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PROJECT № 1754
APARTMENT RENOVATION AND FURNISHING SERVICE WITH SUBSEQUENT SALE IN DUBAI (WITH A GUARANTEE)

Location: Dubai, the UAE.

Project description: Founder's service helps property owners sell their apartments at **15-25%** more than the original cost. To implement this task, the Founder carries out repairs, furnishing and decoration of objects at the company's expense (**5-10%** of the cost), then successfully sells them through his real estate agency and shares the net profit **50/50** with the owner of the object.

Project advantages:

- Unique: **68%** of apartments in Dubai are sold without improvements. The company solves this problem by offering owners an innovative way to increase the value of their properties and sell them faster without any additional investment on their part.
- Market growth: The dynamics of the secondary real estate market in Dubai will **gain momentum in 2024-2026.** With a record number of construction projects in 2021-2022, investor properties are actively entering the market, providing huge opportunities to attract clients. Today, **28,000** apartments are sold in Dubai and more than **5,000** transactions occur monthly in the secondary market.
- Demand: Investors understand that furnished apartments are rented out more expensively and faster. As for end buyers, the demand for fully equipped and stylish apartments is breaking records, taking into account the number of residents from the CIS countries and Europe.
- Economic benefit: Purchasing an equipped apartment is beneficial for investors and buyers. The cost of repairs and furniture is already included, allowing you to save on one-time costs when purchasing on credit, unlike unfurnished apartments.

REQUIRED AMOUNT OF INVESTMENT:
200 000-450 000$

ANNUAL NET PROFIT:
30 000-67 500$
40 000-90 000$

RETURN ON INVESTMENT CAPITAL:
15-20%

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Risks are minimal:

- Additional income: The company earns not only from repairs, but also receives **4%** from sales agency services. Even in the event of an unsuccessful renovation deal, the company still has a good net profit in the form of commissions.
- Transparency: Analytics on the real sale prices of apartments in Dubai is open, and the risk of incorrect initial assessment of the apartment is eliminated.

Key figures of the project:

- During the first six months, **2** to **5** new apartments are sold per month, depending on financing.
- The average investment in one apartment is **$30,000**.
- Average turnover cycle - **3 months.**

About company:

Founder's company is a real estate agency specializing in secondary real estate and investment consulting in Dubai. The agency was created by an experienced Founder with more than **10 years** of experience in owning and successfully managing a large real estate agency with a staff of more than **320 people**.

Offer for an investor:

- Amount of attracted investments: from **$200,000** to **$450,000.**
- Financing: Loan with an annual rate of **15%** - in case of monthly/quarterly payments, **20%** - in case of interest payments - the first time after 9 months, and the rest monthly, and the investment volume is **$450,000.**
- Collateral: **As collateral, the Investor is given a share in the company.**
- Guarantee: **To ensure return on investment, the Founder is ready to provide a guarantee from his brokerage company.**
- Minimum contract period **1 year.**