

A ONCE IN A GENERATION OPPORTUNITY

千载难逢的机会

*“ Do not start a new business, Buy an existing profitable
Business!”*

Nimmanhaeminda Soi 15
Chiang Mai, Thailand 50200

**INVESTMENT
OPPORTUNITY**

投资机会

092-269-9636 (Eng)
084-363-8812 (Thai)
098-965-6425 (中文)
tigerific888@gmail.com

A ONCE IN A GENERATION OPPORTUNITY

Explore your once in a lifetime brick/mortar & real estate investment opportunity in the most prime sought after location in South East Asia; the Nimman area in Chiang Mai, Thailand.

We are offering you the **extremely rare** chance to own, lease, rent or become a partner of the **entire penthouses floor / ground space** of income-producing businesses right in the prime location of the trendy neighbourhood Nimman with **8 profitable income producing businesses under one roof.**

Chiang Mai is a paradise for any foodie! Known as the culinary city of unlimited, tasty, flavourful food. Spend your time eating some of the world's most unforgettable street cuisine. Chiang Mai boasts a wonderful warm climate all year round, with incredible nature on your doorstep, and an array of activities that everyone can enjoy. Everybody needs a slice of Chiang Mai in their lives and here is a once in a generation opportunity to experience all the city has to offer!



8 Profitable Income Producing Businesses ++

- **5 Rental Penthouses at Nimman** — “Does not matter how many units someone may have in their portfolio. Its the occupancy RATE that is the key thing” 100% yearly monthly occupancy rate 5 years in a roll and Airbnb 94% occupancy rate 2years
- **Safe Deposit Box Chiang Mai & 2nd Hand Safes businesses** — Bullion & Crypto vault storage centres, Rare Arts & Antique storage and lockers.
- **Silver Connection** — The go-to brick/mortar and online dealers of 999.9 Silver Bullion Bars, Silver Shot and Silver in Glass Art, together with Bullion Vault Storage in Chiang Mai, Thailand
- **Sky View Nimman / Hi-End Residential** — Luxury business class Lounge. Exclusive limited membership only, Concierge services, Green room, 35sqm shower-bath-massage room, Gourmet Coffee, Tea & Premium Chocolate. Hundreds of rare one of kind Artefacts, Antique gallery. Panoramic views, cross-wind, high ceiling.
- **Rose's Roadhouse & New York Style Pizza** — A profitable multiple Award-Winning Restaurant. Best ribs and pizza 3 years in a row 2019-2021 voted by Chiang Mai Eats
- **Chiang Mai Handywork** — A profitable ongoing renovation/construction business

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Buy, Lease, Rent or Come partner with us!!

购买、租赁、租赁或与我们一起合作!



Safe Deposit Box Chiang Mai



Silver Connection



Rose's Roadhouse & New York Style Pizza

5 Rental Penthouses at Nimman 宁曼路5套房公寓出租

Extremely rare chance to own, lease, rent or come partner the **entire penthouses floor**. Tastefully decorated & luxuriously furnished penthouses suites with incredible **panoramic views** of the city and mountain which paints the skyline in lush green foliage. Best tree-line most liveable in Nimman. This building allows Airbnb rentals, these penthouses make for a profitable passive income. **“Does not matter how many units someone may have in their portfolio. Its the occupancy RATE that is the key thing”** We have 94% - 100% yearly monthly occupancy

Safe Deposit Box Chiang Mai / 2nd Hand Safes 清迈保险箱 / 二手安全保险箱

Purpose built business **1st and Only** privately held safe deposit box company in all Northern of Thailand. We already knew there was a huge demand in the local area for security of this kind, especially after receiving more than 155 enquiries on our social media platforms and others people who is looking to rent boxes, this was before we officially open!

Silver Connection: Bullion, Bar, and Silver in Glass Art 银子链接

The go-to **999.9 Silver** source for both seasoned and novice stackers looking to preserve wealth & build their fortune in silver. We dedicated last year (2020/2021) to building the business foundations, developing websites that converts with e-commerce, together with business in social media platforms.

Sky View Nimman / Hi-End Residential 天空景会客厅

An exclusive limited membership guild in a luxury high-end large double corner penthouse lounge with **RARE** Mountain & City views which makes the perfect spot to rest and have gourmet coffee, tea, chocolates & refresh before an international flight or go shopping in Nimman, luxury 35 sqm bathroom & bathtub, Connect with other people in the silver, crypto, blockchain communities, Podcast & Youtube setup corner. Hundreds of unique one of a kind arts & artefacts, crystal collection, rare antique book collections, Museum quality Burl wood happy buddha collection, etc.. collected by the owner over 50 years. All whilst soaking in the beautiful views of Doi Suthep mountain by day, or experiencing the bustling city light at night.



5 Rental Penthouses at Nimman

WHAT CAN WE OFFER YOU?

