

# PROJECT MANAGEMENT FOR FLIPPING BUSINESS

# DEIS

EMPOWERING DREAMS

by *DD GROUP*

## DUBAI ESTATE INVEST SOLUTIONS

Are you passionate about investment opportunities in real estate but lack the experience in navigating the Dubai market? Dubai Estate Invest Solutions (DEIS) is here to help you unlock your investment's full potential with a solution for your "buy-renovate-sell" investment designed to maximize your returns.

Dubai's property market offers exciting prospects, but successfully maneuvering through it can be challenging. Dubai Estate Invest Solutions (DEIS) is here to help you unlock your investment's full potential with a "buy-renovate-sell" solution designed to maximize your returns.

As your expert partner, DEIS offers an END-to-END solution that eliminates the hassle of dealing with multiple service providers. We manage everything, from securing financing and finding the perfect property to overseeing renovations and finalizing the sale. Our expertise allows you to invest passively while we handle all the heavy lifting and time-consuming tasks.

The results speak for themselves. With an average ROI over cash invested exceeding 40% over the past 3.5 years and complete property management—from property identification to selling and collecting your profit within 4 to 6 months—DEIS and our network of professionals offer a powerful combination of speed and profitability.



# THE INVESTMENT JOURNEY

**1 INITIAL MEETING:** We meet with investors in person or virtually to understand their investment goals and establish a working relationship.

**2 BUDGET IDENTIFICATION:** We work with you to identify the budget for your investment, ensuring it aligns with your financial goals.

**3 FINANCING OPTIONS:** We discuss available financing options tailored to your needs. We have access to several banks in the UAE and we use the best mortgage broker in Dubai, typically securing pre-approval within 1-2 weeks from full document submission. All documents are handled in line with privacy standards.

**4 PROPERTY IDENTIFICATION:** We identify suitable properties that match your criteria and deliver a comprehensive business plan for each. Our selection criteria include top developers, prime views, high-quality amenities, proximity to attractions, and optimal property size, all aimed at maximizing profit for the investor.

*This is a sample budget for a 2BR property. The specific costs may vary depending on your individual project.*

## BUDGET FOR PURCHASING A 2-BED FOR FLIPPING (BUY / RENOVATE / SELL)

Phase Descriptions	Amount (AED)	Notes	Schedule of Payment
<b>Phase 1 - Purchase</b>			
Property Purchasing Value Considered	2,300,000.00		
Mortgage value	1,955,000.00	Estimated - equivalent to monthly EMI of about 9000 to 11,000 AED	
Estimate EMI per month	11,000.00	Depend the mortgage interest rate - just an estimation at this stage	
<b>1</b> Downpayment required for the property including additional fees (22%)	506,000.00	20% for the Down Payment 20% of the DLD fee (other 80% covered by the bank as a top-up on the mortgage value). 20% of the Brokerage Fee (equivalent to 2% of the property value; other 80% covered by the bank as a top-up on the mortgage value). 20% of the Mortgage Registration Fee (other 80% covered by the bank as a top-up on the mortgage value).	prior to mortgage disbursement
<b>2</b> Additional fees	12,570.00	Trustee Office Fee: AED 4,200 DLD Title Deed Issuing: AED 580 DLD Knowledge Fee: AED 290 Broker Sale Progression Fee: AED 7,500	the day of transfer
<b>3</b> Property valuation fee	2,900.00		
<b>4</b> Mortgage fee	13,294.00	0.8% of the loan amount	when FOL is issued
<b>5</b> Power of Attorney to DEIS	1,690.00		after identification of the property



Phase Descriptions	Amount (AED)	Notes	Schedule of Payment
<b>Phase 2 - Renovation</b>			
1 DEWA connection	1,500.00	Deposit: AED 2,000 to ber reimbursed upon successful sale and disconnection (with an estimated 80% return)  Approximately AED 500 per 3 months throughout the renovation period	after purchasing the property
2 Renovation cost	195,000.00	Estimated Renovation Costs (to be reconfirmed based on scope): Interior Design: Cost to be confirmed 3D & 2D Rendering & Video: Cost to be confirmed Materials: Cost to be confirmed Labor: Cost to be confirmed Supervision & Quality Assurance: Cost to be confirmed	50% at project assignment 30% upon reaching 50% project progress 20% upon project completion and handover
3 Developer NOC for alteration	2,000.00	Developer NOC approval for Internal Alteration (10,000 AED deposit + 2000 AED cost) - considered only 2,000 in the estimation	
Note: Budget provided for a property of AED 2.3 million - to be adjusted accordingly.			
	734,954.00	Estimation that can change according to property value and renovation scope	

Phase Descriptions	Amount (AED)	Notes	Schedule of Payment
<b>Phase 3 - Sale</b>			
Estimated Selling Price	3,000,000.00		
1 Brokerage Fee	70,875.00	Professional photos and videos Marketing on digital platforms and network of investors Sales progression fee	on the day of the sale
2 DLD fee for selling	3,000.00	Blocking Charge Mortgage Release Fee	on the day of the sale
3 Estimate mortgage payment for 4 months	44,000.00	Estimated Costs: This breakdown assumes the entire project is completed 4 months after property purchase.	during the renovation - EMI once a month
4 NOC for transfer from Developer	500.00	Different cost for each Developer - considered an estimation for EMAAR	
5 Power of Attorney to DEIS to sell	1,690.00		
6 Payment of service charge to developer	6,500.00	Estimated quarterly fees depending on the duration of the process (EMAAR developments) 1 Bedroom: AED 4,500 per quarter 2 Bedroom: AED 6,500 per quarter Bigger properties (to be provided)	
7 Early settlement mortgage fee	10,000.00		directly deducted from the bank
<b>Total Cash Required for Selling</b>	<b>136,565.00</b>	Estimate can change according to property sale price.	

