



GSBB-1

“GREEN-THEMED”
SERVICED APARTMENT W/
BED & BREAKFAST

also put some news
from
huahintoday.com
and describe the
destination

the land parcel

Need to show the
ocean / the sea



“ Mies Van der Rohe cottage with fountain courtyard in style of Van Goh. Use water color. Backdrop is an ocean with island in the background. ” - DALL-E 2

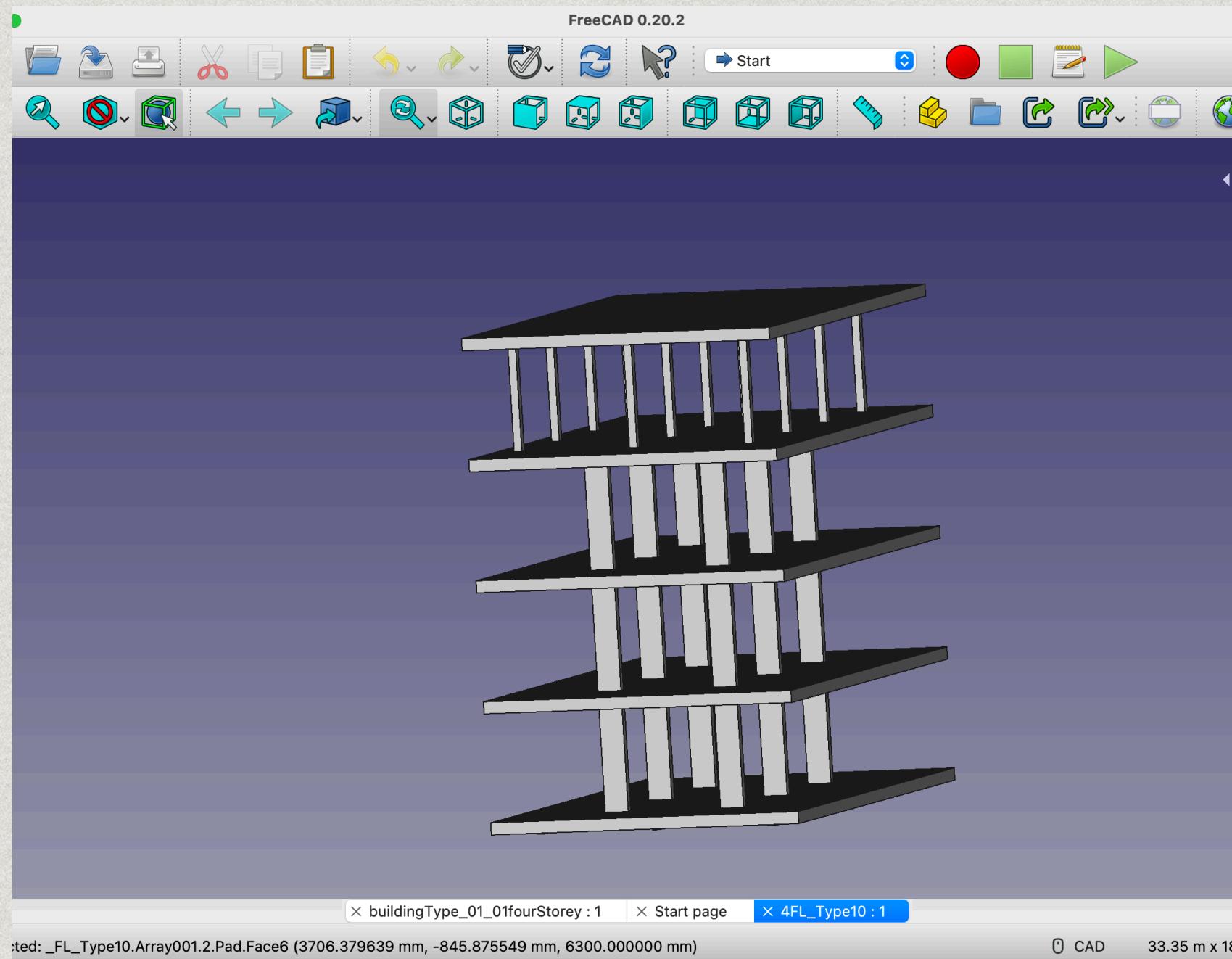


example architectural style

- * Imagined an empty land transform into a world-class built-environment that you can live-in anytime when you happen to be in Thailand ...

