

Marina

Rental Yield Analysis

About the Analysis

Intro

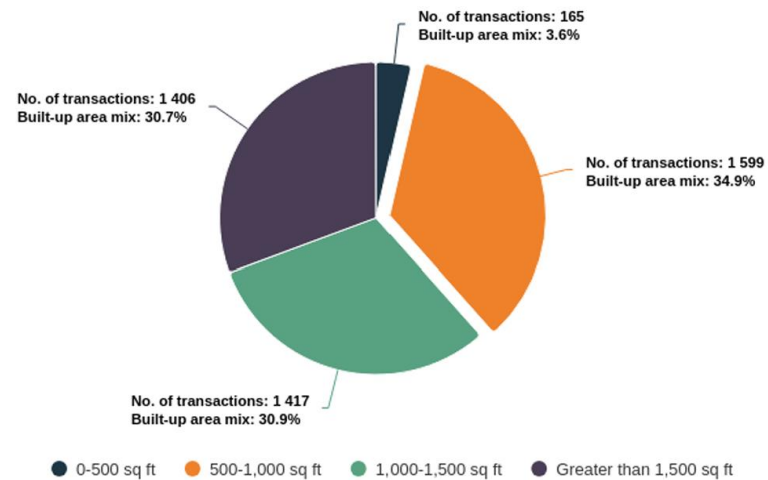
*Throughout the study conducted we ran an extensive analysis showcasing our product in comparison to the market's average rental in which we combined the **lowest** and **highest** rents from two of the most used platforms within this industry*



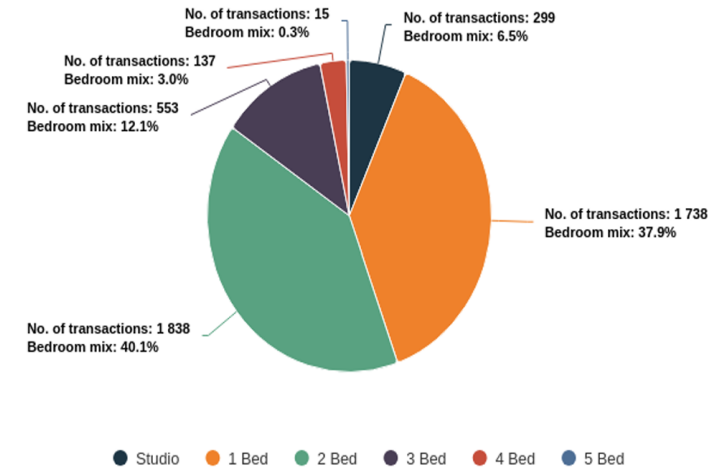
The study included types of units that we offer (Studio, one and two beds).

