Global Invest

# Protected investments in highly profitable projects

## PROJECT №1601
## CONSTRUCTION OF A MIAMI STYLE HOUSE IN THE UAE

REQUIRED AMOUNT OF INVESTMENTS:
**$300 000 000**

FOUNDER'S INVESTMENT:
**$100 000 000**

RETURN ON INVESTMENT CAPITAL:
**25%**

Our social networks

**Description:** The company's main activity consists of the acquisition, expansion, modernization and resale of already built properties in the top 3 luxury residential complexes in Dubai. The requested amount of **$300 million** will be distributed between 3 different objects:

**100 million** for the construction of 20 Miami-style houses on the Jumeirah Islands;

**120 million** for the construction of 4 large villas in Emirates Hills;

**80 million** for the development of 322 apartments in Dubai Hills.

**Why Dubai:**
The best city to live. Dubai has transformed from a fishing village to a remarkable global reality into a real estate hub. A city recognized worldwide for its quality of life and ease of doing business.
• Tax benefits. No property tax, no corporate tax.
• Constantly growing population. Huge volume of immigration every year.
• Relatively low price per sq.m. compared to major international cities.
• 4 times cheaper than London, 3.6 times cheaper than New York, 4.8 times cheaper than Singapore, 1.7 times cheaper than Mumbai.

Global Invest

# Protected investments in highly profitable projects

**Advantages of the project:**

• High demand. The supply of standard, period and oriental houses prevails, while the demand for high quality, modern and minimalist villas is growing and becoming the new norm and what people are looking for.

• High premium. People want beautiful properties that are ready to move in and are willing to pay cash at large premiums to purchase the property outright.

Modernized interior and exterior properties with open and streamlined floor plans, conveniently located in premier communities.

• Top 3 most luxurious and sought-after residential areas in Dubai. 60% water in the area, excellent location, quiet location, low density, recently updated amenities and services.

• Houses versus apartments. Since COVID, demand for homes and especially in our niche market has increased significantly.

• From A to Z. We have streamlined and simplified the entire process from purchasing, expanding indoor and outdoor spaces, upgrading and quickly selling properties in the region after going through and learning the painful process of flipping properties. Dubai, which is not rocket science, but requires knowing the right people, providers and suppliers.

**Key metrics:**

**1. Requested target investments: $300 000 000 in tranches of $25 million, $50 million and $100 million.**

**2. Target IRR: 20-25% under current market conditions.**

**3. Target time horizon: 9 months per vacancy for property transfers and up to 18 months for rental villas.**

**4. Guarantees: 1st rank guarantee through SPV/direct owner or banking security agent.**

**5. Funds invested: $100 000 000 corresponds to the investments already made by the founders with their own funds and funds of the company, 2 UHNW and private investors.**