

Orchid Hotel – Khon Kaen

FACTSHEET

September 2019

Project:	Orchid Hotel Khon Kaen
Address	Khon Kaen, Thailand
Location	Located in the heart of the vibrant North Eastern Thai city of Khon Kaen, the hotel is a sleek, stylish and modern 'resort in the city' getaway that offers International travellers all the comfort, facilities and services demanded.
Tenure	Freehold, Privately owned, 1 Chanote . All applicable Hotel Licenses required and building permit current and transferable. No Franchise agreement with Hotel Brand names or affiliations
Land Plot	1 plot, totalling 86.7 Talang Wah. Located 300 Mt's South West from Khon Kaen Central Plaza
Date / Product	Is newly built in 2008 5 Floors. Seller is first owner and constructed hotel Total: 17 Guest rooms. 4 Floors; Hotel rooms 1 Floor: Management living or can be major family suite
GFA	Restaurant caters for Thai and International breakfast. Seating = ~20 pax. Opportunity to expand and have all day dining. Coffee shop established, yet not used currently. Opportunity to have a s bar, coffee shop or restaurant Total surface building GFA = 1,450 m2
Parking	Guest parking ground floor up to ~ 10 cars
GFA	Total Gross Revenues 2018: T/O = 3 M THB, Expenses = 1.2 M THB Net Profit = 1.76 M THB. Huge potential to increase Occupancy rate 2018 = 76.2 % Potential to lift to 75 - 80 % or more, with targeted marketing ADR: 700 THB / night. Market can withstand increase in room rates by 20%. Suggest 850 / room / night Asset is maintained in excellent condition, with very good maintenance and upkeep. Good Quality M&E and fitting out. Asking price : THB 23.99 Million THB - Negotiable