

# Long Beach Residence

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## INVESTMENT BREAKDOWN



## UNIT INFORMATION

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

## RENTAL ASSUMPTIONS

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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

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

### Net Rental Yield

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

### Payback Period

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

# 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

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

## Payback Period

$5,160,612 / 1,080,000 = 4.78 \text{ years}$

# SUMMARY COMPARISON

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## 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!





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Invest in Long Beach Residence



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