

#### Executive Summary

Purchase a townhouse with renovation needs and do a complete renovation in order to resell it for a premium.

- ✓ Our team is **on-site daily** to monitor quality, budgets, and timelines, ensuring strict adherence to standards.
- ✓ We purchase materials **directly from the source or nearby Emirates**, saving up to **90% compared to Dubai prices**.
- ✓ Renovation style is based on the well-known Scandinavian design but **carefully tailored to current market demand** to facilitate fast sales.

The whole process of buying, renovating, and selling the property will take approximately **3 to 5 months** after NOC approval.

#### Returns Illustration

|                             |               |
|-----------------------------|---------------|
| Asking Price:               | 3,400,000 AED |
| Purchase costs:             | 6,5%          |
| Total Purchase Price:       | 3,621,000 AED |
| Estimated Renovation Cost:  | 300,000 AED   |
| Last recorded sales price : | 4,450,000 AED |
| Profit :                    | 529,000 AED   |
| ROI:                        | <b>14,6%</b>  |
| Full Cycle Timeline :       | 3-5 months    |

#### Next Step

- ✓ Financial model and cash flow analysis
- ✓ Partnership agreements with profit split
- ✓ On site Due Diligence for in depth renovation cost calculation and inspection of the property
- ✓ Prepare capital deployment and negotiate with seller
- ✓ Assemble the renovation team and interior designer to execute the renovation

#### Proposed Full Renovation

- ✓ Three new bathrooms
- ✓ New closets and wardrobes in the bedrooms
- ✓ Open up the kitchen towards the living room
- ✓ Custom made TV wall unit
- ✓ Custom made bookshelf and desk in the study
- ✓ Full landscaping with plants and extensive exterior lighting
- ✓ Make a wooden deck with pool and relax/fire pit area
- ✓ Full exterior paint job
- ✓ New floors (wood) on the first floor
- ✓ New ceramic/marble tiles on the ground floor
- ✓ New inner ceiling with new spotlights and lights solution
- ✓ Home automation system to control lights and other functions

#### Pros & Cons

##### Pros;

- ✓ Popular area with high volume of transactions
- ✓ Good location in the community
- ✓ Matured community
- ✓ Property is structurally sound
- ✓ Easy and quick renovation with no expected difficulties

##### Cons;

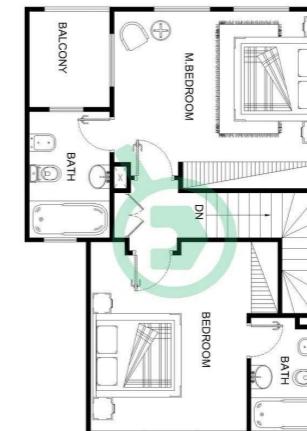
- ✓ Small size so not optimizing the time and capital spent
- ✓ Limited amount of exterior modifications that can be done

#### Partnership Agreement

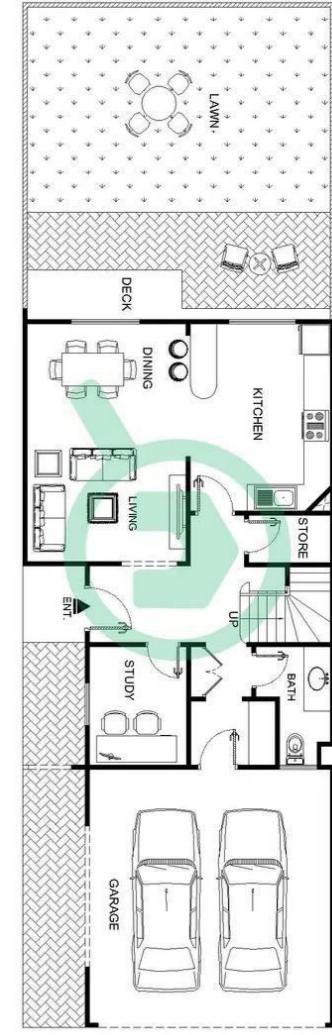
The agreement between the contractor and the financier will be based on an agreed profit split. A management fee will be paid ongoing to the contractor to keep a healthy cash flow and that will be deducted from the contractors part of the profit split at sale.

#### Property Overview

|             |                |
|-------------|----------------|
| Area:       | The Springs 11 |
| Villa Type: | 4M             |
| Bedrooms:   | 2 + study      |
| Bathrooms:  | 3              |
| BUA:        | 159 Sqm        |
| Plot Size:  | 186 Sqm        |



1<sup>st</sup> Floor



Ground Floor

## Before & After



## Before & After