我们能为您提供什么?

We are thrilled to be able to offer everything you are looking for to diversify your investment portfolio holdings. **8 income profitable businesses under one roof.** The best part, you get to sit back, relax and enjoy what Chiang Mai has to offer whilst our **turn key** investment opportunities do all the work for you!

我们非常高兴能提供您在寻找的机会，以使您的投资组合持有多样化。放心！享受清迈提供的关键投资机会为您完成所有工作！

WAIT, THERE'S MORE

Did we also mention we are offering side by side connecting Owner Rooms on a lower floor 76sq.m extreme 7-stars luxury in the same building lower floor? Use the room as a rest stop pied-à-terre between visits, allowing you to be on site to oversee the daily operations.

There are only 5 units on the 10th floor, and it was built prior to the 8-floor building limit – meaning it's 2 floors higher than other buildings in the area! This provides great privacy and low-noise and **protected views always remain !!**

这座建筑是在八楼的建筑限制之前建造的 - 意思是它有两层高于该地区的其他建筑物! 这提供了良好的隐私和低噪音和保护视图始终保持!

READY FOR ADDITIONAL REVENUE STREAMS?

Great! You have come to the right place!

Alongside everything we have to offer already, you will have access to additional revenue streams on the ground & top floor of the same building. The location is home to the award winning **Rose's Roadhouse & New York Style Pizza** which generated big healthy monthly income. Temporary closed now during Covid-19 period, however will re-open in the future once again,,,,

In addition, the opportunity to operate a food cart in front of the building.

Sky View Nimman has had additional revenue streams and space rentals for tv, movies, commercials, magazine photoshoot, music videos and conference..etc

Therefore offering various opportunity to manage several business types which are all within an arm's reach of one another all under one Prime Real Estate Location.

Buy, Lease, Rent or Come partner with us!!



Rose's Roadhouse & New York Style Pizza

购买、租赁、租赁或与我们一起合作!

SKY VIEW NIMMAN / HI-END RESIDENTIAL

The modern designed open space interior for maximum comfort and aesthetics. We respect your privacy, time value. Enjoy a moment of inspiration in dedicated quiet areas.

Our purpose to create a world-renowned private sky view lounge that combines a business lounge, a reclaim gallery, and an investment hub community for exclusive limited private membership by invitation only.

This provides great privacy, low-noise and chatter typically found in an open environment, protected panoramic city & Doi Suthep views always remain.

- Business Class Lounge
- Silver Connection / SDBCM clientship
- Concierge services
- Conference room up to 20 people
- Available for Photo, Movie, Video shooting
- Green room
- Youtube corner and live streaming
- Gourmet coffee, tea, and premium chocolates
- Investment, crypto, blockchain, silver stacker club
- Youtube, Podcast studio and computers corner
- 35sq.m luxury bathroom
- Thai traditional massage
- Locker, storage services
- Printing service
- Hundreds of rare one of kind Artefacts, Antique gallery.
- Panoramic views, cross-winds, high ceiling.



Doi Suthep Temple



<< *Wat Phra That Doi Suthep Chiang Mai* is one of northern Thailand's most important and renowned temples. The temple not only boasts remarkable construction and detail, but it also provides a stunning perspective of Chiang Mai.



Lanna's Lantern Festival

>> *Lanna's lantern festival* is a northern Thai celebration held on the full moon of the 12th month of the Thai lunar calendar called "Loy Krathong".

LET'S TALK THE NUMBERS

1
LOCATION

Everything under one roof and right in the Heart of the City

所以都在一个屋檐下，在城市的中心地带

5
REAL ESTATE UNITS

5 real estate rental units with 94% to 100% Airbnb and Yearly rental occupancy rate prior

5个房地产单位在2年前有94%至100% AIRBNB 和每月租赁入住率

2/3
ADDITIONAL
BUSINESSES

Plus the opportunity for growth with 2/3 additional businesses right in the Heart of Nimman "talk to us"

加上宁曼路核心的2/3额外业务的增长机会“与我们谈”

5-7
YEARS

Forecast projections indicate that your real estate investment holding should double in the 5-7 years. As years prior

利润预测表明，您的房地产投资控股应在5-7年加倍。根据前一年

13-25
RETURN EACH YEAR

The local area has a proven upside of 13-25%+ return each year in the last 20 years

当地的历史最近20年来验证了13-25%+ 退货每一年

WHY CHIANG MAI?

With delicious food, immense greenery, wildlife, and glorious sunshine. What is there not to love? To top it off, Chiang Mai quickly is becoming known as a digital nomad, crypto, blockchain, and food's paradise capital of the world.

The food in Chiang Mai goes beyond northern Thai food. The scene remains true to its flavourful Thai food roots that can't be found elsewhere in Thailand. The cuisine here is characterised by mild but intense flavours, Khao Soi, Chiang Mai Sausage, Northern Pork and Ginger Curry, Northern Thai Chili Dips. Etc. that you simply cannot miss.

