

CUSTOM INVESTMENT REPORT • BANGKOK

THE BANGKOK UNIT SHORTLIST. PREPARED FOR AN ANONYMISED CLIENT.

Every Golden 5 row ships with the public listing URL as a verification source.

PREPARED BY

Stan Brinkman

DATA AS OF

June 2026

REPORT

Bangkok • v2

SOURCE

stanbrinkman.com

WHAT'S INSIDE.

Six sections. One shortlist. One reference catalog. Every recommendation is data-derived — no broker handoffs, no commission, no off-plan placement. Click any "Live Listing" link in any row to verify the source against the original public portal.

01	SCOPE & METHOD	Inventory filter, the math formula, how each rent is taken from same-bedroom comparable listings, and how Foreign-Quota status is verified.
02	AREA OVERVIEW	
03	THE GOLDEN 5	The deliverable. One overview page, then one page per unit with full underwriting.
04	CITY-WIDE BUILDING SCAN	Use to spot future deals after the client's shortlist.
05	HOW TO USE THIS REPORT	Section-by-section recap and the typical buyer workflow — from clicking a URL to confirming an FQ slot to engaging your own legal counsel before any transfer.
06	SCOPE & LIMITS	What this research does and does not promise. The FQ verification reminder and the boundary between data and advice.

PREPARED FOR AN ANONYMISED CLIENT · BANGKOK · DATA AS OF JUNE 2026

HOW THIS LIST WAS BUILT.

Built from a cross-source pull of Bangkok condo sale and rental listings. Every rent in this report comes from comparable rental listings with the same bedroom count, from the same building wherever there are enough of them. Listings priced far below their own building or area are dropped as likely errors, not ranked.

5	5	3M–12M	12
FILTER STEPS FROM RAW SCAN TO SHORTLIST	RENTAL PLATFORMS CROSS-REFERENCED	THB PRICE BAND PER UNIT	BANGKOK AREAS IN THIS SCAN

SCOPE

Inventory filter

- Condominium only (foreigners cannot own villas or townhouses freehold without Thai-company structures — structurally high-risk for the operator's purpose).
- Price band: 3,000,000 – 12,000,000 THB. Covers a 2–3-unit split inside the client's stated allocation.
- Tenure: freehold or Foreign Quota slot available. Leasehold-only buildings excluded.
- Golden 5 rents must rest on at least 3 comparables from more than one listing site.

RENT QUALITY

Same-bedroom comparables

The first step with at least 3 comparables is used. The rent is their median; **Low** and **High** are their 25th and 75th percentiles. A listing cross-posted on several sites counts once. Tourism and serviced listings are excluded.

Rows whose rent comes from area rather than building comparables, or whose bedroom count was inferred from the size, are labelled in the workbook.

FOREIGN QUOTA

FQ shifts constantly — always re-confirm

Every Thai condominium is structurally **49% Foreign-Quota** by law. The badge in this report confirms historical FQ inventory in the building — not a slot reserved for you today. Slots cycle weekly as units transfer between Thai and foreign owners. **Always confirm current availability with the building's juristic office before earnest money.** The juristic agent can confirm same-call.

Per row: **FQ VERIFIED** = phone-confirmed by Brinkman Data as of report date. **FQ TAG · CROSS-VERIFIED** = FQ inventory documented across multiple platforms — pending your juristic-office call. **AWAITING VERIFICATION** = no public FQ marker found; juristic call mandatory.

BANGKOK AREA DYNAMICS — WHERE THE PICKS COME FROM.

12 areas with eligible inventory in your 3M–12M THB band. Areas flagged "thin sample" have fewer than 3 distinct buildings in your price band — the medians are real but reflect limited in-budget inventory, not the broader market for that area.

AREA	ELIGIBLE	MEDIAN SQM
Gilmere Quarter 51 BLD · 278 UNITS	278	37
Wendmoor Gate 100 BLD · 503 UNITS	503	43
Aubery Quarter 77 BLD · 571 UNITS	571	36
Marvell Reach 134 BLD · 920 UNITS	920	39
Elvara Fields 187 BLD · 1205 UNITS	1205	40
Selbury Green 89 BLD · 437 UNITS	437	36
Kelvara Side 57 BLD · 319 UNITS	319	35
Lorrin Green 43 BLD · 226 UNITS	226	39
Jessamy Green 27 BLD · 73 UNITS	73	35
Farrowby Side 11 BLD · 44 UNITS	44	47
Istow Cross 136 BLD · 463 UNITS	463	44
Hollins Quarter 7 BLD · 12 UNITS	12	34

Eligible = distinct listings with a rent from comparables, inside 3M–12M THB, above the 35,000 THB/sqm price floor, through the price check and not in the leasehold/condotel blocklist.

