

A RARE OPPORTUNITY TO PURCHASE
FOUR WORLD RENOWNED
WELLNESS RESORT / SPAS IN THAILAND



AVAILABLE FOR PURCHASE

The Spa Resorts—Thailand

(FOUR DISTINCT & SEPARATE "RESORT PROPERTIES" INCLUDED IN THIS SALE)

SELDOM DOES PROPERTY OF THIS REPUTATION COME ONTO THE MARKET.

RECOGNIZED AROUND THE WORLD AS ONE OF
THE TOP-RATED WELLNESS & HEALTH SPA RESORTS
ANYWHERE.

The Spa Resorts Have Received The Following Awards

"TOP 10 DETOX RESORTS IN-THE-WORLD" (FOX NEWS MAY 2012)

"TOP 10 HEALTH RESORT DESTINATIONS IN ASIA" (ASIA SPA MAGAZINE)

"TOP 10 SPA RESORTS IN THE WORLD" (GUYAT MAGAZINE MAY 2012)

"TOP 50 RESTAURANTS IN THE WORLD" (RESTAURANT MAGAZINE)

"TOP RESTAURANTS IN THAILAND" (TATTLER MAGAZINE)

"SELECTED LOCATION FOR TV REALITY SHOWS IN ENGLAND & EUROPE"

THIS IS A "TURN-KEY" OPERATION AND OPPORTUNITY

"THE 1ST DESTINATION HEALTH SPA IN THAILAND"

ALL PROPERTIES HAVE AN EXPERIENCED MANAGEMENT STAFF IN PLACE ALREADY

THESE PROPERTIES ENJOY AN UNUSUALLY HIGH "REPEAT CUSTOMER" BUSINESS

BRAND NEW COMPUTERIZED RESERVATION SYSTEM (CHIANG MAI)

BRAND NEW FRONT & BACK END ACCOUNTING SYSTEM (CHIANG MAI)

BRAND NEW WEB-SITE & WEB DEVELOPMENT SYSTEM

DATA BASE OF OVER 5,000 LOYAL CUSTOMERS

RESTAURANT & MENUS ARE WORLD RENOWNED

ALL VEHICLES, EQUIPMENT, SUPPLIES, ETC. INCLUDED



OWNERS REASON FOR SELLING

After two decades of successfully catering to an extremely loyal following of repeat customers, the founders of The Spa Resorts Thailand have decided to pursue finding a like-minded buyer.

The founders...Guy and Toi Hopkins have truly loved this business and the joy it has brought them over the years. However, they are now at an age that they want to spend more time with the family. As such, they are looking for a like-minded buyer who would continue the tradition of healthy services they have provided loyal customers over the past 20 years.

These lovely resorts have received unending and unsolicited accolades over the years from appreciative customers saying things such as *"You have changed my life"*; *"I feel like I have my youth back"*; etc. Additionally, these resorts enjoy enviable press coverage too numerous to enumerate here.

The owner's desire in addition to selling, is to keep this wonderful business operation, it's concept, and the staff going "as is" to the degree possible, and are prepared and willing to help in the transition. In fact, should you desire, they are willing to continue as part of the management team.



FIRST POOL – ADJACENT TO HOTEL ROOMS (SPA CHIANG MAI RESORT)



SECOND POOL – ADJACENT TO RADIANCE RESTAURANT (SPA CHIANG MAI RESORT)

KOH SAMUI ISLAND PROPERTIES (FOUR SEPARATE PROPERTIES)

LOCATED ON THE TROPICAL ISLAND OF KOH SAMUI, THAILAND
THERE ARE FOUR SEPARATE PROPERTIES INCLUDED IN THIS SALE.



**MAIN POOL – ADJACENT
TO RADIANCE
RESTAURANT & HOTEL
ROOMS
RIGHT ON THE BEACH**

PROPERTY NO.1 (*SPA BEACH FRONT RESORT*)

This resort consists of 2 Rai (.80 acre) of "Beach Front Property" on famous Lamai Beach. Property includes 24 bungalows and rooms, world famous Radiance Restaurant, Pool, Beauty Salon, Colema-Rooms, Gift Store, Library, Media Room, Parking Lot, Massage Salas, Yoga Salas, Steam Room, Far Sauna, Travel Office, Staff Quarters, etc. This property has been substantially rebuilt and updated within the past 4 years and all bungalows have new Sealy mattresses.

