



Official ASSET FINANCE Brochure

JZsolutionSLOANs Holding Group



Tipo de propiedad

1. Aceptar solo la escritura de título oficial de la parcela o condominio (sin arrendamiento u otro derecho de posesión en ninguna forma)
2. Las áreas aceptables en Bangkok y las áreas periféricas, y las áreas en la ciudad de Chonburi, Rayong, Hua Hin, Cha-am, Surat Thani, Phuket, Chiangmai, Phitsanulok, Nakhon Ratchasima, Khon Kaen, Udon Thani y Ubon Ratchathani están dentro del radio de 5 kilómetros alrededor de la ciudad.
3. Las áreas inaceptables incluyen áreas agrícolas, industriales, forestales, reservas forestales nacionales, parques nacionales, áreas de Khao Yai, áreas con contaminación de sonido y olor, áreas cercanas a fuentes de energía, áreas con más de 5 metros de profundidad o cables de alto voltaje más del 20% del área.
4. La parcela de terreno debe tener un ancho mínimo y ancho de la vía en una parcela de 6 metros, con el camino de acceso no menor a 6 metros, y se puede desarrollar como proyecto comercial o residencial.
5. La parcela de terreno no debe superar el nivel del mar en 80 metros y no se considerará en el caso de un talud superior a 35 grados.
6. El terreno debe tener servicios públicos (electricidad, agua, señal telefónica, etc.)
7. Los terrenos con propiedades comerciales están sujetos a la discreción de la compañía y deben estar en condiciones listas para usar con el permiso de construcción adecuado y no contrarios a ninguna ley.
8. No se aceptan inmuebles en construcción o parcelas incompletas y terrenos en las urbanizaciones.
9. El proyecto de vivienda bajo la Ley de Subdivisión de Tierras obtendrá un préstamo de hasta 2/3 del valor de tasación del gobierno.

Términos y condiciones

La cuantía del préstamo	Hasta el 50% de la valoración, mínimo 5 millones THB
Término	Hasta 3 años
Reembolso del capital	Mínimo 20% del capital original al final de cada año de préstamo, capital restante pagado en la última cuota
Pago de intereses	Pagado por adelantado durante al menos 1 año tras la disposición del préstamo. Los intereses pagados por adelantado no utilizados se reembolsarán en caso de reembolso anticipado del principal.

Intereses y comisiones

Interés	Flotando a MLR +5.18% anual o sin exceder el 12% anual total (consulte la MLR de KBANK *)
Tarifas	
Comisión puntual	1.5% del tamaño del préstamo (una vez tras la disposición del préstamo)
Pago anticipado	2% del importe del principal prepago (en cada reembolso)
Compromiso	2% del desembolso sin préstamo (a la firma del contrato, reembolsable)
Renovación	1% del tamaño del préstamo (al momento de la renovación del contrato)
Otros gastos	
Cuota Hipotecaria	1% del capital (máx. 200.000 THB/ vez, excepto para la unidad de condominio)
Cuota de inspección	Hasta 10.000 THB/visita (según la distancia) para gastos de viaje
Cuota de Evaluación	Sujeto a tasador para fijar la cuantía del préstamo
Tarifa de viaje	Hasta 12.000 THB dependiendo de la distancia para la hipoteca
Estampilla fiscal	0.05% del capital (máx. THB 10,000)
Seguro de incendios	Valor de la garantía del préstamo

Contact Us

JZ SOLUTIONS Holding Group Co., Ltd.
Site: jzsolutionsloans.com (coming soon)

Cell phone: +(66)9 5998 5566
WhatsApp: +(66)9 5998 5566
WeChat: JZsolutionsloans

Registered Address
28/186 (Tower Building)

28Chidlom Tower, Chid Lom Rd., Lumpini, Patum Wan, Bangkok, 10330

Contact Address
28/405 (VILLA Building)



Documentos de propiedad



Documentos de título (escritura de título, título de condominio, permiso de construcción)



Coordenada de la ubicación de la propiedad



Imágenes de la propiedad



Declaración de intenciones

Documentos necesarios

En caso de consideración preliminar

Documentos del solicitante

Parámetro	Individual	Corporativo
DI/Pasaporte vigente (mínimo 6 meses)	✓	
Certificado de matrimonio/divorcio ** (si corresponde)	✓	
Consentimiento del cónyuge *** para pedir prestado / hipotecar la propiedad	✓	
Declaración jurada oficial de la empresa (válida en un plazo de 3 meses)		✓
Lista de accionistas (válida en un plazo de 3 meses)		✓
Documento de identidad/pasaporte del director autorizado **** (válido durante al menos 6 meses)		✓
Estado financiero de los últimos 3 años Coordinadas de la ubicación de la propiedad Carta de intenciones Individual Corporativo auditado por CPA		✓
Formulario de declaración de impuestos del último año		✓
Extractos bancarios de los últimos 6 meses	✓	✓
Informes de la oficina de crédito del país de residencia (válidos en un plazo de 3 meses)	✓	✓ ⁽¹⁾
Otros, bajo pedido	✓	✓

(1) Informe de la oficina de crédito sobre los directores.