THE GOLDEN 5 — FIVE UNITS. LIVE URLS.

The five units that survived the full underwriting, ranked. Each one gets its own page next, with every figure and the public listing link to verify price, size and tenure yourself (in this anonymised copy every link is replaced).

#1



Rosholt Heights

AUBERY QUARTER · 4Y OLD

PROPERTYHUB / OPEN LISTING

https://example.invalid/listing/1

TOP PICK

#2



Hazelwick Suites

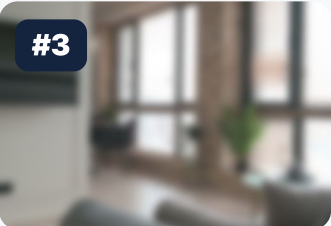
GILMERE QUARTER · COMPLETED 2026

LAZUDI / OPEN LISTING

https://example.invalid/listing/2

CUSTOM PICK

#3



Brackcombe Suites

WENDMOOR GATE · 3Y OLD

PROPERTYHUB / OPEN LISTING

https://example.invalid/listing/3

CUSTOM PICK

#4



The Marlstead Point

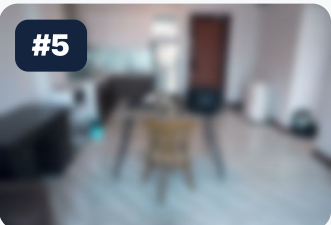
ELVARA FIELDS · 4Y OLD

LAZUDI / OPEN LISTING

https://example.invalid/listing/4

CUSTOM PICK

#5



The Sablewick Suites

AUBERY QUARTER · 11Y OLD

PROPERTYHUB / OPEN LISTING

https://example.invalid/listing/5

CUSTOM PICK

Photos are example interiors, blurred, not the units; the client edition carries the listing's own photo.

#1

EXAMPLE PHOTO · NOT THE UNIT

RANK #1

TOP PICK

Rosholt Heights

AUBERY QUARTER · 2-BED · 4Y OLD

THE UNIT

Price / sqm	฿121,298
Price vs its building	81% of median
building median ฿149,448/m² across 18 sale listings	
CAM / year	฿28,447
Heuristic estimate	
Foreign Quota	FQ TAG IN LISTING

Rail-interchange district. Mid-market entry with steady tenant demand.

// AREA-LEVEL SIGNAL · AUBERY QUARTER

THE RENT EVIDENCE

Low Rent → High	฿36,757 - ฿40,939
25th → 75th percentile, per month	
Median comparable rent	฿38,559
Comparables	12 rental listings
same building, same bedrooms, size-matched	
Listing sites	FazWaz · PropertyHub

PROPERTYHUB > OPEN LISTING

https://example.invalid/listing/1

#2

EXAMPLE PHOTO · NOT THE UNIT

RANK #2

CUSTOM PICK

Hazelwick Suites

GILMERE QUARTER · 1-BED · COMPLETED 2026

THE UNIT

Price / sqm	฿185,065
Price vs its building	91% of median building median ฿204,194/m ² across 11 sale listings
CAM / year	฿20,328 Heuristic estimate
Foreign Quota	FQ TAG · CROSS-PLATFORM

Premium residential district. Land scarcity supports resale values.

// AREA-LEVEL SIGNAL · GILMERE QUARTER

LAZUDI ↗ OPEN LISTING

https://example.invalid/listing/2

SAME BUILDING, OTHER SITES ↗ lazudi

THE RENT EVIDENCE

Low Rent → High	฿26,772 – ฿33,129 25th → 75th percentile, per month
Median comparable rent	฿31,080
Comparables	13 rental listings same building, same bedrooms, size-matched
Listing sites	FazWaz · PropertyHub · Thailand-Property

#3

EXAMPLE PHOTO · NOT THE UNIT

RANK #3

CUSTOM PICK

Brackcombe Suites

WENDMOOR GATE · 1-BED · 3Y OLD

THE UNIT

Price / sqm	¥176,338
Price vs its building	92% of median
building median ¥192,163/m² across 17 sale listings	
CAM / year	¥17,516
Heuristic estimate	
Foreign Quota	FQ TAG · CROSS-VERIFIED

THE RENT EVIDENCE

Low Rent → High	¥21,027 - ¥23,850
25th → 75th percentile, per month	
Median comparable rent	¥22,988
Comparables	10 rental listings
same building, same bedrooms, size-matched	
Listing sites	DotProperty · FazWaz · PropertyHub

Low-rise residential district. Thin new-supply pipeline and strong owner-occupier demand.

