

A ONCE IN A GENERATION OPPORTUNITY

千载难逢的机会

INVESTMENT OPPORTUNITY
投资机会



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"DO NOT START A NEW BUSINESS, BUY AN EXISTING PROFITABLE BUSINESS"

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A ONCE IN A GENERATION OPPORTUNITY

5 RENTAL PENTHOUSES AT NIMMAN / SKYVIEW NIMMAN

5 Rental Penthouses at Nimman - The Penthouses Offer Stunning City And Doi Suthep Views, Along With Unmatched Privacy, Featuring Only Five Units On The Floor. This Makes Them The Perfect Choice For Discerning Guests. Boasting A Remarkable 100% Yearly/Monthly Occupancy Rate Over Seven Consecutive Years And An Airbnb 98.9% Occupancy Rate During 5 Years Of Hosting With SUPERHOST Status. These Premium Spaces Are Highly Sought After.

SAFE DEPOSIT BOX CHIANG MAI & 2ND HAND SAFES BUSINESSES

the leading provider of private secure storage solutions in the North of Thailand, Chiang Mai. Our state-of-the-art facilities are designed to protect your most valuable possessions, offering peace of mind through advanced security measures, including 24/7 surveillance, biometric access, and robust insurance coverage. Whether it's important documents, precious jewelry, or irreplaceable heirlooms, we ensure their safety with unparalleled reliability and discretion.

THE SILVER CONNECTION

the premier destination for investing in physical silver bullion. We trade only in 999.9 pure silver bars, shot & silver in glass art, both our own pours and premium brand names are on offer. Our company allows smart investors to purchase precious metals with a buy back programme and have them delivered directly to their door. Or keep in our on site bullion vault in conjunction.

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C.P LAW BUSINESS CONSULTANT

C.P. Law Business and Consultant is a trusted legal and business advisory firm specializing in corporate law, real estate, and investment consulting. We provide expert guidance on contracts, business formation, and regulatory compliance, ensuring our clients navigate legal complexities with confidence. Whether you need legal representation, strategic advice, or risk management solutions, C.P. Law Business and Consultant is committed to delivering professional and reliable services tailored to your needs.

PRIME NIMMAN REAL ESTATE

we pride ourselves on our in-depth knowledge and expertise in these sought-after areas, allowing us to provide unparalleled insight and guidance to our clients. Whether you're searching for a stylish urban condominium in Nimman, a serene retreat in Hangdong and Sa-Moeng road, a picturesque countryside estate in Mae Wang, or an exclusive residence in Boonyamas Mansion, we have the perfect property to match your lifestyle and aspirations.

THE SERVICED APARTMENT

Designed to cater to every need and desire of our discerning residents, ensuring an exceptional living experience. From personalized concierge services that tailor to your preferences, to multilingual staff assisting with local travel plans, restaurant reservations, and event bookings, we provide a seamless blend of comfort and sophistication.

