

revenue model

5-6 Years ROI

12%

expected yearly
commercial returns

10%

capital appreciation
per annum

D E Y U

studio

40 & 42 sqm

102,481
USD
purchase
price

76%
occupancy

21.9%
expected
ROI

An expected yearly ROI of 21.9% post construction, with a 10% capital appreciation.

marketing & distribution revenue and costs	low	in usd	medium	in usd	high	in usd
purchased price	1,639,696,000	102,481	1,639,696,000	102,481	1,639,696,000	102,481
published rate	1,350,459	85	1,509,336	95	1,747,653	110
occupancy	72%		76%		76%	
booking revenue	354,900,560	22,338	418,689,876	26,353	484,798,804	30,514
booking (airbnb) fees (15%)	53,235,084	3,351	62,803,481	3,953	72,719,821	4,577
marketing fees (12.5% after OTAs)	37,708,184	2,373	44,485,799	2,800	51,509,873	3,242
service charge (5%)	13,197,865	831	15,570,030	980	18,028,456	1,135
taxes (10%)	26,395,729	1,661	31,140,060	1,960	36,056,911	2,269
net revenue	224,363,697	14,122	264,690,506	16,660	306,483,744	19,291
operational costs						
property management	12,000,000	755	12,000,000	755	12,000,000	755
operational expenses	62,497,592	3,934	63,797,763	4,016	64,842,594	4,081
total operational costs	74,497,592	4,689	75,797,763	4,771	76,842,594	4,837
yearly income for owner*	149,866,105	9,433	188,892,743	11,889	229,641,150	14,454
% of the net revenue	66.8%		71.4%		74.93%	
% of the purchase price	9.4%		11.9%		14.5%	
yearly capital appreciation	10%		10%		10%	
total yearly ROI	19.4%		21.9%		24.5%	

* Historically off-plan investments increase 15% to 20% in pricing from breaking ground to handover in high demand areas

* Please note that depending on your tax residency, Income taxes must be paid on this amount. We encourage you to discuss with your tax consultant or accountant to determine the % to be paid

1 bedroom type a & b

48 & 53 sqm

135,138
USD
purchase
price

76%
occupancy

22.5%
expected
ROI

An expected yearly ROI of 22.5% post construction, with a 10% capital appreciation.

marketing & distribution revenue and costs	low	in usd	medium	in usd	high	in usd
purchased price	2,162,528,000	135.138	2,162,528,000	135.138	2,162,528,000	135.138
published rate	1,745,585	110	1,903,848	120	221,156	140
occupancy	72%		76%		76%	
booking revenue	458,739,607	28,908	528,127,435	22,288	616,148,674	38,836
booking (airbnb) fees (15%)	68,810,941	4,336	79,219,115	4,993	92,422,301	5,825
marketing fees (12.5% after OTAs)	48,741,083	3,071	56,113,540	3,537	65,465,797	4,126
service charge (5%)	17,059,379	1,075	19,639,739	1,238	22,913,029	1,444
taxes (10%)	34,118,758	2,150	39,279,478	2,476	45,826,058	2,888
net revenue	290,009,445	18,275	333,875,563	21,044	389,521,490	24,552
operational costs						
property management	12,000,000	756	12,000,000	756	12,000,000	756
operational expenses	71,771,236	4,523	73,159,889	4,611	74,551,037	4,699
total operational costs	83,771,236	5,279	85,159,889	5,368	86,551,037	5,455
yearly income for owner*	206,238,209	12,996	248,715,674	15,677	302,970,453	19,096
% of the net revenue	71.1%		74.5%		77.78%	
% of the purchase price	10.4%		12.5%		15.3%	
yearly capital appreciation	10%		10%		10%	
total yearly ROI	20.4%		22.5%		25.3%	

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2 bedroom

78 sqm

218,009
USD
purchase
price

74%
occupancy

20.8%
expected
ROI

An expected yearly ROI of 20.8% post construction, with a 10% capital appreciation.

marketing & distribution revenue and costs	low	in usd	medium	in usd	high	in usd
purchased price	3,488,144,000	218,009	3,488,144,000	218,009	3,488,144,000	218,009
published rate	2,538,824	160	2,856,177	180	3,173,530	200
occupancy	72%		74%		76%	
booking revenue	667,202,947	42,048	771,453,408	48,618	880,337,222	55,480
booking (airbnb) fees (15%)	100,080,442	6,307	115,718,011	7,293	132,050,583	8,322
marketing fees (12.5% after OTAs)	70,890,313	4,468	81,966,925	5,166	93,535,830	5,895
service charge (5%)	24,811,610	1,564	28,688,424	1,808	32,737,540	2,063
taxes (10%)	49,623,219	3,127	57,376,847	3,616	65,475,081	4,126
net revenue	421,797,363	26,582	487,703,201	30,736	556,538,188	35,074
operational costs						
property management	24,000,000	1,513	24,000,000	1,513	24,000,000	1,512
operational expenses	101,301,934	6,384	103,241,580	6,506	105,257,304	6,632
total operational costs	125,301,934	7,897	127,241,580	8,019	129,257,304	8,144
yearly income for owner*	296,495,429	18,686	360,461,621	22,717	427,394,873	26,929
% of the net revenue	70.3%		73.9%		76.78%	
% of the purchase price	8.9%		10.8%		12.8%	
yearly capital appreciation	10%		10%		10%	
total yearly ROI	18.9%		20.8%		22.8%	

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penthouse

104 sqm

379,500
USD
purchase
price

73%
occupancy

22.0%
expected
ROI

An expected yearly ROI of 22.0% post construction, with a 10% capital appreciation.

marketing & distribution revenue and costs	low	in usd	medium	in usd	high	in usd
purchased price	6,072,000,000	379,500	6,072,000,000	379,500	6,072,000,000	379,500
published rate	4,522,594	285	4,918,259	310	5,235,366	330
occupancy	70%		73%		74%	
booking revenue	1,155,522,703	72,818	1,310,469,977	82,600	1,414,126,242	89,133
booking (airbnb) fees (15%)	173,328,405	10,923	196,570,497	12,390	212,118,936	13,370
marketing fees (12.5% after OTAs)	122,774,287	7,737	139,237,435	8,776	150,250,913	9,470
service charge (5%)	42,971,001	2,708	48,733,103	3,072	52,587,820	3,315
taxes (10%)	85,942,001	5,416	97,466,205	6,143	105,175,639	6,629
net revenue	730,507,009	46,034	828,462,739	52,218	893,992,933	56,349
operational costs						
property management	48,000,000	3,025	48,000,000	3,025	48,000,000	3,025
operational expenses	159,770,175	10,068	163,095,068	10,280	165,025,323	10,402
total operational costs	207,770,175	13,093	211,095,068	13,305	213,025,323	13,427
yearly income for owner*	522,736,834	32,941	617,367,670	38,913	680,967,610	42,922
% of the net revenue	71.6%		74.5%		76.17%	
% of the purchase price	10.1%		12.0%		13.2%	
yearly capital appreciation	10%		10%		10%	
total yearly ROI	20.1%		22.0%		23.2%	

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