

PROPERTY INFO OVERVIEW FOR: **SILVERTOWN METROPOLITAN, 8<sup>th</sup> Floor 2 Bedrooms  
PHNOM PENH, CAMBODIA**



Building photo



Property Interior Photo

**KEY INFORMATION**

<b>Price Per Share</b> (Total 10 shares)	:	<b>USD 49,702.08 per share</b> (10% ownership)
<b>Financing</b>	:	<b>USD 28,239.82 per share</b> (70% loan of property price)
<b>Downpayment</b>	:	<b>USD 21,462.26 per share</b> (30% of property price + furnishing, closing costs & fees)
<b>Gross Rental Income Per Share</b>	:	<b>4.85% rental yield / year</b> <b>USD 201.71 per month x 24 months</b> (Tenancy contract ending 31 December 2023)
<b>Financing Repayment Per Share</b>	:	<b>5 years loan @ 6% interest p.a</b> <b>USD 611.86 per month</b>

**HOW WE PRICED THIS 1/10 SHARE**

We give our homes a full design makeover, manage all aspects of limited company formation, and find qualified owners.

<b>Purchase Price</b> Whole property: USD 403,425.98	USD 40,342.60 / share
<b>Property Upgrades, Taxes, and Closing</b> Interior design, furnishings, inspection, title & applicable taxes	USD 4,034.26 / share
<b>Simpley Service Fee</b> Buyer aggregation & legal	USD 5,325.22 / share
<b>Total (1/10 Ownership)</b> Whole property co-ownership value: USD 497,020.8	USD 49,702.08 / share

PROPERTY DETAILS			
Property Unit	Silvertown Metropolitan, 8th Floor 2 Bedrooms		
Location	No. 63, Trasak Paem, BKK 1, Chamkarmon, Phnom Penh, Cambodia. Google map: <a href="https://goo.gl/maps/5V5cNEBnStfuL4YC9">https://goo.gl/maps/5V5cNEBnStfuL4YC9</a>		
No. of Bedroom	2	No. of Bathroom	2
Size	256.85 sqm	Facing / View	City View
Title	Freehold		
Tenancy	USD 2,017.13 per month x 24 months. Tenancy contract expires 31 December 2023		

### Estimated monthly property expenses (Whole property)

Simpley owners share property operating expenses pro rata, and expenses are passed along monthly at cost. At closing, owners pay 6 months of home expenses (not including the Simpley Management Fee) to fund initial operating costs, in addition to monthly operating expenses.

The fees below are based on the whole property.

Property Management Fees	USD 55 per month
Simpley Management Fees	10% of income derived by the property
Property Manager Fees	USD 100 per month
LLC oversight	USD 60 per month

### Resources:

1. Property link on Simpley. <https://www.simpley.co/listings/Silvertown-Metropolitan-8th-Floor-2-Bedrooms-Unit>
2. Simpley [Buyer FAQ](#).
3. Cambodia Property Information

**Property Photos**

















