

Crescent 340, Sobha Hartland II											
	1,5 br	59.36 sq.m	2023	2024	2025	2026	2027	2028	2029	2030	
Apartment	€378,290.51	100%	20%	20%	20%	20%	20%				
Investment amount	€378,290.51		€75,658.10	€75,658.10	€75,658.10	€75,658.10	€75,658.10	€0.00	€0.00	€0.00	
Government registration fees	4%		€15,131.62	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00	
Other gov fees	€288.31		€250.70	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00	€0.00	
Service charges	€4.01		€0.00	€0.00	€0.00	€0.00	€1,281.58	€2,563.16	€2,563.16	€2,563.16	
Total investments	€393,710.43		€90,789.72	€75,658.10	€75,658.10	€75,658.10	€76,939.68	€2,563.16	€2,563.16	€2,563.16	
Cumulative Investments			€90,789.72	€166,447.82	€242,105.92	€317,764.02	€394,703.70	€397,266.86	€399,830.02	€402,393.17	
Expected capital appreciation	15%		€0.00	€56,743.58	€113,487.15	€170,230.73	€226,974.30	€283,717.88	€340,461.46	€397,205.03	
Property Value			€378,290.51	€435,034.08	€491,777.66	€548,521.23	€605,264.81	€662,008.39	€718,751.96	€775,495.54	
Net Return on resale				34.09%	46.88%	53.57%	57.50%	71.42%	85.15%	98.71%	
Short term rentals option											
AirBnb occupancy and rentable months	70%		0m	0m	0m	0m	6m	12m	12m	12m	
Rental returns (Daily & total yearly)	€107.80		€0.00	€0.00	€0.00	€0.00	€13,582.93	€27,165.85	€27,165.85	€27,165.85	
Management costs	20%		€0.00	€0.00	€0.00	€0.00	€2,716.59	€5,433.17	€5,433.17	€5,433.17	
Rental Net ROI			0.00%	0.00%	0.00%	0.00%	3.44%	6.84%	6.79%	6.75%	
Net Total Returns			-16.98%	24.83%	40.51%	48.72%	56.03%	72.36%	86.09%	99.64%	
Cumulative net returns			-€15,419.93	€41,323.65	€98,067.23	€154,810.80	€221,139.14	€287,467.48	€344,211.05	€400,954.63	
Long term rentals option											
Rentable months	12m		0m	0m	0m	0m	6m	12m	12m	12m	
Yearly rent	€38,858.50		€0.00	€0.00	€0.00	€0.00	€19,429.25	€38,858.50	€38,858.50	€38,858.50	
Rental Net ROI			0.00%	0.00%	0.00%	0.00%	4.92%	9.78%	9.72%	9.66%	
Net Total Returns			0.00%	34.09%	46.88%	53.57%	62.43%	81.20%	94.87%	108.37%	
Cumulative net returns			-€15,419.93	€41,323.65	€98,067.23	€154,810.80	€229,702.05	€304,593.30	€361,336.87	€418,080.45	