* Pasaporte con visado válido (cuando sea necesario) y el último sello de entrada de inmigración a la llegada al Reino

** El cónyuge del solicitante puede ser requerido como coprestatario en algunas circunstancias.

*** El formulario está disponible.

**** En caso de que la empresa tenga a su director como coprestatario utilizando el activo de la empresa como garantía, el director para firmar todo el acuerdo de préstamo relevante será otro director que no sea coprestatario del préstamo. Debe obtenerse el consentimiento de los accionistas de la empresa antes de realizar el registro de la hipoteca en el land off ice

Documentos de propiedad

Parámetro	Individual	Corporativo
Título de propiedad	✓	✓
Informe de tasación por tasador preferido *	✓	✓
Otros, bajo pedido	✓	✓

* Se proporcionarán los datos de contacto

También se requiere:

1. Firma para la copia certificada conforme de todos los documentos de copia
2. Traducciones tailandés/inglés para documentos en otros idiomas

Requisitos del Prestatario

Parámetro	Individual	Corporativo
Prueba de fondos	✓	✓
Ausencia de bancarrota	✓	✓
Sin patrimonio neto o capital negativo		✓
Ausencia de deudas vencidas más de 3 meses en ONC	✓	✓
No hay pagos de impuestos vencidos con administración fiscal	✓	✓
No hay pagos vencidos de impuestos sobre terrenos y edificios	✓	✓
Empresa registrada al menos 2 años		✓

* El préstamo podría aprobarse a plazo debido al perfil crediticio del prestatario.

ASSET FINANCE

Loans against property

“JZ Solutions presents innovative loan investment opportunities that yield both returns and the pleasure of real estate initiation as a way of embracing a sophisticated way of life.”

Are you considering investing in Thailand's burgeoning real estate sector? Look no further. We specialize in facilitating condo loans, asset financing, and property sales for international clients, focusing on Bangkok, its adjacent regions, and the dynamic city of Pattaya. Our services are designed to be flexible, efficient, and tailored to meet the unique needs of foreign investors.



We offer a comprehensive range of real estate loans, from USD 1 million to USD 1 billion, based on your project specific terms and conditions. Our expert team can provide you with detailed feasibility studies to ensure that your investment yields consistent cash flow and optimal returns.

WHY US?

- ✓ **No Residency or Employment Requirements:** You do not need to hold permanent residency or be employed in Thailand to qualify for our loan products.
- ✓ **Eligibility for Individuals and Companies:** Our services are accessible to both individual investors and corporate entities.

- ✓ **Expedited Mortgage Registration:** Once your loan is approved, we can complete mortgage registration within just four working days.
- ✓ **Strict Confidentiality:** Your privacy is our priority, and we ensure that all client information remains strictly confidential.



Start Your Real Estate Investment Journey!

Turn your ambitions into reality today with the confidence and ease. Contact us now to explore our flexible financing options and find out how we can navigate you through a smooth and successful investment journey.



WHY THAILAND?

Thailand is a captivating destination, offering a rich tapestry of experiences, from pulsating nightlife and premium shopping to wellness retreats and unique cultural attractions.



It's no surprise that Bangkok is consistently ranked among the most visited cities in the world, with 22.78 million tourists flocking to its vibrant streets last year. Thailand's tourism industry is thriving. In the past year, over 10.72 million international visitors have contributed to the economy, with tourism receipts totaling 518 billion baht. Chinese tourists are at the forefront, with over two million arrivals, followed by Malaysians, Russians, South Koreans, and Indians. With an average of over 100,000 daily visitors in April alone, Thailand anticipates a record-breaking 40 million foreign visitors by year's end, generating up to three trillion THB in tourism revenue. This robust tourism landscape provides fertile ground for real estate investments.



On June 20th, the Cabinet Secretariat confidently announced an urgent economic stimulus package specifically aimed at the real estate sector. The Ministry of Interior emphatically confirmed this announcement, highlighting the Cabinet's unwavering resolution to implement economic stimulus measures in support of Thailand's transformation into a global industry hub (Thailand Vision) through the real estate sector.

In 2023, there will be a notable surge in ownership transfers to Chinese individuals, totaling approximately THB 80,000 million out of the overall THB 1,000,000 million ownership transfer. This considerable uptick will effectively address the oversupply of condominiums in the market.



