guest service and within-budget purchasing stay with My Paradise management.

11 Conditions before first funding

Condition	Evidence required
Land and title	Current Chanote search, survey, access, encumbrances and lawful owner/purchaser; any court/guardianship approvals.
Company and lease	Genuine shareholding/contributions, corporate powers and proposed registered operating rights reviewed.
Investor documents	Funding instrument, 60/40 cash formula, exit/default/reporting/dispute terms; no separate shareholder-loan repayment.
Residence protection	Defined plot/building, access/utilities and lawyer-approved registrable use rights. Lifestyle / Income choice documented.
Construction	Measured drawings, engineer review, site/bridge/roof/pool scope, tenders, BOQ and 18-month baseline.
Bank and liquidity	Purpose-bound account, THB 500k approval matrix, forecast-to-complete and explicitly funded opening cash.
Tax and compliance	Funding source, inbound records, tax/VAT, depreciation, withholding, accounting, licences and employment responsibilities confirmed.

Conclusion

The structure protects both parties by separating ownership, management and economic rights. My Paradise manages the business; the investor receives 60% of distributable project cash, information rights, controlled funding use and an agreed transfer path. Lifestyle residence use is separately protected; Income villa receipts enter common accounts.

The current plan uses the same THB 30m capital total and 23-tab Excel operating model throughout. It preserves the original chapter sequence while updating construction, services, staffing and cash risks. No separate principal repayment, guaranteed return or terminal asset value is assumed.

Before commitment
Resolve construction headroom and opening liquidity, complete professional diligence, and sign the final scope and rights. Concept images and a balanced budget do not substitute for those gates.