Addressing the shortage of small-sized units at The Marina

Studios represent **6.5%** of the entire inventory of the Marina



PropertyMonitor.ae

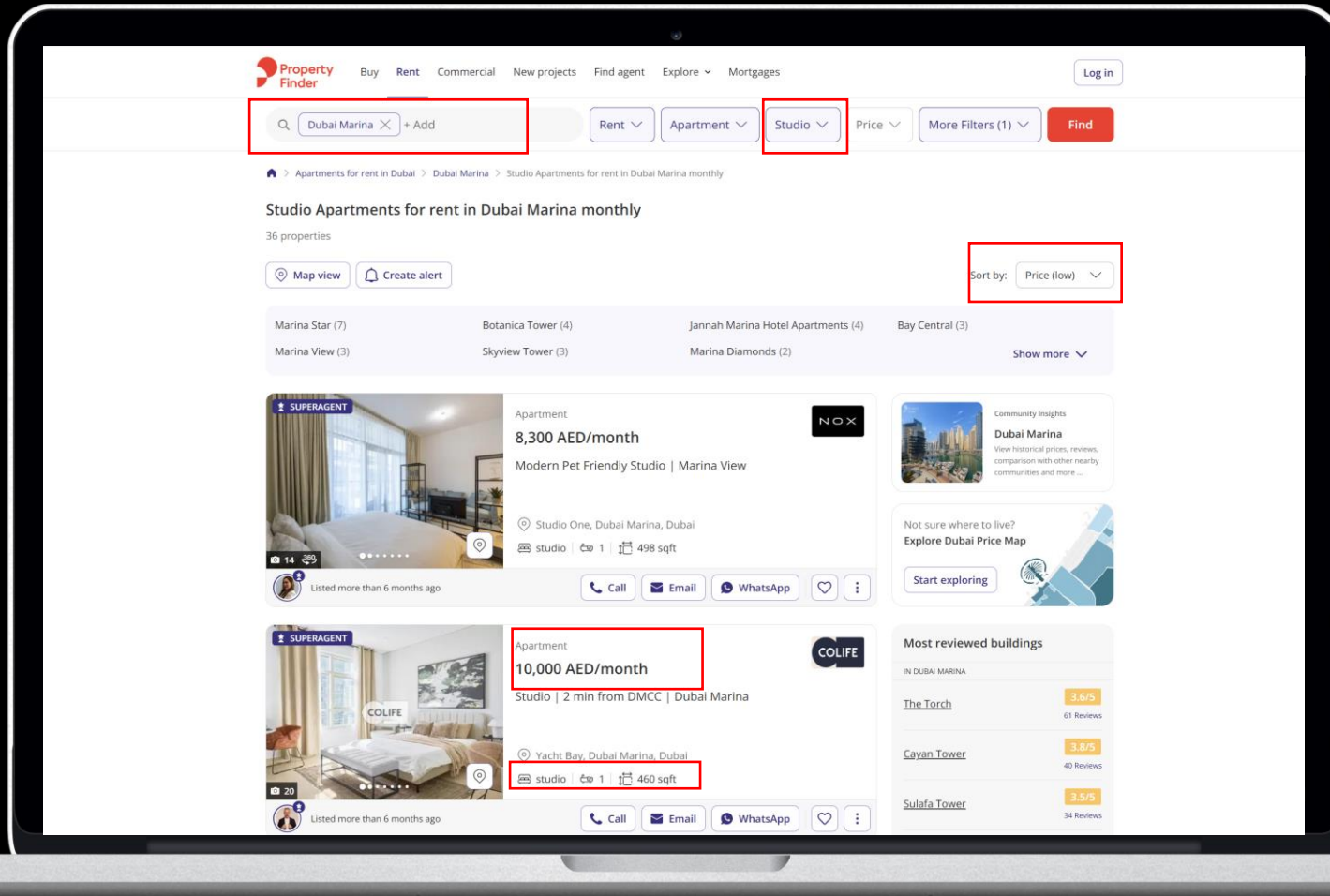


PropertyMonitor.ae

Studio

Monthly Rental

Studio *Low*

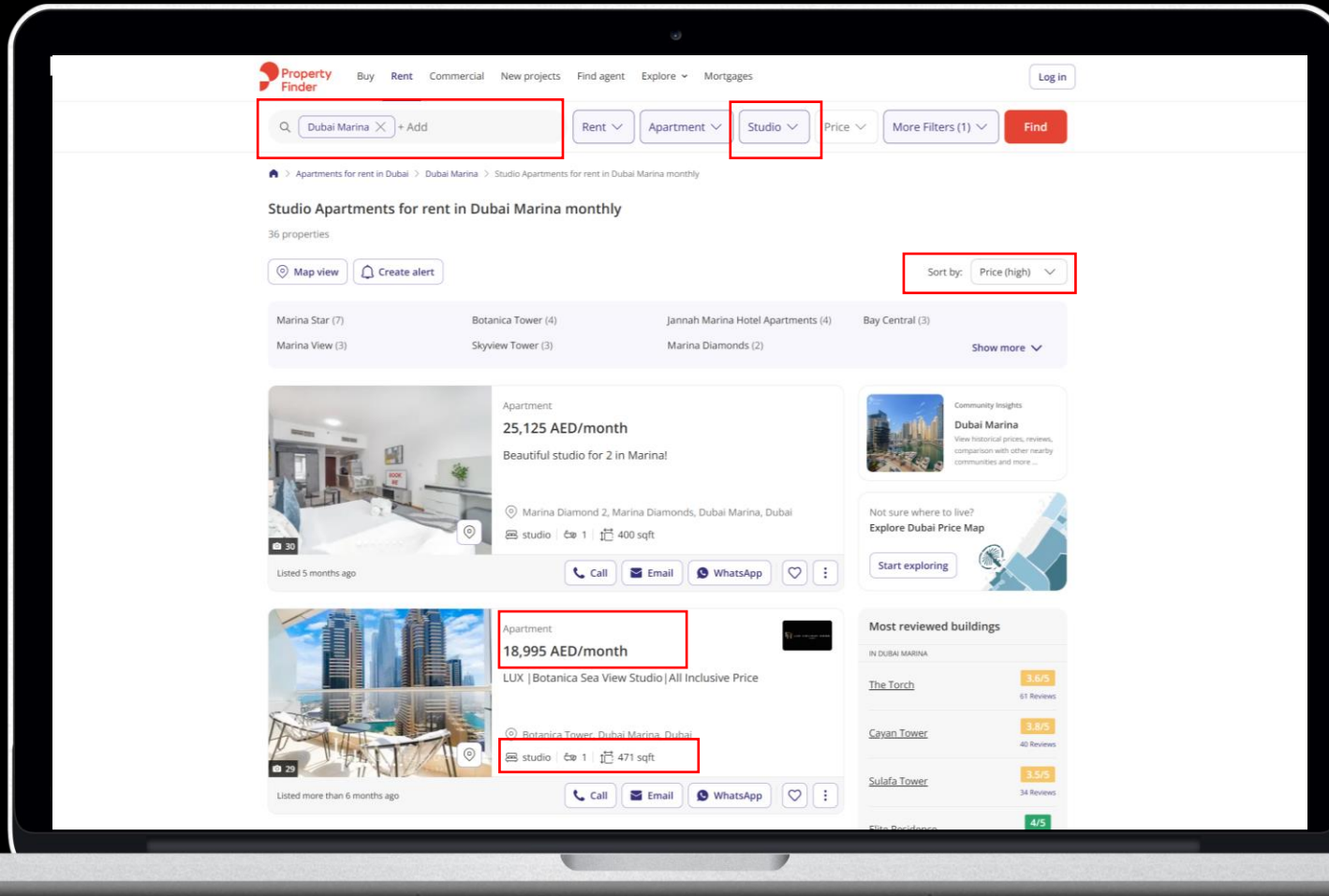


Rove Home Marina	Size/Sqft	Price
Min	402	
Max	460	
Average	431	1,622,459
Rove Home Service Charge	Per Sqft	20

- Minimum monthly rent in Marina is **10,000 AED**
- Yearly rent: $(10,000 \times 12) = \mathbf{120,000 \text{ AED}}$
- Rove Home Service Charge: $431 \times 20 = \mathbf{8,620 \text{ AED}}$
- Occupancy **90%**: $(120,000 - 8,620) \times 90\% = \mathbf{100,242 \text{ AED}}$
- Agency fees: **20%**
- Yearly net after removing charges: $(100,242 \times 80\%) = \mathbf{80,193 \text{ AED}}$
- Net ROI = $(80,193 / 1,622,459) = \mathbf{4.94\%}$

