Global Invest

INTERNATIONAL INVESTMENT PLATFORM
CENTER FOR STRATEGIC COMMUNICATION

Project № 2101

Acquisition of an Equity Stake in an Operating 4★ Premium Hotel (Dubai)

Required Investment Amount**:**
USD 1 920 000

Investor's Equity Stake**:**
33%

Annual Return on Invested Capital**: 68%**

Project Description:

An investment opportunity is offered to acquire a **33%** equity stake in an operating four-star premium hotel located in one of Dubai's most prestigious and high-demand districts — **Business Bay.**

The hotel is situated along the **Business Bay Canal waterfront**, in close proximity to key business, tourism, and lifestyle destinations. Excellent transport accessibility (approximately **11 minutes** to Dubai International Airport) further enhances the asset's attractiveness.

The property represents a large-scale hospitality complex comprising:

- **270** fully furnished rooms across multiple categories **(Standard, Superior, Deluxe, Grand Deluxe, Executive Sutes, Luxury Suites, Penthouse)**
- **Six** food, beverage, and entertainment concepts, including: **a large sports bar / club & disco, private karaoke rooms, a roftop outlet, and outdoor dining**
- A large banquet hall for events and corporate functions
- A spacious leisure area with swimming pool
- A fully equipped fitness center and spa
- Reserved areas for the launch of additional **F&B** concepts

At present, the asset is a fully **operational business**, managed by a **professional team**, with an established **customer base**, **stable demand** during peak seasons, strong visibility on leading hospitality and booking platforms, and consistently **positive guest reviews.**

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Project Advantages:

- **Operating hotel with professional management:**
  The asset is an income-generating hotel under professional operational management, with an establshed team, stable guest flow, loyal customer base, and active presence on major tourism and booking platforms.

- **Prime location — Business Bay, Dubai:**
  Business Bay is one of **Dubai's** key business and tourism hubs, characterized by high commercial activity, year-round demand, excellent transport connectivity, and proximity to major landmarks.

- **Diversified revenue model:**
  Revenue is generated not only from room operations, but also through a developed **F&B** infrastructure, event spaces, and entertainment concepts, reducing seasonality exposure and strengthening operational **cash flow** stability.

Flexible investment scenarios:

- The investor may receive regular operational income, participate in capital appreciation, and consider multiple exit strategies or long-term ownership of a commercial real estate stake.

Reduced investment risk:

- The property is fully commissioned, with established infrastructure, licenses, and proven business processes. The investor enters an operating asset without construction or launch-phase risks.

- **Capital appreciation potential:**
  Commercial real estate in **Business Bay** has historically demonstrated sustained value growth driven by district development and increasing tourist inflows.

Required Investment Amount:

Name	Amount,$
Acquisition of equity stake	**$1 920 000**
Total:	**$1 920 000**

Annual Revenue Breakdown:

Name	Amount,$
Room revenue	**$7 350 000**
F&B and outlets revenue	**$3 460 000**
Total:	**$10 810 000**

Annual Expense Breakdown:

Name	Amount,$
Operating expenses	**$4 080 000**
Total:	**$4 080 000**

- Annual Revenue Breakdown: **$10 810 000**
- Annual Expense Breakdown: **$4 080 000**
- Net Profit: **$6 730 000**
- The return calculation is based on a conservative financial model. The first year includes one-off **takeover expenses** and a transitional operational period. Distributable cash flow in **Year 1** is set at approximately **60%** of operating cash flow: 6 730 000*60% =$4 040 000
- Investor's annual share: $4 040 00*33%= $1 330 000
- Payback period:1.48 years

$$\mathbf{ROI} = \frac{\text{Investor's annual share}}{\text{Investment Amount}} * \mathbf{100\%} = \mathbf{68\%}$$

Investor Proposal

An opportunity is offered to acquire a **33%** equity stake in an operating four-star premium hotel, with additional economic participation in the capital value appreciation of the asset.

Estimated asset valuation: ~USD 109 million

Estimated investor share (33%): ~USD 36 million