

# PRICING

## 25H HEIMAT

<b>Unit 601</b>	<b>1 Bedroom - FloorPlan A - Downtown View - 597 Sq Ft + 126S Sq Ft Balcony = 723 Total Sq Ft</b>
<b>Total Price (AED)</b>	2,394,006
<b>Total Price (USD)</b>	<b>\$687,881 - Inclusive of Tax &amp; Admin fee</b>
<b>Payment Plan</b>	60/40 - 60% payment plan during construction / 40% due at time of closing
<b>Closing</b>	Q2 2027
<b>Resale Threshold</b>	30%

				AED	USD	Cumulative (USD)
<i>Due at Booking</i>	<i>1 Apr 2024</i>	<i>10%</i>	<i>Escrow Account</i>	<i>239,401</i>	<i>65,589</i>	<i>65,589</i>
<i>Dubai Tax Due At Booking</i>	<i>April 2024</i>	<i>4%</i>	<i>Company Account</i>	<i>95,760</i>	<i>26,236</i>	<i>91,825</i>
<i>Admin Fee Due at Booking</i>	<i>April 2024</i>		<i>Company Account</i>	<i>21,000</i>	<i>5,753</i>	<i>97,578</i>
<i>Due Signing of Contract</i>	<i>April 2024</i>	<i>10%</i>	<i>Escrow Account</i>	<i>239,401</i>	<i>65,589</i>	<b>163,167</b>

**DUE AT SIGNING**

<b>Installment 1</b>	<b>June 2024</b>	<b>10%</b>	<b>Escrow Account</b>	<b>239,401</b>	<b>65,589</b>	<b>228,757</b>
<b>Installment 2</b>	<b>October 2024</b>	<b>5%</b>	<b>Escrow Account</b>	<b>119,700</b>	<b>32,795</b>	<b>261,551</b>
<b>Installment 3</b>	<b>January 2025</b>	<b>5%</b>	<b>Escrow Account</b>	<b>119,700</b>	<b>32,795</b>	<b>294,346</b>
<b>Installment 4</b>	<b>April 2025</b>	<b>5%</b>	<b>Escrow Account</b>	<b>119,700</b>	<b>32,795</b>	<b>327,140</b>
<b>Installment 5</b>	<b>August 2025</b>	<b>5%</b>	<b>Escrow Account</b>	<b>119,700</b>	<b>32,795</b>	<b>359,935</b>
<b>Installment 6</b>	<b>January 2026</b>	<b>5%</b>	<b>Escrow Account</b>	<b>119,700</b>	<b>32,795</b>	<b>392,730</b>
<b>Installment 7</b>	<b>May 2026</b>	<b>5%</b>	<b>Escrow Account</b>	<b>119,700</b>	<b>32,795</b>	<b>425,524</b>
<b>Final Installment</b>	<b>Closing (Q2 2027)</b>	<b>40%</b>	<b>Escrow Account</b>	<b>957,602</b>	<b>262,357</b>	<b>687,881</b>

**RESALE THRESHOLD MET**

**MONTHLY HOA FEE (USD)**  
\$344.38

**MONTHLY ELECTRIC**  
PAID BY TENANT

**PROPERTY INSURANCE**  
NOT REQUIRED

**YEARLY TAXES**  
NONE

**RENTAL MANAGEMENT FEE**  
5% OF RENT

**FURNITURE PACAKGE**  
\$10,000

### RENTAL PROJECTIONS (USD)

Rent	\$50,374.40
Gross ROI	7.73%
Rental Manage Fee	\$4,107.28
Net Cashflow	\$46,267.12
Net ROI	7.10%

EXCHANGE RATE: AED 3.65 USD 1

# PRICING

25H HEIMAT	
Unit 602	Studio - Floorplan A - Downtown View - 441 Sq Ft + 126 Sq Ft Balcony = 567 Total Sq Ft
Total Price (AED)	1,382,793
Total Price (USD)	<b>\$399,755 - Inclusive of Tax &amp; Admin fee</b>
Payment Plan	60/40 - 60% payment plan during construction / 40% due at time of closing
Closing	Q2 2027
Resale Threshold	30%

				AED	USD	Cumulative (USD)
Due at Booking	1 Apr 2024	10%	Escrow Account	138,279	37,885	37,885
Dubai Tax Due At Booking	April 2024	4%	Company Account	55,312	15,154	53,039
Admin Fee Due at Booking	April 2024		Company Account	21,000	5,753	58,792
Due Signing of Contract	April 2024	10%	Escrow Account	138,279	37,885	<b>96,677</b>

**DUE AT SIGNING**

Installment 1	June 2024	10%	Escrow Account	138,279	37,885	134,562
Installment 2	October 2024	5%	Escrow Account	69,140	18,942	153,504
Installment 3	January 2025	5%	Escrow Account	69,140	18,942	172,446
Installment 4	April 2025	5%	Escrow Account	69,140	18,942	191,389
Installment 5	August 2025	5%	Escrow Account	69,140	18,942	210,331
Installment 6	January 2026	5%	Escrow Account	69,140	18,942	229,273
Installment 7	May 2026	5%	Escrow Account	69,140	18,942	248,216
<b>Final Installment</b>	<b>Closing (Q2 2027)</b>	<b>40%</b>	<b>Escrow Account</b>	<b>553,117</b>	<b>151,539</b>	<b>399,755</b>