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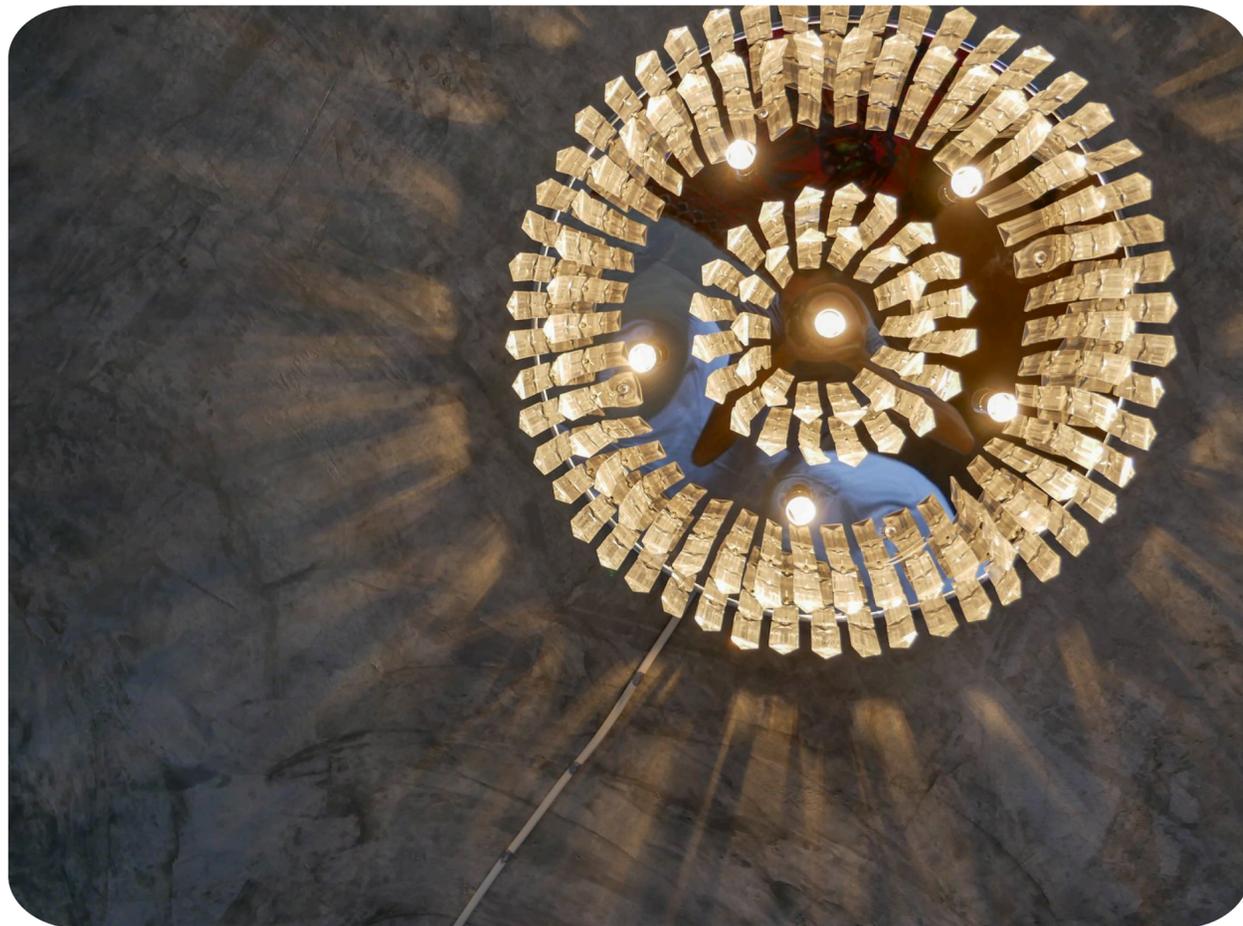
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welcome

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！

5 RentalPenthousesatNimman 宁曼路；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

SafeDepositBoxChiangMai/2ndHandSafes 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 fR 7581% 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.

Silver Connection: Bullion, Bar, and Silver in Glass Art

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 platform.

SkyViewNimman/Hi-EndResidential 天空景会客厅

An exclusive limited membership guild in a luxury high-end large double comer 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



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!!

SKY VIEW NIMMAN / HI-END RESIDENTIAL

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
- Artefacts, Antique gallery
- Panoramic views, cross-winds, high ceiling.

LET'S TALK THE NUMBERS

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

ADDITIONAL BUSSINESSES

5 real estate rental units with 94% to 100% Airbb 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

YEARS

5 years of actual past Revenue streams 2020-2024 // Five years of real income performance across nine revenue-generating businesses. From 2020 to 2024, our proven model has delivered consistent, verified results — all under one roof.
加上宁曼路核心的2/3额外业务的增长机会“与我们谈”

เปลี่ยนเลข

1

2/3

5&10

REAL ESTATE UNITS

5

10-20

RETURN EACH YEAR

5 real estate rental units with 94% to 100% Airbb 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

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

BUY LEASE, RENT OR COME PARTNER WITH US!!

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. Owning a penthouses 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 Nimman area of Chiang Mai and that's why opportunities like this are truly once in a generation and not to be missed!



There simple 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!





A LITTLE BIT 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 woman. 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.

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.