In addition to full and direct beach frontage/access, this property (on it's other side) also fronts on the main highway of the island. As a result, it is frequented by a significant number of local residents.

PROPERTY NO.2 (*SPA VILLAGE RESORT*)

This resort consists of 14 Rai (5.6 acres) of idyllic valley land located within a large coconut grove. It includes 11 view bungalows and 18 jungle bungalows, Radiance Restaurant, Reception Building, Pool, Parking Lot, Steam Room, Far Sauna, Offices for Housekeeping and Engineering, Staff Quarters, plus a separate Executive Office.

PROPERTY NO.3 (*SPA TOWN RESORT & EXECUTIVE OFFICE BUILDINGS*)

Consists of 1.5 Rai (.60 acres) of land (fronting on the main highway) including a Health / Vegetable Mart, Laundry Building, Corporate Office Building, Accounting Offices, Engineering Buildings, etc.

NOTE: This 42 room hotel resort property is brand new, and only about 70% complete at this time.

PROPERTY NO.4 (*OWNERS OWN HOME & EXECUTIVE COMPOUND*)

Included in this sale is the owners own 1.5 Rai (.60 acre) deluxe "Mountain Top Panoramic Sea-View Residence & Compound". (SEE NEXT PAGE FOR DETAILS)



**Radiance
Restaurant
RIGHT ON THE
BEACH
KOH SAMUI**

OWNERS OWN MOUNTAIN TOP "HOME & EXECUTIVE COMPOUND" – KOH SAMUI

Included in this sale is the owners own deluxe
"Mountain Top Panoramic Sea-View Residence & Compound"



*This amazing home & compound is situated on a mountain top
Directly above The Spa Village Resort*

(THE AREA IS APPROXIMATELY 1½ RAI)

- Main residence is 2 stories containing 3 Bedrooms & 4 Bathrooms.
- Lower level has 1 Bedroom, Family Room, Guest Bathroom, Maid's Quarters,
- Top floor has 2 Bedrooms, Formal Dining Room, and Full European Kitchen.

IN ADDITION

There are 3 Guest Villas tucked away below the main residence.
Each with king bed, bathroom, and the same amazing views.



**Spectacular
Panoramic
Ocean View**

**From The Main
Deck of Owners
Compound**

KOH SAMUI

CHIANG MAI PROPERTIES



LOCATED IN AN IDYLIC RURAL THAI VILLAGE NEAR CHIANG MAI, THAILAND WITH SPECTACULAR 180° VIEWS OF RICE PADDIES AND DISTANT MOUNTAINS. THERE ARE TWO SEPARATE RESORT PROPERTIES INCLUDED IN THIS SALE.

PROPERTY NO.1 (*SPA RESORT*)

Resort consists of 17 Rai (6.8 Acre) of beautiful hillside property situated in a large mango grove. Includes 32 Hotel Rooms (45 sq. mtr. Each), Large Separate Reception Building, World Famous Radiance Restaurant, Two Swimming Pools, Beauty Salon, Large Spa Treatment Area, Ayurvedic Treatment Rooms, Steam Room, Far Saunas, Laundry and Housekeeping Building, Executive Office Building, Two Spectacular Circular Yoga Salas with 360° panoramic views.



Spa Resort Chiang Mai

**Property Overlooks
Rice Paddies &
Mountains in an Idyllic
Rural Thai Village
Setting.**

Small Section of Spa Chiang Mai Resort at Dusk



PROPERTY NO.2 (*ORGANIC FARM*)

Is a 50 Rai (20 acre) Organic Farm contiguous to the resort property. Products from this organic farm are used in our Radiance Restaurants and also sold locally. Includes full gardening staff and equipment plus facility and equipment for organic composting and recycling.

50 Rai (20 acre) Organic Farm Overlooks Resort



ACTUAL CUSTOMER TESTIMONIALS – THE SPA RESORTS

"It was one of the best experiences of my life and I can hardly wait to return. You changed my life". Thanks for everything sincerely.
Colleen Holland. Los Angeles. CA.

"I write these remarks with the greatest respect and admiration for Guy, the Chairman of the board. Thank you Guy for establishing this place and for the program. After the sixth day I could tell from my eyes that a major amount of toxins had left my body. On the tenth day my brown/green eyes started turning blue. After fourteen days my psoriasis is gone !! I have the body of a thirty five year old man and I am doing yoga postures like I have not done for years. I am now sixty years old and had my sixtieth birthday here. I couldn't have asked for a better gift!. Thank you Guy, Toi and staff at The Spa Resort".