Owning a penthouse floor in Chiang Mai would be like owning the top floor of a building around 20 years ago in hotspots like Kowloon in Hong Kong, Thonglor in Bangkok, Keong Saik in Singapore or SoHo, New York. You wouldn't dare pass up an opportunity like that knowing what you know now, right? The investors in Thailand know this about the Nimman area of Chiang Mai and that's why opportunities like this are truly once in a generation and not to be missed!

There simply is not a single better opportunity like this one that exists in Chiang-Mai, and we assume you, it won't be around for long!

Come and get your slice of the pie!



"Khao Soi is a creamy coconut curry noodle based dish originating in Northern Thailand (with many linking its origins specifically to the city of Chiang Mai)"



Red Curry



A LITTLE ABOUT US

The space is owned by an American-Thai couple. James comes from New York, worked in the garment industry for a world renown designer companies for over 20 years, worked in real estate, financial, trading, and family law in New York. Retired in 1996. Invested / financed a resort in Koh Phayam in 1997, moved to Thailand in 2000 where he met his wife. Currently living in Thailand over 21 years.

His hobbies include stacking silver, playing golf, collecting art & antiques and raising his young daughter and family beyond that to keep his family and wife happy.

Patcharin is a Thai-Chinese local gal. She graduated from a famous university in Chiang Mai. She is a wife and mother & business owner who has been integral part of creating all the businesses. Her hobbies include taking care of businesses and family and spending money on luxury items... "555"

Our company, Tigerific, was founded in 2004 with a capital of 2million baht and has always been debt free. The firm has used the highly acclaimed and accredited accounting firm, T accountant.

本公司成立于2004年，拥有2百万泰铢的资本，并始终免除债务。本公司从来使用高度好客和认可的会计师事务所至到现在。



LAST BUT NOT LEAST

The real estate investors in Thailand know this about the Nimman area of Chiang Mai and that's why opportunities in this area are disappearing at the speed of light. Legal quota still available for foreign names in the Prime Location Heart of Nimman. With all of these deals will combine a chance to get a work permit and visa for expats then run the businesses on your name.

This Nimmanhamin area of Chiang Mai is the #1 "Digital Nomad" hot spot in the world, And fast becoming the epicentre of some of the Crypto crowd and the wealthiest neighbourhood in the city and the first place tourists from Bangkok, China and the rest of Asia come to shop, eat and book lodging, partly (thanks to an extremely popular movie that went viral was filmed here) Lost in Thailand!

Almost every inch of space in proper Trendy Nimman zone has been upgraded over the last few years and the remaining buildings are all being upgraded at lighting speed. When this zone finishes. This area rivals the likes of a Thonglor Bangkok or Soho in New York and other artsy Trendy hotspots around the world, to be and be seen, at prices fractions of what other Asian cities command Nimman Chiang Mai. Does represent the last true great bargain city in all of S.E Asia

There simply is not a single better opportunity like this one that exists in Chiang Mai any longer, and it won't last long. Come get your slice of the pie!

不容易在清迈能够找到一个更好的机会，它不会持续很长时间。
过来分享财富！



<https://www.pinterest.com/pin/>

"Thailand is listed as the 4th best buy place to buy real estate in the world and Chiang Mai is the number one city in Thailand for potential real estate growth"

[Check Out!](#)



Royal Flora Ratchapruerk



Wat Chiang Man

购买、租赁、租赁或与我们一起合作!

SUMMARY

The cultural capital of northern Thailand. Home of ancient Lanna Thai Kingdom. Whether you're admiring the panoramic views of Doi Suthep, to dining along the serene Mae Ping river, Or the trendy Nimman area Thailand's second largest province will captivate your senses

泰国北部的文化首都。 古老兰纳泰国王国的家。 无论您是欣赏 Doi- Suthep (素贴寺) 的全景, 沿着宁静的 Mae Ping River (湄滨河) 沿线用餐, 还是泰国第二大省的时尚尼曼地区将迷住您的感官。

9 Profitable Income Producing Businesses ++

- 5 Rental Penthouses at Nimman
- Safe deposit Box, Bullion vault and crypto storage service centre have sold out before opening!
- Silver Connection. We've already got millions sale!!
- Sky View Nimman / Hi-End Residential
- A profitable multiple Award-Wining restaurant **Rose's Roadhouse & New York Style Pizza**. Catering from 10 - 1,000 people. Cash flow galore \$\$
- Food cart / truck in front of the building
- 2nd Hand Safe
- Reclaim art, antique items, artefacts
- Chiang Mai Handywork+

Additional revenue streams

- Translation service, printing service
- Storage room / locker / and moving service
- Real estate, Property, and Law consultants

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