

LUMP SUM INVESTMENT OPPORTUNITY



DUBAI ESTATE INVEST SOLUTIONS LLC

At Dubai Estate Invest Solutions (DEIS), we specialize in "buy-renovate-sell" opportunities" (house flipping with renovations), strategically securing significant ROI for your investment.

Our focus lies on acquiring the right properties in the most sought-after locations in Dubai at competitive prices. Through high-end renovations and meticulous attention to detail, our trusted tradesmen and partners breathe new life into these properties, transforming them into coveted spaces. From property identification to selling and collecting your profit within 4 to 6 months—we offer a powerful combination of speed and profitability.

Our track record speaks for itself.

Over the past 3.5 years, we have transformed over 20 properties, achieving an average ROI over invested capital exceeding 40%. Now, we're poised to scale up, leveraging additional capital to secure even more profitable properties for our investors. Partnering with DEIS unlocks the true potential of your portfolio.

In today's market, finding secure and high-yielding opportunities with minimal risk is a challenge. DEIS bridges this gap. With our extensive experience in the Dubai market and our network of professionals, we empower our investors to enjoy secure, high-yielding returns with a completely hands-off approach.

THE INVESTMENT JOURNEY

- 1 INITIAL MEETING:** We meet with investors in person or virtually to understand their investment goals and risk tolerance.
- 2 INVESTMENT OPPORTUNITIES:** We present and discuss the two available investment options, Lump Sum Investment and Project Management, detailing potential returns and risks, including an analysis of investment returns based on the table provided below.

YEARLY INTEREST RATE ON CAPITAL INVESTED

	1 Year	3 Year	5 Year
< 100,000 USD	13%	15%	17%
< 250,000 USD	15%	17%	20%
> 250,000 USD	17%	20%	22%

The interest rates displayed in this table are confirmed rates secured through a contract, and are not projected or estimated rates.

EXAMPLE

Capital Invested **300,000 USD**

Investment Period **3 YEARS**

Yearly Interest Rate **20%**

Interest Payment Frequency **EVERY 6 MONTHS**

Amount received every 6 months **10% (representing 50% of the annual interest rate) - 30,000 USD**

Considerations

Interest Payments

You will receive interest payments every 6 months.

Referral Bonus

Earn a 2% one-time referral fee on the capital invested by new investors you bring to the program.

Top-up Incentives

We offer delta interest rates for top-up investments made during your contract period.

3 DUE DILIGENCE: You will receive a detailed legal contract for review, prepared by expert lawyers in the real estate market, ensuring the interests of both parties are aligned with the legal framework, allowing you to conduct due diligence and examine past performance records to ensure transparency and trust.

4 INVESTMENT COMMITMENT: You will commit to an investment amount aligned with your aspirations and financial goals.

5 CONTRACT SIGNING: You will sign an investment contract with DEIS to formalize the agreement.

6 QUARTERLY NEWSLETTER PERFORMANCE UPDATES: You will receive detailed quarterly updates on property inventory performance. At a later stage, you will also have access to an app for regular updates on fund performance and property portfolio status.

7 SEMI-ANNUAL PAYMENTS: Every six months, we disburse the agreed profit percentages to your preferred bank account anywhere in the world. Clients can choose to reinvest profits back into the fund, collecting their compounded profit at the end of the period.



8 NO EARLY CASH-OUT PENALTY: If for any reason you want to terminate the contract earlier than agreed, we will not apply any cash-out fees. However, we will require a time delay to allow us to disinvest the funds and return them to you.



9 REGULAR PROGRESS REPORTS: We maintain regular communication through updates on investment progress and milestones.

10 CAPITAL RETURN: At the end of the contract term, you will receive your initial investment back in full without any additional commission or hidden cost.

11 EXTENDED DURATION INCENTIVE: We will discuss incentives to extend the investment duration, offering higher ROI for extended commitments.

12 REFERRAL FEE: Earn a referral fee if you bring in other investors.

13 TOP-UP OPPORTUNITIES: Benefit from competitive ROI advantages if you choose to top-up your investment during the contract period.

14 FUTURE INVESTMENT OPPORTUNITIES: We discuss further investment opportunities based on your satisfaction and interest.

ADVANTAGES OF LUMP SUM INVESTMENT

- 1 **DIVERSIFICATION:** Spread your investment across many properties and maximize potential returns.
- 2 **HANDS-OFF APPROACH:** Sit back and relax – you don't need to actively manage the properties or renovations.

3 **REGULAR UPDATES:** Stay informed with regular updates on property performance and market insights.

4 **CONVENIENT PAYMENTS:** Receive your profits directly to your bank account at scheduled intervals.

5 **REMOTE MANAGEMENT:** Manage your investment remotely; there's no need to visit Dubai as everything can be handled online.

6 **GUARANTEED RETURNS:** Enjoy the security of a fixed return on your investment, providing peace of mind and financial stability.



The table below provides an example of this investment timeline structure.

INVESTMENT PERIOD

Timeline	Action	Details
Day 0	Initial Payment	Initial investment amount paid
6 Months	First Installment	50% of the yearly interest rate paid
12 Months	Second Installment	50% of the yearly interest rate paid
18 Months and Subsequent 6-monthly Periods	Additional installment every 6 months based on the duration of your contract with DEIS	50% of the yearly interest rate paid every installment
End of Contract	Capital Reimbursement	Initial investment amount returned
	Contract Termination	Contract period ends

Investors have the option to choose 1, 3, or 5-year tenures, resulting in 2, 6, or 10 installments, respectively.

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