Evan. San Francisco. CA.

"The experiences I've had during my fast were beyond anything I could have hoped for or imagined. I felt so strong, energetic and toned. Mentally and emotionally I felt so alive, alert, happy and balanced. It was a very special experience that will stay with me for the rest of my life".

Kei Ino. Hong Kong

"This is my 3rd visit here and by far it has been the most rewarding Emotionally, Spiritually and Physically. I am feeling much more focused and clear-headed than I've been in a long time".

Take care, Colleen...Holland.

"I just wanted to say thank you for your hospitality while I was at The Spa. I haven't eaten meat since I left and a visit to the doctor shows a 21% decline in my quarterly glucose levels, a mild drop in my blood pressure and a 20-point drop in my LVL cholesterol. The cleanse has had a wonderful effect on my life".

Miles Cleeland Wheeler

"The Spa is undoubtedly an excellent remedy for anyone whose overall fitness and health is below par as the result of a punishing city-based lifestyle. In short The Spa is an unbeatable font of healthy living. The ecstatic feeling that I achieved on day seven was worth all the deprivation".

"Thanks for all your help. I feel revitalised and fitter and healthier than I ever have been. And this is only the beginning. I cannot wait to change my diet to foods that are good for me".

"Check it out, check it out. It's incredible, check it out !!! You gave me a new outlook for life and it is only the beginning! See you soon".

Gwen.

"Wow! Can you believe that stuff came out of me? Wow! Did all of that really come out of sweet little 23 year old little me ?? Yes it did. And how glad I am to have it gone my eyes, my nails, my whole outside has been transformed to say nothing of how I feel – energetic and happy. Do yourself a favour, for once, and embark on a life-changing experience. You will not find a place as special as The Spa Health Resort".

Daisy.



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- P U R C H A S E P R I C E -

KOH SAMUI (FOUR SEPARATE PROPERTIES INCLUDING OWNER'S PERSONAL RESIDENCE COMPOUND)

200,000,000.00 Thai Baht (approx. \$6,600,000.00 US)

CHIANG MAI (RESORT INCLUDING ORGANIC FARM)

100,000,000.00 Thai Baht (approx. \$3,300,000.00 US)

*Seller is also receptive to selling all properties (Koh Samui + Chaing Mai)
as a package at a very special price.
Please Call to Discuss Possibilities.*

SHOULD YOU BE INTERESTED IN PURSUING THIS UNIQUE OPPORTUNITY,
HAVE QUESTIONS, OR REQUIRE FURTHER INFORMATION, PLEASE CONTACT:

Mr. Guy Hopkins

Founder

The Spa Resorts—Thailand

Telephone No. 66 (0) 81 677 7327

thespaguyguy@yahoo.com

OR

YOUR REALTOR

FOR A VIEW OF THESE PROPERTIES AND RELATED ITEMS

PLEASE VISIT OUR WEBSITE

www.thesparesorts.net



DISCLOSURE STATEMENT

All statements, data, information, etc. contained herein are accurate to the best knowledge of the owners at the time of writing. However, to prevent the possibility of any misunderstanding or misinterpretation, and in the spirit of full disclosure, the owners want any potential buyer to be aware of the following:

1. While these properties have enjoyed much success, reputation, and customer acceptance, the properties have been operated primarily on a family / folksy basis, and as such have not benefited from the potential that a professional and experienced operator could provide.
2. These properties have succeeded with precious little advertising...mostly word-of-mouth and repeat customers.
3. To maximize the full potential and growth of this opportunity, these properties should have a capital infusion of approximately 8,000,000 Baht (\$266,000.00 US). This should be used primarily for infrastructure improvements and marketing efforts.
4. The Chiang Mai property has been open for only 3 years, and the occupancy rate has averaged 30.7%. With the proper marketing effort, we strongly believe there is tremendous upside potential. Especially in the areas of Thai and Foreign business retreats, medical tourism, weddings, fitness boot camps, etc.
5. The Chiang Mai property has approximately 8-Rai of adjacent & contiguous undeveloped land that could be purchased for future expansion.
6. Potential buyers should be aware that these properties are not 5 Star properties that cater to a guests every luxury, amenity, and need. These are Health & Wellness Resorts that *“teach guests how to better take care of themselves and lead a healthier lifestyle”*.
7. We strongly feel that this time-tested, customer approved, award winning brand and concept can further expand or be franchised all over Thailand & Asia.