

VOT 1: RENTAL PRICING POLICY FROM 01/11/2022 - 31/10/2023

Item		Building	Total rooms	Rooms are being for rented	Types of rents	Occupancy rate
1		Trần Đình Xu	23	23	3	40% - 90%
Floor	Price from 01/11/2022	25 sqm	23 sqm	23 sqm	18 sqm with windows	18 sqm with windows
4	01/11/2022	401 280	402 275	403 275	404 25	405 25
3	01/11/2022	301 280	302 275	303 275	304 25	305 25
2	01/11/2022	201 280	202 275	203 275	204 25	205 25
1	01/11/2022	101 280	102 235	103 235	104 25	105 25
G	01/11/2022	G01 240	Storage	G03 216	G04 625	Kitchen & Laundry

Note	Occupancy rate
Airb&b rooms	50%
Long-term rent	90%
Commercial rent	90%

Rental price are set based on the average price of similar rooms for rented located in Tran Dinh Xu street, District 1, Ho Chi Minh City

TRAN DINH XU ASSET PERFORMANCE PROJECTION (Unit: USD
Total revenue (monthly)	8,128.9	Occupancy rate
Long-term rental	3,326.4	90%
Utilities collected	800.0	
AirBnb rental	2,400.0	40%
Utilities collected	960.0	
Commercial rental	562.5	90%
Utilities collected	80.0	
Annual rental revenue	97,546.8	
Operating cost	32,190.4	30%
Assets valuation (CBRE)	1,970,000.0	
Rental dividend	3.32%	

I. Long-term rental

I. Long-term rental											Type of room (sqm)					
No.	District	Road	Ward	Net room size (sqm)	Gross room area (sqm)	Monthly rental (million VND)	Link/Source for rent	Annual Rental Unit Price (million VND/sqm/year)	Respective Selling price(million VND/sqm)	Link for selling	Annual rental yield	25.00	23.00	23.00	18.00	18.00
1		103/16 Đường Trần Đình Xu	Nguyễn Cư Trinh	25	29.4	5.5	https://batdongsan.com.vn	2.24	78.13	https://batdongsan.com.vn/ban-nh	2.87%	5.5	5.06	4.55	3.96	3.564
2		Trần Đình Xu		28	32.9	7.50	https://mogi.vn/quan-1/thu	2.73	66.87	https://batdongsan.com.vn/ban-nh	4.09%	6.70	6.16	5.54	4.82	4.34
3		Trần Đình Xu		25	29.4	9.00	https://mogi.vn/quan-1/thu	3.67	91.57	https://batdongsan.com.vn/ban-nh	4.01%	9.00	8.28	7.45	6.48	5.83
4		Trần Đình Xu		30	35.3	8.90	https://batdongsan.com.vn	3.03	55.15	https://batdongsan.com.vn/ban-nh	5.49%	7.42	6.82	6.14	5.34	4.81
5		Trần Đình Xu		25	29.4	8.00	https://mogi.vn/quan-1/thu	3.26	76.19	https://nha.chotot.com/mua-ban-nh	4.28%	8.00	7.36	6.62	5.76	5.18
6		Trần Đình Xu		26	30.6	7.00	https://mogi.vn/quan-1/thu	2.75	77.13	https://nha.chotot.com/mua-ban-nh	3.56%	6.73	6.19	5.57	4.85	4.36
								2.95	74.17		3.97%	7.22	6.65	5.98	5.20	4.68

II. AirBnB

Price range in Tran Dinh Xu streets

Map area

12–15 Sept

1 guest

Become a host

8 stays

Private room in Quận 1
STUDIO ROOM 5M away from Bui ...
1 queen bed
Individual Host
\$22 night · \$64 total

Townhouse in Quận 1
BenHouse R1.1
1 sofa bed
\$28 night · \$82 total

Flat in Quận 1
 Sunny and colourful apartment ...
5 queen beds
Individual Host
\$124 night · \$371 total

Flat in Quận 1
Entire Apartment in The Heart of ...
3 queen beds
Individual Host
\$122 night · \$364 total

Map showing property locations and prices in the Tran Dinh Xu area. Price markers include \$59, \$122, \$97, \$28, \$24, \$25, \$22, and \$124.

Keyboard shortcuts

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