LAST BUT NOT LEAST

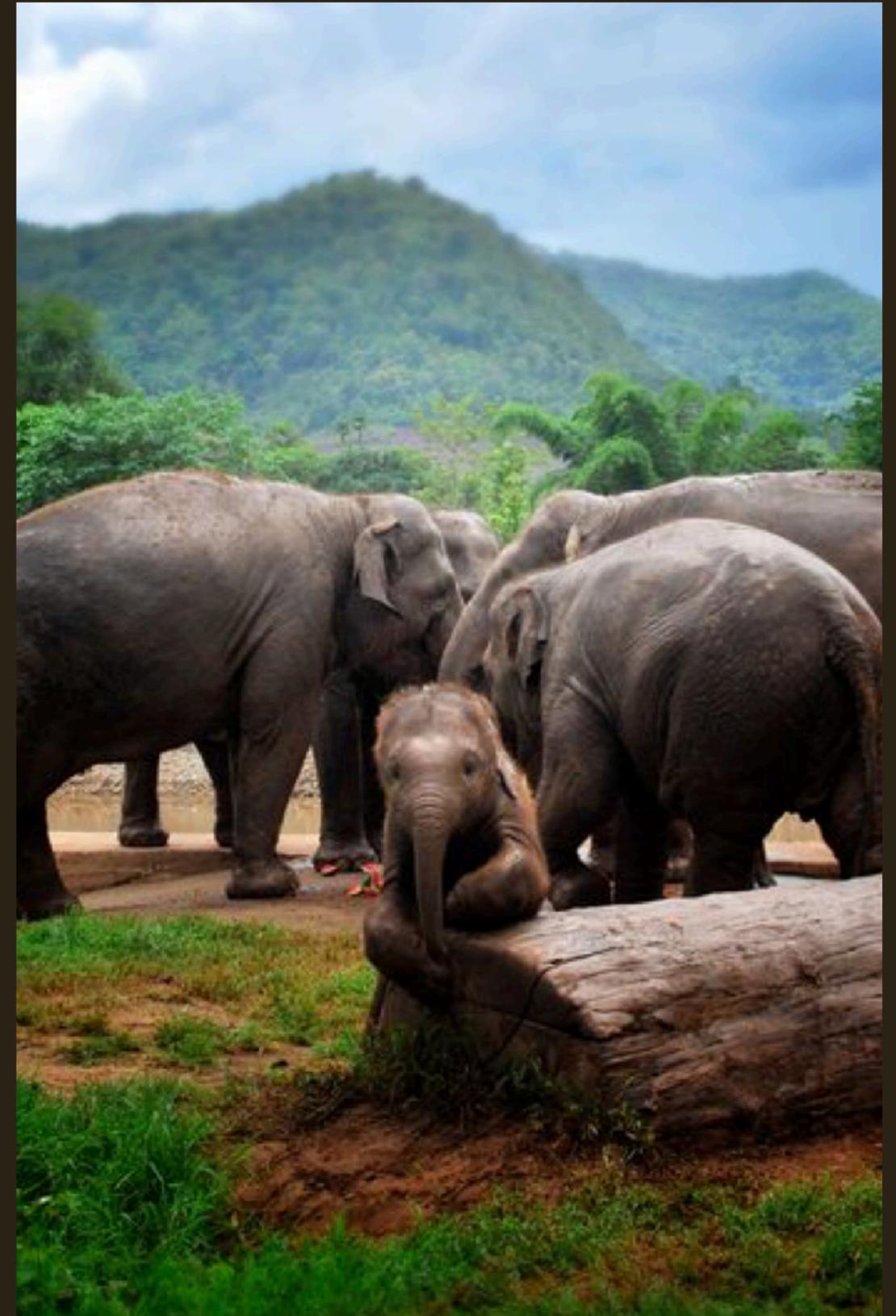
The real estate investors in Thailand know this about the Nimman area of Chiang Mai and that's why opportunities in this area are disappearing at the speed of light. Legal quota still available for foreign names in the Prime Location Heart of Nimman. With all of these deals will combine a chance to get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

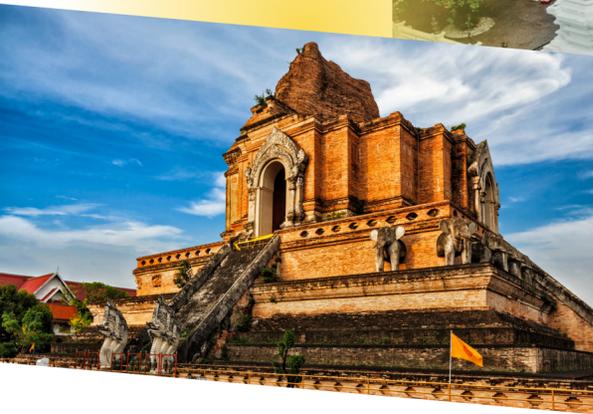
There simply is not a single better opportunity like this one that exists in Chiang Mai any longer, and it won't last long. Come get your slice of the pie!

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！



“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”

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.
- Silver Connection.
- Sky View Nimman / Hi-End Residential
- Rose's Roadhouse & New York Style Pizza.
- 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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PROFITABLE BUSINESS"



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