Initial prototype and 1st iteration

- * invest of 10M needed to develop the. prototype build, GSBB-1.

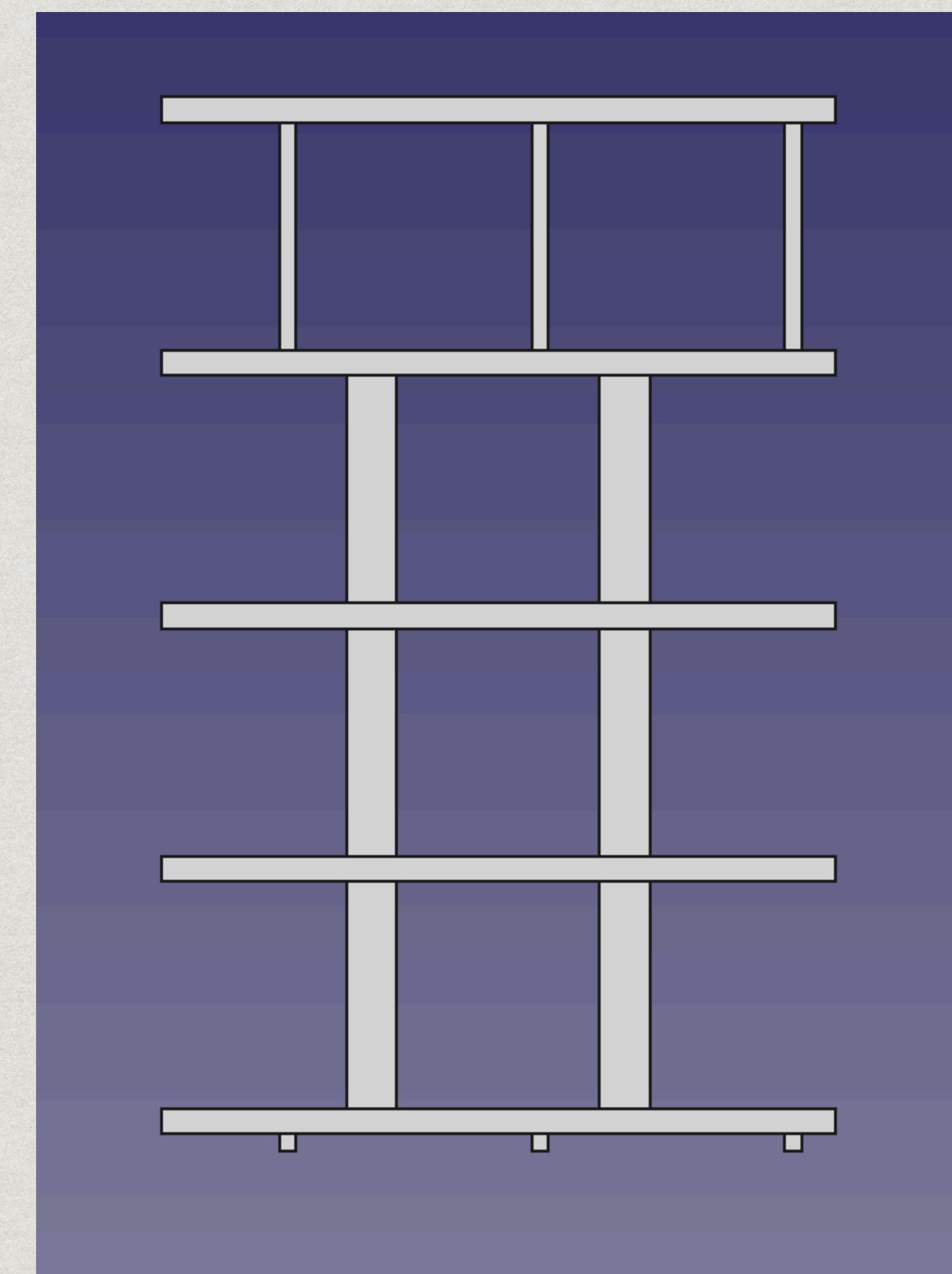
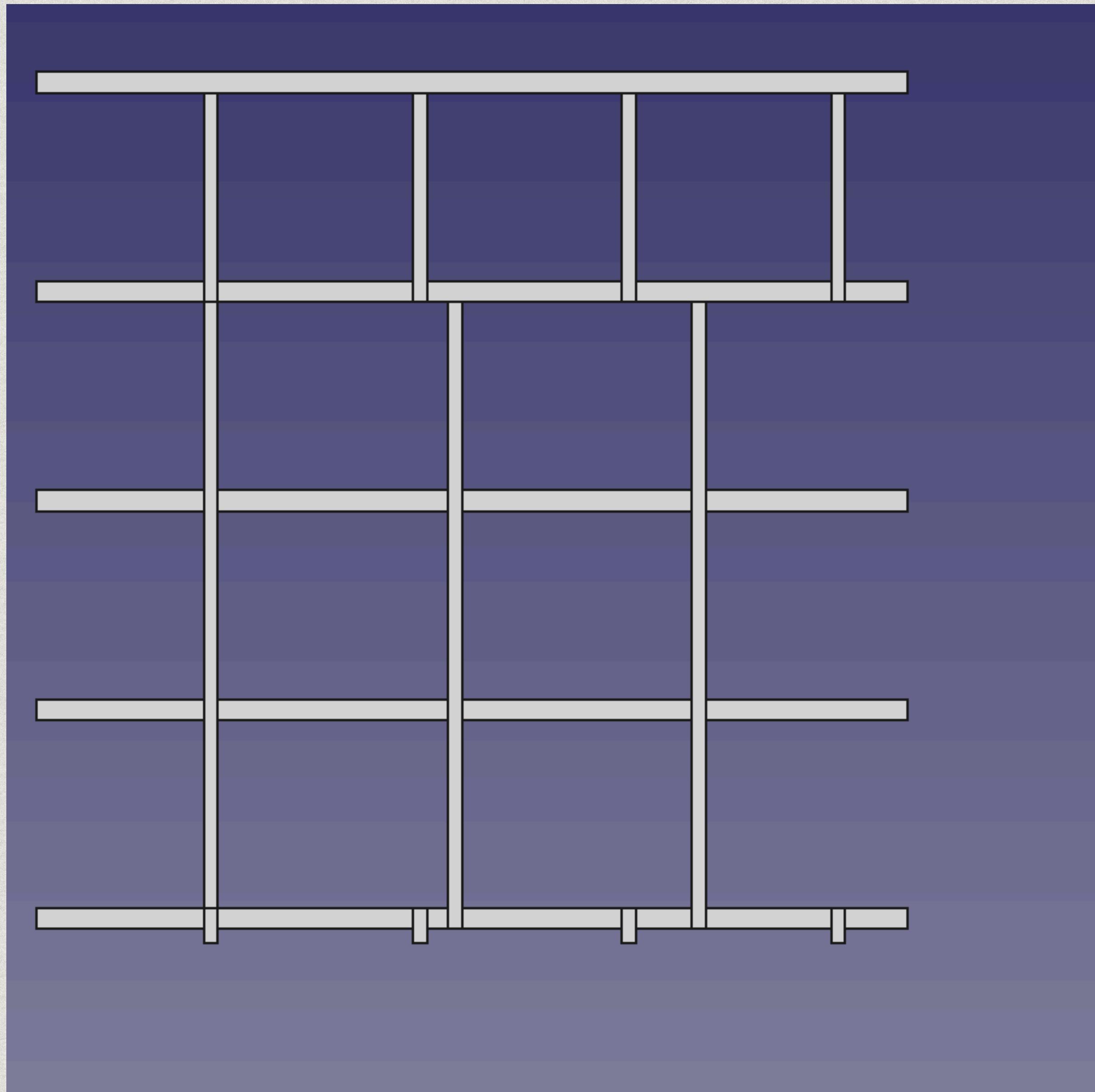


