



THE LUXE DEVELOPERS

LM

LA MAZZONI

Capital Appreciation and ROI by View Type

Revised Parameters

Daily Rental Rates (2027)

- 1-Bedroom: AED 1,410
- 2-Bedroom: AED 2,250
- 3-Bedroom: AED 3,150

Occupancy Rate: 70% (0.7)

Days Available: 365

Formula:

Yearly Rental Income = Daily Rate ×
Occupancy Rate × Days Available × View
Adjustment Factor

Results:

| Unit Type | Wynn Casino View (AED) | Sea/Beach View (AED) | Community View (AED) |
|-----------|------------------------|----------------------|----------------------|
| 1-Bedroom | 359,973 | 323,975 | 287,978 |
| 2-Bedroom | 574,875 | 517,388 | 459,900 |
| 3-Bedroom | 804,150 | 723,735 | 643,320 |

Revised Parameters

Base Appreciation Rates (2027):

- 3-Bedroom: 72.87%
- 2-Bedroom: 80.16%
- 1-Bedroom: 87.44%

Formula:

Capital Appreciation Rate=Base Rate× View Adjustment Factor (including price growth change in Marjan Island)

Results

| Unit Type | Wynn Casino View (%) | Sea/Beach View (%) | Community View (%) |
|-----------|----------------------|--------------------|--------------------|
| 1-Bedroom | 87.44 | 78.70 | 69.95 |
| 2-Bedroom | 80.16 | 72.15 | 64.12 |
| 3-Bedroom | 72.87 | 65.58 | 58.30 |



THANK YOU