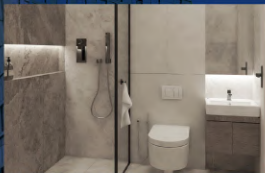
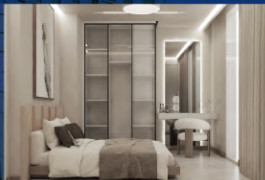
Phase Descriptions	Amount (AED)	Notes	Schedule of Payment
<b>DEIS Project Management Fee</b>			
1 Dubai Estate Invest Solution Management Fees	23,576.25	Performance-Based Management Fees Profit less than 25%: 6.5% of profit Profit 25% to 30%: 7.5% of profit Profit 30% to 35%: 9.5% of profit Profit exceeding 35%: 11.5% of profit	AED 10,000 due at the start of the process AED 5,000 due upon completion of the renovation phase ROI-based fee due after property sale completion
<b>Investment Financial Profitability Review</b>			
Estimate check collected the day of the sale	1,057,000.00		
<b>Expected Profit</b>	248,171.00		
ROI (on the cash invested)	33.77%	Calculated prior to including the Management Fee for Dubai Estate Invest Solutions.	
ROI (on the cash invested)	30.56%	Net for Client	

**5 PROJECT PLANNING:** We develop detailed project renderings, interior designs, 3D videos, and accurate cost estimations to ensure transparency and precision.

**6 CONTRACT SIGNING:** You sign the investment contract with DEIS, formalizing the agreement and outlining responsibilities and expectations. We work with the top real estate lawyers to prepare tailored contracts that protect the best interests of both parties.

**7 PROPERTY PURCHASE:** We proceed with purchasing the property, ensuring all legal and financial aspects are thoroughly managed.

**8 STREAMLINED PROCESS WITH POA:** DEIS offers a Power of Attorney (POA) service to ensure a seamless process and minimizing your time commitment. We handle interactions with all relevant Dubai authorities and 3rd parties (including, but not limited to, banks, brokers, developers, and renovation companies, etc.) while keeping you informed of all the decisions. There may be a few steps requiring your physical presence, but DEIS will guide you every step of the way.



**9 RENOVATION START:** We begin the renovation process according to the approved design and project plan, ensuring quality and efficiency. We commit to starting the renovation no later than 15 days from the finalization of the purchase.

**10 REGULAR UPDATES:** We provide bi-weekly updates, including detailed videos and pictures, to keep investors informed of the renovation progress. Additionally, we welcome investors to join us for any visit or inspection during the renovation process.

**11 PROPERTY VISITS:** We invite you to visit the property during renovation if you're interested, so you can personally see the progress.

**12 PROPERTY MARKETING:** We leverage strategic marketing efforts and collaborate with top brokers in the area to identify potential buyers and maximize return on investment.

**13 OFFER PRESENTATION:** We present all buyer offers to you with recommendations for the best possible deal.

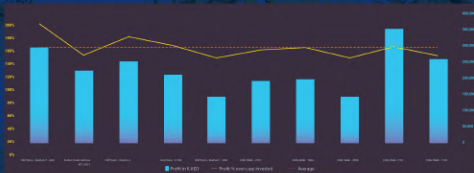
**14 FINAL SALE:** We complete the final sale, handling all legal and financial transactions, and ensure you collect your profit promptly. Our fees are proportional to your profit and incremental. This ensures our mutual interest in maximizing your returns.

## A SELECTION OF PROPERTIES renovated in the last 12 months

In last 2.5 years of operations we managed more than 25 properties over downtown.

Location	Purchase Price	Selling Price	Total cash used	Profit	Profit % over cash invested
Old Town - Rehaan 7	1,250,000	1,675,000	353,500	296,500	184%
Dubai Creek Harbour - NT 1	2,250,000	2,750,000	630,000	223,500	135%
Old Town - Yanson 3	1,300,000	1,900,000	396,000	252,000	164%
Burj View - Tower C	1,335,000	1,700,000	434,700	210,300	151%
Old Town - Rehaan 1	1,480,000	1,800,000	448,600	141,400	132%
8 Blv. Walk	1,400,000	1,850,000	440,000	191,000	143%
8 Blv. Walk	1,400,000	1,800,000	436,000	196,000	147%
8 Blv. Walk	1,485,000	1,850,000	448,700	141,300	131%
8 Blv. Walk	2,150,000	2,900,000	721,000	352,000	149%
8 Blv. Walk	2,350,000	3,000,000	752,000	258,000	134%