BREAKING NEWS



To invigorate the Thai economy and attract significant foreign investment, it is imperative to enable the employment of talented foreign individuals. With this goal in mind, we firmly urge the Ministry of Interior to take the following decisive actions:



01. Review the Property Rights Act B.E. 2019 to extend the maximum term for property based on rights beyond the current limit of 99 years.

02. Revise regulations to confidently raise the cap on foreign ownership of condominium units from 49% to 75%.

“These steps will undoubtedly strengthen Thailand's appeal to international investors and significantly contribute to sustainable economic growth.”

Furthermore, the real estate overview for 2023 confidently predicts a 10.2 percent reduction in ownership transfer amounts compared to the previous year, when transfers amounted to THB 1,000,000 million, while also forecasting an 8.2-16.6 percent increase in prices.

HIGHLIGHT

- ❖ Faster than commercial banks
- ❖ Loan size subject to market price
- ❖ Interest charged on outstanding balance
- ❖ Redeem collateral anytime
- ❖ Client confidentiality is a priority

More than 4,000 Lands for Development Projects in CBD
 More than 6,000 Lands for Development Projects with beaches and harbors (Phuket and Pattaya)
 More than 500 Private Islands
 All with 3 scenario feasibilities and project details



Power Pick Properties

More than 4,000 Lands for Development Projects in CBD

More than 6,000 Lands for Development Projects with beaches and harbors (Phuket and Pattaya)

More than 500 Private Islands

All with 3 scenario feasibilities and project details

Here are only some of ours with the expected development project balance in USD shown:

LAND FOR SALE
50 meters adjacent to Rama 9 Main Road
High rise to become office (20 stories) at the 20 story building
and a 10 story building. The main roads, the main roads
bordering with lots of commercial projects. Expected Project
Balance USD 1,200 - 1,300 M
Price for Sale USD 140 M M

Please contact us if you are interested in any land codes, as we
maintain confidentiality regarding land ownership. We will provide other
required information through your email after 24 hours. We absolutely
trust you that every land code is ready to sale highly with all
required documents confirmation.

USD 1,200 M - 1,300 M

ONE BANGKOK
(Mixed Class
Landmark)

LAND FOR SALE
72 meters adjacent to Rama 9 Main Road
High rise to become office (20 stories) at the 20 story building
and a 10 story building. The main roads, the main roads
bordering with lots of commercial projects. Expected Project
Balance USD 660 - 690 M
Price for Sale USD 85 M M

Please contact us if you are interested in any land codes, as we
maintain confidentiality regarding land ownership. We will provide other
required information through your email after 24 hours. We absolutely
trust you that every land code is ready to sale highly with all
required documents confirmation.

USD 660 M - 690 M

LAND FOR SALE
72 meters adjacent to Rama 9 Main Road
High rise to become office (20 stories) at the 20 story building
and a 10 story building. The main roads, the main roads
bordering with lots of commercial projects. Expected Project
Balance USD 370 - 410 M
Price for Sale USD 45 M M

Please contact us if you are interested in any land codes, as we
maintain confidentiality regarding land ownership. We will provide other
required information through your email after 24 hours. We absolutely
trust you that every land code is ready to sale highly with all
required documents confirmation.

USD 370 M - 410 M

LAND FOR SALE
50 meters adjacent to Rama 9 Main Road
High rise to become office (20 stories) at the 20 story building
and a 10 story building. The main roads, the main roads
bordering with lots of commercial projects. Expected Project
Balance USD 550 - 620 M
Price for Sale USD 65 M M

Please contact us if you are interested in any land codes, as we
maintain confidentiality regarding land ownership. We will provide other
required information through your email after 24 hours. We absolutely
trust you that every land code is ready to sale highly with all
required documents confirmation.

USD 550 M - 620 M

LAND FOR SALE
50 meters adjacent to Rama 9 Main Road
High rise to become office (20 stories) at the 20 story building
and a 10 story building. The main roads, the main roads
bordering with lots of commercial projects. Expected Project
Balance USD 880 - 940 M
Price for Sale USD 105 M M

Please contact us if you are interested in any land codes, as we
maintain confidentiality regarding land ownership. We will provide other
required information through your email after 24 hours. We absolutely
trust you that every land code is ready to sale highly with all
required documents confirmation.

USD 880 M - 940 M

LAND FOR SALE
50 meters adjacent to Rama 9 Main Road
High rise to become office (20 stories) at the 20 story building
and a 10 story building. The main roads, the main roads
bordering with lots of commercial projects. Expected Project
Balance USD 420 - 480 M
Price for Sale USD 50 M M

Please contact us if you are interested in any land codes, as we
maintain confidentiality regarding land ownership. We will provide other
required information through your email after 24 hours. We absolutely
trust you that every land code is ready to sale highly with all
required documents confirmation.

