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PROJECT №1855
INVESTMENT IN THE CONSTRUCTION OF RETAIL SPACE IN A SHOPPING CENTER (THAILAND)

Location: Thailand
Description: In one of the wealthy areas of Thailand, it is planned to build a shopping center that will include a variety of commercial spaces, a gym, fitness, networking areas, cafes, restaurants, mini stores and beauty salons. Next to the shopping center there will be an alley with shops along the road, surrounded by palm trees, creating a cozy infrastructure in a wealthy area. Sufficient parking spaces will also be provided.

The founder proposes a project to purchase retail space with an area of **424 m²** in the specified shopping center.

Offer to investor:

Option 1:
Purchase of 1/3 share for **$189,000**

Option 2:
Purchase of 50% share for **$324,000**

Option 3:
Full buyout 100% for **$540,000**

Minimum selling price: **$3,240** per m²
Maximum selling price: **$4,050** per m²

REQUIRED AMOUNT OF INVESTMENTS:
OPTION 1 - **$189 000**
OPTION 2 **- $324 000**
OPTION 3 **- $540 000**

ANNUAL NET PROFIT:
OPTION 1 **- $383 400**
OPTION 2 **- $534 600**
OPTION 3 **- $1 177 200**

RETURN ON INVESTMENT CAPITAL:
OPTION 1 - **203%**
OPTION 2 - **165%**
OPTION 3 - **218%**

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Profitability with 3 investment options

Option 1

Expected project profitability from sales:

Minimum:

- $3,240*424 m² = $1,373,760

Investor Income: $1,373,760/3 = **$457,920**

Net profit: $457,920 - $189,000 = **$268,920**

Return on investment capital: **142%**

Maximum:

- $4,050*424 m² = $1,717,200

Investor income: $1,717,200/3 = **$572,400**

Net profit: $572,400 - $189,000 = **$383,400**

Return on investment capital: **203%**

Option 2

Expected project profitability from sales:

Minimum:

- $3,240*424 m² = $1,373,760

Investor income: $1,373,760*50% = **$686,880**

Net profit: $686,880 - $324,000 = **$362,880**

Return on investment capital: **112%**

Maximum:

- $4,050*424 m²= $1,717,200

Investor income: $1,717,200*50% = **$858,600**

Net profit: $858,600 - $324,000 = **$534,600**

Return on investment capital: **165%**

Option 3

Expected profitability of the project (investor) from sales:

Minimum:

- $3,240*424 m² = $1,373,760

Net profit: $1,373,760 - $540,000 = **$833,760**

Return on investment capital: **154%**

Maximum:

- $4,050*424 m² = $1,717,200

Net profit: $1,717,200 - $540,000 = **$1,177,200**

Return on investment capital: **218%**