

## Irish Clock Lease Repayment Schedule / Fact sheet

### **Includes Massage Salon adjoining (next door)**

1. Current Lease paid up to February 1<sup>st</sup>, 2020. Balance = **Free rent until February 1<sup>st</sup>, 2021**
2. Annual Lease – 2020 thru 2021 = 51,500 THB / month **FREE. Owner will pay!!! You do not pay any rent for this period. Save ฿618,000**
3. Annual Lease – 2021 thru 2024 = 56,650 THB / Month to be **paid annually on February 1 each year = THB 679,8000 per year**
4. Annual Lease - 2024 thru 2027 = 65,147 THB / Month to be **paid annually on February 1 each year = THB 781,770 per year**

A rental deposit will be discussed with consenting buyer and seller. Suggest 3 months in advance.

Fixtures, fittings, equipment, furniture, all operating equipment and facilities Deposit of THB 300,000 to be held in trust account.

All licenses transferable. Owner will assist and help with transfer/s.

Accommodation = 7 Rooms. Not utilized fully. Room rate is charged at THB 750 per night. (With good marketing and advertising, this room rate could comfortably be increased to THB 875 – 900 Per night) 8% - 10% increase.

Employed 2 Chefs, 5 front of house, 1 KP. Will stay providing the new lessee maintains current or better wages.

Security CCTV throughout except accommodation rooms. (Privacy)

Current Leaseholder has Profit and Loss records except for the period when a previous purchaser defaulted on agreement.

**Profitable Pub and Guesthouse with potential to grow as new hotels expand with more tourists searching for an international cuisine restaurant outside of their hotel**