Global Invest

Protected investments in highly profitable projects

PROJECT №1657
SHOPPING CENTER UNDER CONSTRUCTION

REQUIRED AMOUNT OF INVESTMENTS:
$100 000 - $5 million

ATTRACTED INVESTMENTS:
$2 000 000

RETURN ON INVESTMENT CAPITAL:
UP TO **140%**

FOUNDER'S INVESTMENT:
$300 000

Our social networks

Location: Dubai, UAE
Stage: expansion of activities
Description: A shopping center under construction near the water, close to premium residences and entertainment infrastructure.

1. The existing shareholders of the Project have already paid the Land Rent for 6 years.
2. The total ground rent paid to date is approximately AED 17,683,208.
3. Approximate cost of construction to date, calculated at AED 200 per square foot of built-up area, amounting to AED 22,487,962.
4. Total investment to date, total ground rent paid + construction cost, is AED 40,171,170.
5. The cost of completion is AED 20 million based on estimates from the project's engineering consultant.
6. The total investment in the project until completion is AED 60,171,170.
7. It is estimated that completion of construction can be achieved within 10-12 months

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Offer to investor:

A) It is proposed to acquire 75% of the shares of the almost completed (60%) Shopping Center under construction at a cost of 40 million dirhams.

B) From the acquisition of a 75% interest during the year until the completion of construction, an investment of approximately twenty million dirhams is expected, this amount will be proportionally divided between the new partner and the current investor owning 25% shares.

The owner of the 25% stake is a respected businessman in the UAE who owns a chain of grocery supermarkets, which will act as the anchor tenant of the shopping center. This opportunity offers a secure and profitable low-risk land lease agreement for up to 50 years.

Co-working space will also be provided to manage a significant portion of the project's ground floor to ensure consistent high footfall and ensure a diversified mix of tenants and revenue models for the project.

Pre-letting of space in the shopping center can begin within 6 months to further reduce project risks.

A complete information package, including financial analysis, title documents and as-built drawings, can be provided upon request and upon submission of a written expression of interest from a qualified investor.

PEARL JUMEIRAH COMMUNITY MALL

INVESTMENT PROSPECTUS



PROJECTED RENT SUMMARY

Term	Land Rent/Sq. Ft. (AED)	Annual Rent (AED)	Annual Rent/Sq. Ft. (NLA)	Projected Rent/Sq. Ft. (NLA)	Projected Rent (AED)
Year 1	14.00	2,500,656	27.82	-	-
Year 2	14.00	2,500,656	27.82	-	-
Year 3	14.00	2,500,656	27.82	-	-
Year 4	18.00	3,215,129	35.77	-	-
Year 5	18.00	3,215,129	35.77	-	-
Year 6	21.00	3,750,984	41.73	-	-
Year 7	21.00	3,750,984	41.73	120.00	10,785,438
Year 8	21.00	3,750,984	41.73	120.00	10,785,438
Year 9	21.00	3,750,984	41.73	120.00	10,785,438
Year 10	21.00	3,750,984	41.73	132.00	11,863,982
Year 11	24.00	4,286,838	47.70	132.00	11,863,982
Year 12	24.00	4,286,838	47.70	132.00	11,863,982
Year 13	24.00	4,286,838	47.70	144.00	12,942,526
Year 14	24.00	4,286,838	47.70	144.00	12,942,526
Year 15	24.00	4,286,838	47.70	144.00	12,942,526
Year 16	27.00	4,822,693	53.66	156.00	14,021,070
Year 17	27.00	4,822,693	53.66	156.00	14,021,070
Year 18	27.00	4,822,693	53.66	156.00	14,021,070
Year 19	27.00	4,822,693	53.66	168.00	15,099,614
Year 20	27.00	4,822,693	53.66	168.00	15,099,614
Year 21	30.00	5,358,548	59.62	168.00	15,099,614
Year 22	30.00	5,358,548	59.62	180.00	16,178,157
Year 23	30.00	5,358,548	59.62	180.00	16,178,157
Year 24	30.00	5,358,548	59.62	180.00	16,178,157
Year 25	30.00	5,358,548	59.62	192.00	17,256,701
Total		**105,027,541**			**259,929,062**

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