// AREA-LEVEL SIGNAL · WENDMOOR GATE

PROPERTYHUB ↗ OPEN LISTING

https://example.invalid/listing/3

SAME BUILDING, OTHER SITES ↗ lazudi

#4

EXAMPLE PHOTO · NOT THE UNIT

RANK #4

CUSTOM PICK

The Marlstead Point

ELVARA FIELDS · 1-BED · 4Y OLD

THE UNIT

Price / sqm	฿97,421
Price vs its building	84% of median building median ฿116,381/m ² across 14 sale listings
CAM / year	฿20,940 PropertyHub project info
Foreign Quota	FQ TAG · CROSS-PLATFORM

THE RENT EVIDENCE

Low Rent → High	฿20,001 - ฿22,037 25th → 75th percentile, per month
Median comparable rent	฿20,454
Comparables	10 rental listings same building, same bedrooms, size-matched
Listing sites	FazWaz · PropertyHub

Prime central business district. Deep resale liquidity and a large international tenant pool.

// AREA-LEVEL SIGNAL · ELVARA FIELDS

LAZUDI ↗ OPEN LISTING

https://example.invalid/listing/4

SAME BUILDING, OTHER SITES ↗ thailand-prop

#5

EXAMPLE PHOTO · NOT THE UNIT

RANK #5

CUSTOM PICK

The Sablewick Suites

AUBERY QUARTER · 3-BED · 11Y OLD

THE UNIT

Price / sqm	฿102,941
Price vs its building	86% of median building median ฿120,000/m² across 77 sale listings
CAM / year	฿36,720 Heuristic estimate
Foreign Quota	FQ TAG · CROSS-PLATFORM

Rail-interchange district. Mid-market entry with steady tenant demand.

// AREA-LEVEL SIGNAL · AUBERY QUARTER

PROPERTYHUB ➤ OPEN LISTING

https://example.invalid/listing/5

SAME BUILDING, OTHER SITES ➤ lazudi ·4 thailand-prop ·17

THE RENT EVIDENCE

Low Rent → High	฿49,560 - ฿61,941 25th → 75th percentile, per month
Median comparable rent	฿54,556
Comparables	19 rental listings same building, same bedrooms, size-matched
Listing sites	FazWaz · PropertyHub

50 TOP BUILDINGS — PER-M² MARKET REFERENCE.

Reference catalog. Per-m² rent + per-m² buy price let you compare across unit sizes directly. Every figure here is traceable to a row in the attached master spreadsheet.

#	BUILDING	AREA	RENT THB/M ² /MO	PRICE THB/M ²	LIVE LISTING
1	Rosholt Heights	Aubery Quarter	฿734	฿115,192	prop-hub ↗
2	Lindworth Residence	Elvara Fields	฿1,008	฿155,440	prop-hub ↗ lazudi
3	Glenholt Point	Marvell Reach	฿738	฿117,500	prop-hub ↗
4	The Ashholt Terrace	Marvell Reach	฿715	฿105,519	prop-hub ↗ lazudi thailand-prop
5	The Marlstead Point	Elvara Fields	฿586	฿97,421	lazudi ↗ thailand-prop
6	Marlleigh Residence	Elvara Fields	฿749	฿124,750	prop-hub ↗ lazudi thailand-prop
7	Stanstead Terrace	Selbury Green	฿461	฿80,435	prop-hub ↗ lazudi thailand-prop
8	Ashwick Tower	Elvara Fields	฿785	฿141,241	prop-hub ↗
9	Sableworth House	Elvara Fields	฿702	฿114,000	lazudi ↗ lazudi
10	Dovewick Lofts	Elvara Fields	฿725	฿125,133	prop-hub ↗ lazudi thailand-prop
11	The Oakworth Condominium	Selbury Green	฿878	฿147,122	prop-hub ↗ lazudi
12	Elsdene Condominium	Aubery Quarter	฿620	฿112,000	thai-prop ↗
13	Wexbrook House	Marvell Reach	฿594	฿106,250	prop-hub ↗ lazudi