**RESALE THRESHOLD MET**

**MONTHLY HOA FEE (USD)**  
\$258.90

**MONTHLY ELECTRIC**  
PAID BY TENANT

**PROPERTY INSURANCE**  
NOT REQUIRED

**YEARLY TAXES**  
NONE

**RENTAL MANAGEMENT FEE**  
5% OF RENT

**FURNITURE PACAKGE**  
\$8,000

## RENTAL PROJECTIONS (USD)

Rent	\$36,759.70
Gross ROI	9.76%
Rental Manage Fee	\$3,087.81
Net Cashflow	\$33,671.88
Net ROI	8.94%

EXCHANGE RATE: AED 3.65 USD 1

# PRICING

25H HEIMAT	
Unit 607	1 Bedroom - FloorPlan F - Sunset View - 615 Sq Ft + 126 Sq Ft Balcony = 741 Total Sq Ft
Total Price (AED)	1,968,432
Total Price (USD)	<b>\$566,622 - Inclusive of Tax &amp; Admin fee</b>
Payment Plan	60/40 - 60% payment plan during construction / 40% due at time of closing
Closing	Q2 2027
Resale Threshold	30%

				AED	USD	Cumulative (USD)
Due at Booking	22 Mar 2024	10%	Escrow Account	196,843	53,930	53,930
Dubai Tax Due At Booking	April 2024	4%	Company Account	78,737	21,572	75,502
Admin Fee Due at Booking	April 2024		Company Account	21,000	5,753	81,255
Due Signing of Contract	April 2024	10%	Escrow Account	196,843	53,930	135,185

**DUE AT SIGNING**

Installment 1	June 2024	10%	Escrow Account	196,843	53,930	189,114
Installment 2	October 2024	5%	Escrow Account	98,422	26,965	216,079
Installment 3	January 2025	5%	Escrow Account	98,422	26,965	243,044
Installment 4	April 2025	5%	Escrow Account	98,422	26,965	270,009
Installment 5	August 2025	5%	Escrow Account	98,422	26,965	296,974
Installment 6	January 2026	5%	Escrow Account	98,422	26,965	323,938
Installment 7	May 2026	5%	Escrow Account	98,422	26,965	350,903
Final Installment	Closing (Q2 2027)	40%	Escrow Account	787,373	215,719	566,622

**REALESTATE THRESHOLD MET**

<b>MONTHLY HOA FEE (USD)</b>	\$354.25
<b>MONTHLY ELECTRIC</b>	PAID BY TENANT
<b>PROPERTY INSURANCE</b>	NOT REQUIRED
<b>YEARLY TAXES</b>	NONE
<b>RENTAL MANAGEMENT FEE</b>	5% OF RENT
<b>FURNITURE PACAKGE</b>	\$10,000

RENTAL PROJECTIONS (USD)	
Rent	\$44,928.52
Gross ROI	8.02%
Rental Manage Fee	\$4,399.72
Net Cashflow	\$40,528.79
Net ROI	7.23%

EXCHANGE RATE: AED 3.65 USD 1

# PRICING

25H HEIMAT	
Unit 608	1 Bedroom - Floorplan F - Sunset View - 642 Sq Ft + 125 Sq Ft Balcony = 767 Total Sq Ft
Total Price (AED)	2,057,377
Total Price (USD)	<b>\$591,965 - Inclusive of Tax &amp; Admin fee</b>
Payment Plan	60/40 - 60% payment plan during construction / 40% due at time of closing
Closing	Q2 2027
Resale Threshold	30%

				AED	USD	Cumulative (USD)
Due at Booking	22 Mar 2024	10%	Escrow Account	205,738	56,366	56,366
Dubai Tax Due At Booking	April 2024	4%	Company Account	82,295	22,547	78,913
Admin Fee Due at Booking	April 2024		Company Account	21,000	5,753	84,667
Due Signing of Contract	April 2024	10%	Escrow Account	205,738	56,366	141,033

**DUE AT SIGNING**

Installment 1	June 2024	10%	Escrow Account	205,738	56,366	197,400
Installment 2	October 2024	5%	Escrow Account	102,869	28,183	225,583
Installment 3	January 2025	5%	Escrow Account	102,869	28,183	253,766
Installment 4	April 2025	5%	Escrow Account	102,869	28,183	281,949
Installment 5	August 2025	5%	Escrow Account	102,869	28,183	310,132
Installment 6	January 2026	5%	Escrow Account	102,869	28,183	338,316
Installment 7	May 2026	5%	Escrow Account	102,869	28,183	366,499
Final Installment	Closing (Q2 2027)	40%	Escrow Account	822,951	225,466	591,965

**RESALE THRESHOLD MET**

**MONTHLY HOA FEE (USD)**  
\$368.90

**MONTHLY ELECTRIC**  
PAID BY TENANT

**PROPERTY INSURANCE**  
NOT REQUIRED

**YEARLY TAXES**  
NONE

**RENTAL MANAGEMENT FEE**  
5% OF RENT

**FURNITURE PACAKGE**  
\$10,000

## RENTAL PROJECTIONS (USD)

Rent	\$50,374.40
Gross ROI	7.73%
Rental Manage Fee	\$4,107.28
Net Cashflow	\$46,267.12
Net ROI	7.10%

EXCHANGE RATE: AED 3.65 USD 1