USD 420 M - 480 M

LAND FOR SALE
50 meters adjacent to Rama 9 Main Road
High rise to become office (20 stories) at the 20 story building
and a 10 story building. The main roads, the main roads
bordering with lots of commercial projects. Expected Project
Balance USD 120 - 160 M
Price for Sale USD 15 M M

Please contact us if you are interested in any land codes, as we
maintain confidentiality regarding land ownership. We will provide other
required information through your email after 24 hours. We absolutely
trust you that every land code is ready to sale highly with all
required documents confirmation.

USD 120 M - 160 M

LAND FOR SALE
50 meters adjacent to Rama 9 Main Road
High rise to become office (20 stories) at the 20 story building
and a 10 story building. The main roads, the main roads
bordering with lots of commercial projects. Expected Project
Balance USD 120 - 150 M
Price for Sale USD 15 M M

Please contact us if you are interested in any land codes, as we
maintain confidentiality regarding land ownership. We will provide other
required information through your email after 24 hours. We absolutely
trust you that every land code is ready to sale highly with all
required documents confirmation.

USD 120 M - 150 M

LAND FOR SALE
50 meters adjacent to Rama 9 Main Road
High rise to become office (20 stories) at the 20 story building
and a 10 story building. The main roads, the main roads
bordering with lots of commercial projects. Expected Project
Balance USD 150 - 190 M
Price for Sale USD 18 M M

Please contact us if you are interested in any land codes, as we
maintain confidentiality regarding land ownership. We will provide other
required information through your email after 24 hours. We absolutely
trust you that every land code is ready to sale highly with all
required documents confirmation.

USD 150 M - 190 M

LAND FOR SALE
100 meters adjacent to Rama 9 Main Road
High rise to become office (20 stories) at the 20 story building
and a 10 story building. The main roads, the main roads
bordering with lots of commercial projects. Expected Project
Balance USD 325 - 410 M
Price for Sale USD 40 M M

Please contact us if you are interested in any land codes, as we
maintain confidentiality regarding land ownership. We will provide other
required information through your email after 24 hours. We absolutely
trust you that every land code is ready to sale highly with all
required documents confirmation.

USD 325 M - 410 M

LAND FOR SALE
100 meters adjacent to Rama 9 Main Road
High rise to become office (20 stories) at the 20 story building
and a 10 story building. The main roads, the main roads
bordering with lots of commercial projects. Expected Project
Balance USD 780 - 815 M
Price for Sale USD 95 M M

Please contact us if you are interested in any land codes, as we
maintain confidentiality regarding land ownership. We will provide other
required information through your email after 24 hours. We absolutely
trust you that every land code is ready to sale highly with all
required documents confirmation.

USD 780 M - 815 M

LAND FOR SALE
100 meters adjacent to Rama 9 Main Road
High rise to become office (20 stories) at the 20 story building
and a 10 story building. The main roads, the main roads
bordering with lots of commercial projects. Expected Project
Balance USD 380 - 420 M
Price for Sale USD 45 M M

Please contact us if you are interested in any land codes, as we
maintain confidentiality regarding land ownership. We will provide other
required information through your email after 24 hours. We absolutely
trust you that every land code is ready to sale highly with all
required documents confirmation.

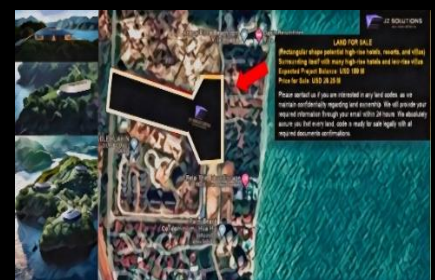
USD 380 M - 420 M



USD 92.5 M – 104.2 M



USD 180 M – 220 M



USD 380 M – 420 M



USD 1,400 M – 1,500 M



USD 12- M – 180 M



USD 60 M – 65 M

The potential developing areas, as the last freehold Bangkok epicenter location, could leverage multi-national arts and culture as integral components of its development strategy that will enhance the overall quality of life and spur sustainable growth. Due to the epicenter location, the project also has the ambitious goal of positioning Bangkok as a global economic and lifestyle destination. This should open up a window of opportunities for international businesses, investors, and tourists. This area could be revolutionizing the real estate industry with a groundbreaking development to redefine urban living. The project is to elevate the standard of living in central Bangkok. Furthermore, these freehold lands offer a unique blend of residential, commercial, and cultural spaces. The project's passionate team is committed to creating a truly iconic landmark that will shape the iconic city's future of Bangkok.



You can find out more on our site via this QR code (LEFT); furthermore, we also provide More than 4,000 Lands for Development Projects in CBD, More than 6,000 Lands for Development Projects with beaches and harbors (Phuket and Pattaya), and More than 500 Private Islands with 3 scenario feasibilities and project details, ping us via this QR code (Right)



