NONESAVANH Laos

**NONESAVANH**

**TOURIST, INDEPENDENT SENIOR, AND LEISURE RESIDENCE**


# INVEST $2M

**The raise**

We are raising $2,000,000 to fully fund Phase 1 of NONESAVANH, disbursed in four tranches tied to verifiable physical milestones. Three structures are proposed, all compliant with Laotian and international regulations. Each investor or lender may choose the format that best matches its risk-return profile.

**Option A — Equity (49% stake)**

An investment of $2,000,000 for 49% of NONESAVANH capital, in full compliance with Laotian foreign investment law requiring 51% local ownership. Rights attached: proportional dividends distributed from Year 1 net income, consultative voting rights, quarterly information, secure data room access. Estimated IRR over five years: 18 to 22% per year. Exit at Year 5 through share buyback under predefined conditions (EBITDA multiple formula), resale to a regional hospitality fund (with right of first refusal), or bank refinancing of the stabilized asset — the 49% stake representing approximately $2.25M at the estimated exit valuation. Best suited for long-term investors seeking upside participation and land value appreciation.

**Option B — Secured debt**

A loan of $2,000,000 at 8% fixed annual interest, over a 5-year term with a 6-month grace period. Collateral: first-ranking pledge on the 7-hectare titled land, existing buildings and title deeds. Repayment: fixed monthly installments of approximately $40,000 (principal plus interest) after the grace period. Cumulative interest over five years: approximately $320,000. Debt Service Coverage Ratio above 1.30x from Year 2. Best suited for risk-averse lenders, regional banks and private debt funds seeking predictable, collateral-backed returns.

**Option C — Hybrid (recommended)**

A combination of $1,200,000 secured debt (60%) and $800,000 equity (40%): a guaranteed 8% annual return on the debt portion, combined with upside participation and dividends on the equity portion, while reducing overall risk exposure. Best suited for family offices, impact investors and balanced risk-return profiles.

**How your capital is protected**

- **Escrow account:** funds are blocked and released only upon joint validation.

- **Milestone-based disbursement**: every tranche is tied to a verifiable physical deliverable — 36 rooms operational, 10 commercial units leased, 50 cabins delivered, 12 treehouse apartments sold.
- **Independent validation:** progress certificates signed by an independent Master Builder, dated photos, signed inspection reports, lease contracts and sales contracts as proof documents.
- **Collateral:** first-ranking pledge on land and buildings under the debt scenario.
- **Governance:** 51% Lao owner / 49% investor structure, quarterly reporting, formal monitoring committee, mediation clause and pre-defined exit clauses.
- **Compliance:** structure aligned with international AML/KYC standards; no speculative or cryptocurrency instruments — only traditional, audited financial instruments understood by banking institutions and family offices.

**Why now**

Laos experiences an immutable natural cycle: the dry season from November to April, and the rainy season from May to October. Heavy construction work must imperatively be carried out during the dry season. Every lost dry season represents six months of delay and additional costs. The urgency is not artificial; it is natural, imposed by the rhythm of the seasons. Partners who commit now guarantee the effective start of the works from the very first day of the dry season and benefit from preferential entry conditions. In addition, no modern commercial center exists within 50 km, and no integrated senior-plus-eco-tourism offer exists in the region: the first-mover advantage is real, and the market window is open.