



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 \times 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