open-source CAD/BIM
development



v0.1 March 2024

Max height 12m, total building area 100 sq.m; Total of four floors.



Some special
gimmick for the
guests



fancy ice for the bar

Cashflow Projection

Cashflow Projection		Year	1	2	3	4	5	6	7	8	Total	Grand Total
	Cashflow											
	Outflow: (Cost)											
	Construction (EPC)	฿3,000,000									฿3,000,000	(1)
	Oper Expense (Budgeted)	฿1,300,000	฿1,300,000	฿1,300,000	฿1,500,000	฿1,500,000	฿1,500,000	฿1,500,000	฿1,500,000	฿1,500,000	฿11,400,000	(2)
	Annual Salary (headcount=5)	฿768,000	฿768,000	฿768,000	฿768,000	฿768,000	฿768,000	฿768,000	฿768,000	฿768,000	฿6,144,000	
	Electricity+Water+I nternet+Garbage	฿150,000	฿150,000	฿150,000	฿150,000	฿150,000	฿150,000	฿150,000	฿150,000	฿150,000		
	Hotel supplies,	฿100,000	฿100,000	฿100,000	฿100,000	฿100,000	฿100,000	฿100,000	฿100,000	฿100,000		
	Furniture and building repairs	฿50,000	฿50,000	฿50,000	฿50,000	฿50,000	฿50,000	฿50,000	฿50,000	฿50,000		
	Lease (land)	฿240,000	฿240,000	฿240,000	฿240,000	฿240,000	฿240,000	฿240,000	฿240,000	฿240,000	฿1,920,000	(3)
	Interest expenses	฿900,000.00	฿720,000.00	฿540,000.00	฿360,000.00	฿180,000.00	฿0.00	฿0.00	฿0.00	฿0.00	฿2,700,000.00	
Total Cost:		฿5,440,000	฿2,260,000	฿2,080,000	฿2,100,000	฿1,920,000	฿1,740,000	฿1,740,000	฿1,740,000	฿1,740,000	฿25,164,000	(4)

Revenue estimated: four segments

Inflow: (Revenue)											(5)
Apartment											
	Hotel	\$2,227,200.00	\$2,227,200.00	\$2,227,200.00	\$2,227,200.00	\$2,227,200.00	\$2,227,200.00	\$2,227,200.00	\$2,227,200.00	\$2,227,200.00	(6)
	Restaurant	\$2,491,200	\$2,491,200.00	\$2,491,200.00	\$2,491,200.00	\$2,491,200.00	\$2,491,200.00	\$2,491,200.00	\$2,491,200.00	\$2,491,200.00	(7)
	Bar	\$600,000	\$600,000.00	\$600,000.00	\$600,000.00	\$600,000.00	\$600,000.00	\$600,000.00	\$600,000.00	\$600,000.00	(8)
	Rent space	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	
Margin: (Profit/Income)											(9)
80%	Hotel	\$1,781,760.00	\$1,781,760.00	\$1,781,760.00	\$1,781,760.00	\$1,781,760.00	\$1,781,760.00	\$1,781,760.00	\$1,781,760.00	\$14,254,080.00	(10)
30%	Restaurant	\$747,360.00	\$747,360.00	\$747,360.00	\$747,360.00	\$747,360.00	\$747,360.00	\$747,360.00	\$747,360.00	\$5,978,880.00	(11)
50%	Bar	\$1,245,600.00	\$1,245,600.00	\$1,245,600.00	\$1,245,600.00	\$1,245,600.00	\$1,245,600.00	\$1,245,600.00	\$1,245,600.00	\$9,964,800.00	(12)
85%	Rent space	\$85,000.00	\$85,000.00	\$85,000.00	\$85,000.00	\$85,000.00	\$85,000.00	\$85,000.00	\$85,000.00	\$680,000.00	
Total Projected Income:		\$3,859,720.00	\$3,859,720.00	\$3,859,720.00	\$3,859,720.00	\$3,859,720.00	\$3,859,720.00	\$3,859,720.00	\$3,859,720.00	\$30,877,760.00	(13)
Basic Profit										\$5,713,760.00	. (13) - (4) (14)

NPV calculations: assume 9% return

Net Present Value (NPV)	Year								
		1	2	3	4	5	6	7	8
CF	-฿1,580,280.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00	720.00
Discount	9%								
NPV	฿7,265,534.66								

NPV = 7.2 million when IRR equals 8%
make NPV profile.
this NPV profile plot is for Lender

Debenture finance; To lease the land and commission the building.

Loan Repayment Schedule		Year	1	2	3	4	5
	Period		1	2	3	4	5
Debt opening balance			0	8	6	4	2
Debt drawn	CF		10	10	10	10	10
Repayment	CF		2	2	2	2	2
Debt balance	BS		8	6	4	2	0
Interest expense	IS		0.9	0.72	0.54	0.36	0.18

"Tentative" deal structure

Deal Structure

[GSBB-1 Limited](#) in Shared Folder

1. Chayapan Computing to issue new capital: 4 million THB.
2. Land Lease created and signed. สัญญาเช่าที่ดิน
3. Finalize Feasibility Report and Design Specification
4. Hire Choefun Company Limited to design and construct the building

