



Fact Sheet
Real Estate Purchase
of projects under construction in the UAE



Project		Ref. No.: 02-01/10					Comparable Projects				
Usage	Commercial	Comments: Tower is uniquely designed by Atkins. It will be a landmark in Business Bay. Tower is located directly next to the main entrance of Business Bay and is in walking distance to the Business Bay Metro Station. Tower can also be accessed by water taxi. Office comes as core and shell.					Usage	Commercial	Usage	Commercial	
Building Name	Iris Bay						Building Name	Victory Bay	Building Name	Bayswater	
Developer	Sheth						Developer	ACI	Developer	Omnayat	
Location	Business Bay						Location	Business Bay	Location	Business Bay	
Unit	3001						Unit	1403	Unit	2502	
Size	1.100,00						Size	829,00	Size	1.200,00	
No. of Bedroom	Office						No. of Bedroom	office	No. of Bedroom	office	
View	SZR						View	Lake	View	Lake	
Completion Date	08/2010						Completion Date		Completion Date	04/2010	
Price		AED	AED/FT2	EURO	EURO/M2	Exchange Rate**	Price		AED	AED/FT2	
Original Price	AED1.700.000,00	AED1.545,45	€ 310.218,98	€ 3.034,51	5,48	Original Price	350.000,00	Original Price	AED2.100.000,00	AED1.750,00	
Current Market Price	AED2.200.000,00	AED2.000,00	€ 401.459,85	€ 3.927,01		Current Market Price	00.000,00	Current Market Price	AED1.800.000,00	AED1.500,00	
Total Purchase Price	AED1.300.000,00	AED1.181,82	€ 237.226,28	€ 2.320,50		Total Purchase Price	65.000,00	Total Purchase Price	AED1.500.000,00	AED1.250,00	
Payment Plan		AED	%			Payment Plan		AED	%		
On Purchase	AED450.000,00	50%	(including all fees)		On Purchase	AED1.290.000,00	90%	On Purchase	AED1.290.000,00	90%	
2nd Payment (12/09)	AED85.000,00	5%			2nd Payment (12/09)	AED100.000,00	10%	on completion	AED210.000,00	10%	
3rd Payment (02/10)	AED85.000,00	5%			3rd Payment (02/10)	AED405.000,00	30%				
4th Payment (03/10)	AED85.000,00	5%									
5th Payment (04/10)	AED85.000,00	5%									
6th Payment (06/10)	AED170.000,00	10%									
7th Payment (07/10)	AED170.000,00	10%									
on Completion	AED170.000,00	10%									
Total	AED1.300.000,00	100%			Total	AED1.265.000,00	100%	Total	AED1.500.000,00	100%	
Costs		AED/FT2			Costs		AED/FT2	Costs		AED/FT2	
Service Fee	AED15,00			Service Fee	AED15,00			Service Fee	AED15,00		
Chiller Charges	AED0,00			Chiller Charges	AED0,00			Chiller Charges	AED0,00		
Community Fee	AED0,00			Community Fee	AED0,00			Community Fee	AED0,00		
Total	AED15,00			Total	AED15,00			Total	AED15,00		
Yield*		AED	AED/FT2	EURO	EURO/M2	Exchange Rate**	Yield*		AED	AED/FT2	
Rent	AED165.000,00	AED150,00	€ 30.109,49	€ 294,53	5,48	Rent	AED120.000,00	AED144,75	Rent	AED140.000,00	AED116,67
No. of Cheques	4			No. of Cheques	1			No. of Cheques	1		
Gross Return	12,69%			Gross Return	9,49%			Gross Return	9,33%		
Net Return	10,79%	(including any Fees)		Net Return	8,03%			Net Return	7,67%		
Rating		poor 1 - 10 excellent					Rating		poor 1 - 10 excellent		
Location	10			Location	10			Location	7		
Quality	8			Quality	7			Quality	6		

* Yield is only calculated in AED and square foot

** current exchange rate is used from www.xe.com on the date this document was created

1 m2 = 10,76 ft2

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