#	BUILDING	AREA	RENT THB/M ² /MO	PRICE THB/M ²	LIVE LISTING
14	Larkcombe Gardens	Elvara Fields	฿757	฿131,143	lazudi ↗
15	The Sablewick Suites	Aubery Quarter	฿513	฿95,833	prop-hub ↗ lazudi thailand-prop
16	Pelleigh Point	Selbury Green	฿531	฿100,000	prop-hub ↗ lazudi
17	Stanby Point	Selbury Green	฿559	฿91,509	lazudi ↗ lazudi thailand-prop
18	Penford Place	Aubery Quarter	฿422	฿78,750	prop-hub ↗
19	Elsby Place	Selbury Green	฿693	฿121,212	prop-hub ↗ lazudi thailand-prop
20	Yardene Lofts	Marvell Reach	฿528	฿89,583	lazudi ↗ lazudi thailand-prop
21	Larkholt Heights	Lorrin Green	฿835	฿158,944	lazudi ↗ lazudi
22	Brackwick Residence	Elvara Fields	฿1,003	฿187,004	lazudi ↗ lazudi
23	Ivelbrook Tower	Elvara Fields	฿576	฿98,945	lazudi ↗
24	Sablecombe Lofts	Selbury Green	฿686	฿118,203	prop-hub ↗ lazudi
25	Kestby Residence	Istow Cross	฿512	฿90,698	lazudi ↗ lazudi
26	Emberbrook Gardens	Wendmoor Gate	฿731	฿138,079	prop-hub ↗ lazudi

#	BUILDING	AREA	RENT THB/M ² /MO	PRICE THB/M ²	LIVE LISTING
27	Penworth Residence	Marvell Reach	฿710	฿130,882	prop-hub ↗
28	Braeby Heights	Elvara Fields	฿997	฿176,857	apthai ↗ thailand-prop
29	Orwmere House	Marvell Reach	฿429	฿83,167	prop-hub ↗ lazudi
30	Hazelleigh Gardens	Istow Cross	฿1,071	฿211,087	lazudi ↗ thailand-prop
31	Wexby Tower	Elvara Fields	฿763	฿136,667	prop-hub ↗ lazudi
32	Glenbrook Residence	Elvara Fields	฿506	฿97,333	lazudi ↗ lazudi
33	Valleigh Lofts	Gilmere Quarter	฿692	฿133,995	lazudi ↗ lazudi
34	Doveford Tower	Elvara Fields	฿540	฿97,642	prop-hub ↗ lazudi thailand-prop
35	The Sableford Heights	Marvell Reach	฿456	฿76,165	prop-hub ↗ lazudi
36	Doveworth Condominium	Kelvara Side	฿606	฿113,263	prop-hub ↗ lazudi thailand-prop
37	Ivelmere House	Marvell Reach	฿722	฿133,333	prop-hub ↗ thailand-prop
38	The Brackby Court	Gilmere Quarter	฿662	฿127,791	prop-hub ↗ lazudi thailand-prop
39	Dunleigh Heights	Elvara Fields	฿862	฿162,069	prop-hub ↗ thailand-prop

#	BUILDING	AREA	RENT THB/M ² /MO	PRICE THB/M ²	LIVE LISTING
40	Lindmere Condominium	Gilmere Quarter	฿520	฿100,000	lazudi thailand-prop
41	Tamdene Tower	Elvara Fields	฿533	฿98,315	prop-hub lazudi
42	The Thornvale Terrace	Elvara Fields	฿557	฿104,412	prop-hub lazudi
43	Doveholt Place	Elvara Fields	฿745	฿143,921	prop-hub lazudi
44	Rosworth Lofts	Wendmoor Gate	฿571	฿105,941	lazudi lazudi
45	Tamholt Place	Kelvara Side	฿732	฿138,004	lazudi lazudi
46	The Corbrook Lofts	Selbury Green	฿466	฿87,719	prop-hub
47	The Standene House	Selbury Green	฿555	฿104,518	prop-hub
48	Ashcombe Residence	Lorrin Green	฿751	฿151,163	thai-prop
49	Ivelholt Lofts	Aubery Quarter	฿636	฿123,124	prop-hub thailand-prop
50	The Carrvale Point	Elvara Fields	฿1,011	฿193,108	prop-hub

Rent THB/m²/mo is the listed unit's median comparable rent divided by its size.