## INVESTMENT PERFORMANCE DASHBOARD



# SERVICES PROVIDED BY DEIS

- 1** **Securing Financing:** We assist in obtaining the necessary mortgage or financing for the project.
- 2** **Transparent Financial Analysis:** We provide clear and transparent financial analyses for informed decision-making.
- 3** **Power of Attorney Service:** We offer Power of Attorney services to streamline the process.
- 4** **Property Identification:** We identify properties that align with your investment objectives and requirements.
- 5** **End-to-End Management:** We handle the entire purchasing, renovation, and selling process seamlessly.
- 6** **Interior Design and Approvals:** We create 2D/3D designs, renderings, and construction drawings, and secure necessary alteration approvals from developers.
- 7** **Regulatory Coordination:** We manage interactions with all relevant Dubai authorities and institutions, including banks, DLD, RERA, mortgage brokers, property brokers, sellers, buyers, and developers.
- 8** **Project Supervision:** We provide daily project supervision and quality control, including videos, pictures, and progress updates.
- 9** **Weekly Client Updates:** We keep you informed with weekly project status updates, typically on Saturdays.
- 10** **Professional Network:** Our extensive network of Dubai real estate professionals gives us access to prime properties for purchase and sale.
- 11** **Fast ROI:** Our streamlined process is designed to deliver your return on investment within 3-5 months.
- 12** **Proven Experience:** With over 5 years of experience, we have consistently achieved outstanding results, averaging a 40% ROI on cash invested.
- 13** **Competitive Fees:** Our fees are competitive and cover the complex coordination required for successful project execution and achieving the best results.

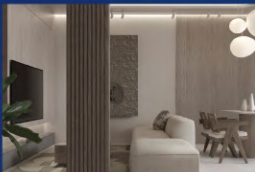


The table below provides an example of the project timeline structure.

## PROJECT TIMELINE

Day N	Task Summary	Amount Required from the Investor	Notes
0	Document collection for mortgage approval		
Week 1	Mortgage Pre-Approval Document Submission Opening a Bank Account with Mashreq (Online Available) Initiate Property Search Payment of 10,000 AED Initial Fee to DEIS	10,000.00	We use Mashreq Bank 99% of the time because it's the quickest and most digitized one.
Week 2	Receive bank pre-approval Expected to have found the property Instruct bank for valuation Sign Memorandum of Understanding (MOU) or Purchase Contract Site inspection with contractor and initiate interior design process Grant Power of Attorney to DEIS	4,590.00	At this point, the investor should provide a 10% cheque equivalent of the property value. This cheque is NOT provided to the Seller, but is maintained by the broker and returned to the investor upon successful property purchase. (The investor will receive the same cheque, reissued in their name, when they sell the property.) This is a DLD requirement and will never be cashed by either party.
Week 3 / Week 4	Expected FOL from the bank Down payment transfer to the bank account Approval of the interior design and making a 50% down payment for renovations Construction drawing preparation for NOC approval from developer	616,794.00	
Week 5 / Week 6	Transfer of the property DEWA connection NOC submission for approval to developer for renovation	24,570.00	
Week 7	Start of the renovation: Expected duration between 35 to 45 working days Daily progress monitoring and inspection at the property for quality control Weekly updates to the Client / Investor		
Week 9 / Week 10	Start paying monthly EMI on mortgage and DEWA	11,500.00	On a monthly basis, typically on the fifth day of each month.
Week 10 / Week 12	50% progress of the renovation	58,500.00	
Week 14 / Week 16	Completion of renovation Final inspection and final payment to contractor Publish photos for marketing the property online and sale Progress payment for DEIS as per plan mentioned above	44,000.00	
Week 17	Property online - providing weekly update on the marketing		Buyers are typically identified in 2 to 3 weeks
Week 20	Signing of the selling contract with buyer Starting collecting document to finalize the sale (from the developer and the bank)	7,000.00	
Week 23-26	Property sale and collection of the cheque for the investor / Client Settling the commission for DEIS	89,451.25	

Please note: This breakdown is an estimate provided for your initial cash flow planning purposes. Specific costs may vary depending on the final project details.



## ADVANTAGES OF PROJECT MANAGEMENT INVESTMENT

1. **Maximize Profit:** Focus on achieving the highest possible returns by concentrating on one property at a time.
2. **End-to-End Management:** Enjoy a hassle-free experience as we handle the entire process for you, from financing, property search, renovation, to finalization of sale.
3. **Quick Turnaround:** Benefit from a fast project cycle, with completion times ranging from 3 to 9 months depending on financing and property size.
4. **High ROI:** Realize significant returns on your investment, with profit margins ranging from 25% to 45% based on historical data.

### PERFORMANCE-BASED MANAGEMENT FEE STRUCTURE FOR DEIS

#### %PROFIT

Less than 25%

25% to 30%

30% to 35%

Exceeding 35%

#### MANAGEMENT FEES

6.5% of profit

7.5% of profit

9.5% of profit

11.5% of profit

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