

Long Beach Residence

INVESTMENT BREAKDOWN





UNIT INFORMATION

- . 1-bedroom apartment
- . 72 sq m
- . 32 sq m private rooftop terrace
- . Pool view

RENTAL ASSUMPTIONS

Daily rental rate: 4,500 EGP

Occupancy: 8 months \approx 240 days/year

Annual rental income: **1,080,000 EGP**

Furniture & appliances: approx. 450,000 EGP





SCENARIO 1

Installment Price



Investment Breakdown

Installment price: 5,815,570 EGP

Service fee 8% (from full price): 465,245 EGP

Furniture & Appliances: approx. 450,000 EGP

Total Investment

$5,815,570 + 465,246 + 450,000 = \mathbf{6,730,816 \text{ EGP}}$

Net Rental Yield

$1,080,000 / 6,730,816 \times 100\% = \mathbf{16.04\% \text{ per year}}$

Payback Period

$6,730,816 / 1,080,000 = \mathbf{6.23 \text{ years}}$



SCENARIO 2

Cash Price (-25%)



Investment Breakdown

Cash price: 4,361,678 EGP

Service fee 8% (from cash price): 348,934 EGP

Furniture & Appliances: approx. 450,000 EGP

Total Investment

$4,361,678 + 348,934 + 450,000 = 5,160,612$ EGP

Net Rental Yield

$1,080,000 / 5,160,612 \times 100\% = 20.93\%$ per year

Payback Period

$5,160,612 / 1,080,000 = 4.78$ years



SUMMARY COMPARISON

Installment Price Scenario

Total Investment: 6,730,816 EGP

Net Yield: 16.04%

Payback: 6.23 years

Cash Price Scenario

Total Investment: 5,160,612 EGP

Net Yield: 20.93%

Payback: 4.78 years

These calculations do not take into account the annual increase in rental rates!



INVEST SMART

Invest in Long Beach Residence



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