THE FULL MASTER—EVERY FIGURE TRACEABLE.

⇒ ATTACHED MASTER SPREADSHEET

EVERY FIGURE IN THIS REPORT IS DERIVABLE FROM THE MASTER XLSX

The 50 buildings shown in Section 06 are the top-of-list curation. The spreadsheet is the bonus reference catalog the sales page references — use it for follow-on rounds, for verifying any figure against the source row, or for re-sorting on metrics not surfaced here (comparable count, rent basis, FQ slot count, completion year).

WHAT THIS ANALYSIS IS WORTH, AND HOW TO ACT ON IT.

That gap is what this report quantifies. Every URL leads to a public listing for independent verification.

A typical building survey lists what is available. This report ranks what survives the math. Single-platform rent estimates are noise — frequently based on asking-rent assumptions rather than realised lease data. Every rent figure in this document comes from rental listings of the same bedroom count, in the same building wherever at least three exist, counted once across PropertyHub, FazWaz, Thailand-Property and DotProperty; tourism, serviced and condotel inventory is excluded. The report shows the spread of those comparables (25th to 75th percentile), not one number. The result is a defensible rent per unit — not a brochure number, not a single asking price.

Section 01 is the methodology — the cross-check whenever a number in any other section surprises. Areas flagged "thin sample" rest on fewer than three in-budget buildings and should be read directionally, not statistically. **Section 06** is the City-Wide Building Scan, a reference catalog of the top 50 buildings on per-m² metrics for follow-on rounds.

What this report is **not**: investment advice, legal counsel, tax counsel, or a broker handoff. Brinkman Data Analytics is a research firm. It takes no commission, represents no seller, introduces no parties, and is compensated only for the analysis itself. The buyer engages their own Thai property counsel for the chanote check and conveyancing, and their own tax advisor on the holding structure — both decisions outside the scope of this document. The checklist below is the typical due-diligence sequence sophisticated foreign buyers follow before any earnest-money transfer.

⇒ BEFORE ANY EARNEST-MONEY TRANSFER — THE TYPICAL DUE-DILIGENCE CHECKLIST

- 01 Verify the listing is still live.** Click the URL on the Golden 5 card.
- 02 Confirm Foreign-Quota slot availability with the juristic office directly.** An "FQ Tag in Listing" badge means the building historically carried FQ inventory; only a phone call to the juristic office confirms a slot is open today.
- 03 Engage independent Thai property counsel for the title check.** Pull the chanote, verify encumbrances, confirm seller has the right to convey, check for any mortgage attached to the unit.
- 04 Consult your own tax advisor on the holding structure.** Individual name, offshore vehicle, Thai entity, retirement-visa overlay — the right answer depends on residency, citizenship, and exit plan. This report does not address these.
- 05 Use an escrow agent or licensed conveyancer for funds.** Never wire the purchase price direct to a private seller without escrow or a licensed intermediary holding the chanote handover.



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FOUNDER • BRINKMAN DATA ANALYTICS

Any questions? Reach me directly.

This report is custom — built from your price band, your city, your risk tolerance. If a row needs more context, a number needs explaining, or you want a follow-on round on a different market, the line is open.

[STANBRINKMAN.COM](https://stanbrinkman.com) ↗

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SCOPE & LIMITS OF THIS REPORT

This document is a research deliverable derived from publicly available property-portal data. Every figure is computed from live listings via the methodology described in Section 01 — no figure is guessed or back-filled from prior reports.

Numbers in this report are projections.

Brinkman Data Analytics is a research firm. It is not a broker, does not represent any seller, does not introduce buyers and sellers, and takes no commission. Every Golden 5 row ships with the public listing URL so the buyer can verify the source independently before transferring funds.

Foreign-Quota slot availability is the single most important verification step prior to commissioning the deal. A "FQ Tag in Listing" status indicates the building has Foreign-Quota inventory historically — not that a slot is available today. Confirm directly with the juristic office before depositing earnest money. Where a row shows "FQ Verified", the slot has been confirmed by direct phone call as of the report date.

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