



CIG
DEVELOPERS

Alttay

INVESTMENT PROPOSAL



About CIG

With over 40 years of experience, CIG holds leading positions across our diversified conglomerate of real estate, construction, retails, education, healthcare and hospitality. Driven by our strong desire for excellence and good corporate governance, we pledge to push boundaries to change the landscape of entire industries.

At CIG we strongly advocate that sustainability and profitability can co-exist and create a thriving environment. Through our firm pledge in responsible business, we cater to our Client's needs by developing business models in which we become a part of the community we serve. We pride in delivering projects that add tremendous value to the local economy and improve the lives of the local community.

What is a **Leasehold Property?**

We lease the land from Emirati landlords and government authorities for about 20 to 50 years and build a commercial shopping complex to rent it out. In the leasehold model, we are not investing much in the land; our significant funds are invested in the construction and development of the shopping malls. Hence, we generate high returns on the investments compared to free hold property.

Our investment in the leasehold model is 10 percent on the land and 40 percent on the building project. This is 50 percent less compared to freehold investments, where one requires 60 percent investment on land and 40 percent on building the project.



Location: Al Khawaneej

● **Plot No: 2840753**

Land Area: 20,007 Sqft

● **Lease Period: 25 Years**

Build Up Area: 38,204 Sqft Appox

● **Grace Period: 2 Years(After DM Approval)**

Leasable Area: 29,650 Sq Ft



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Land Cost Details

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SI No	Land Cost Details	Total Cost AED
1	For Reducing Set Back	500,000
2	For Removing Parking From the Plot	1,500,000
3	Brokerage and key money	4,000,000
	TOTAL LAND COST	6,000,000

Investment Details (Construction)

SI No	Particulars	Amount AED
1	Construction Cost (Full Finished) 38,204 Sq Ft	10,506,100
2	Consultant	500,000
3	Lift	475,000
4	Municipality and DCD Fees	200,000
5	DEWA Fees	400,000
Total Construction Investment		12,081,100

— Steel Structure Building Advantage | Structure to save Cost & Construction time | Shopping complex will be built on Steel

Total Investment Cost

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SI No	Title	Total Cost AED
1	Land Cost	6,000,000
2	Construction Cost	12,081,100
	TOTAL INVESTMENT	18,081,100

Income Projection

SI No	Particulars	Units	Area - Sq.Ft	Rent AED	Key Money AED
1	Hypermarket	1	25,000	2,000,000	1,500,000
2	Clinic	1	2000	400,000	300,000
3	Restaurant	1	650	400,000	300,000
4	Shop	1	200	150,000	100,000
5	Shop	1	200	150,000	100,000
6	Shop	1	200	150,000	100,000
7	Shop	1	200	150,000	100,000
8	Shop	1	200	150,000	100,000
9	Shop	1	200	150,000	100,000
10	Shop	1	200	150,000	100,000
11	Shop	1	200	150,000	100,000
12	Shop	1	200	150,000	100,000
13	Shop	1	200	150,000	100,000
TOTAL		13	29,650	4,300,000	3,100,000

Expenses Per Year

SI No	Title	Amount AED
1	Land Rent	1,000,000
2	Salary for Supervisor 1400 AED/Month	16,800
3	DEWA (AED 5000/Month)	60,000
4	DCD Fees	7000
5	Other Expenses	78,500
Total Expenses/Year		1,162,300

— Note: Two years grace period including construction

Income Projection for 5 Years

Income/Year	Key Money	Rent AED	Total	Land Rent & Expenses	Balance income AED
1 ST Year	3,100,000	4,300,000	7,400,000	1,162,300	6,237,700
2 ND Year		4,300,000	4,300,000	1,162,300	3,137,700
3 RD Year		4,300,000	4,300,000	1,162,300	3,137,700
4 TH Year		4,300,000	4,300,000	1,162,300	3,137,700
5 TH Year		4,300,000	4,300,000	1,162,300	3,137,700
Total Income End of 5Years	3,100,000	21,500,000	24,600,000	5,811,500	18,788,500

 ROI of the project is 20.78%



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THANK YOU