

Irish Clock Lease Repayment Schedule / Fact sheet

Includes Massage Salon adjoining (next door)

- Annual Lease – **2021 thru 2024** = 56,650 THB / Month to be paid annually on February 1 each year = THB 679,8000 per year
- Annual Lease - **2024 thru 2027** = 65,147 THB / Month to be paid annually on February 1 each year = THB 781,770 per year

Fixtures, fittings, equipment, furniture, all operating equipment, and facilities.
Sold 'As is' on a Walk -In, Walk – Out' Basis

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.