Monthly Rental

Studio High

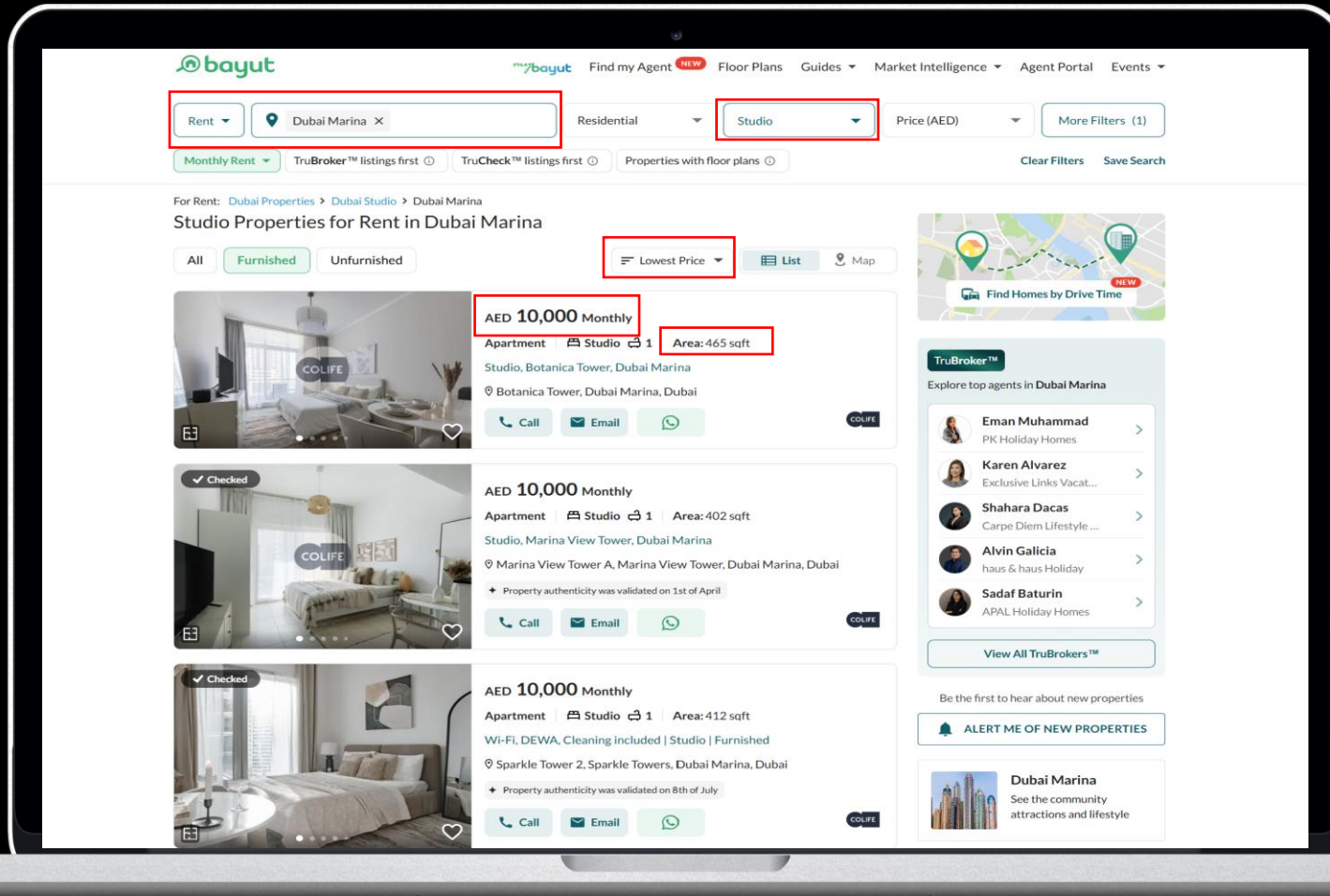


Rove Home Marina	Size/Sqft	Price
Min	402	
Max	460	
Average	431	1,622,459
Rove Home Service Charge	Per Sqft	20

- Maximum monthly rent in Marina is **18,995 AED**
- Yearly rent: $(18,995 \times 12) = \mathbf{227,940 \text{ AED}}$
- Rove Home Service Charge: $431 \times 20 = \mathbf{8,620 \text{ AED}}$
- Occupancy **90%**: $(227,940 - 8,620) \times 90\% = \mathbf{197,388 \text{ AED}}$
- Agency fees: **20%**
- Yearly net after removing charges: $(197,388 \times 80\%) = \mathbf{157,910 \text{ AED}}$
- Net ROI = $(157,910 / 1,622,459) = \mathbf{9.73\%}$

Monthly Rental

Studio *low*

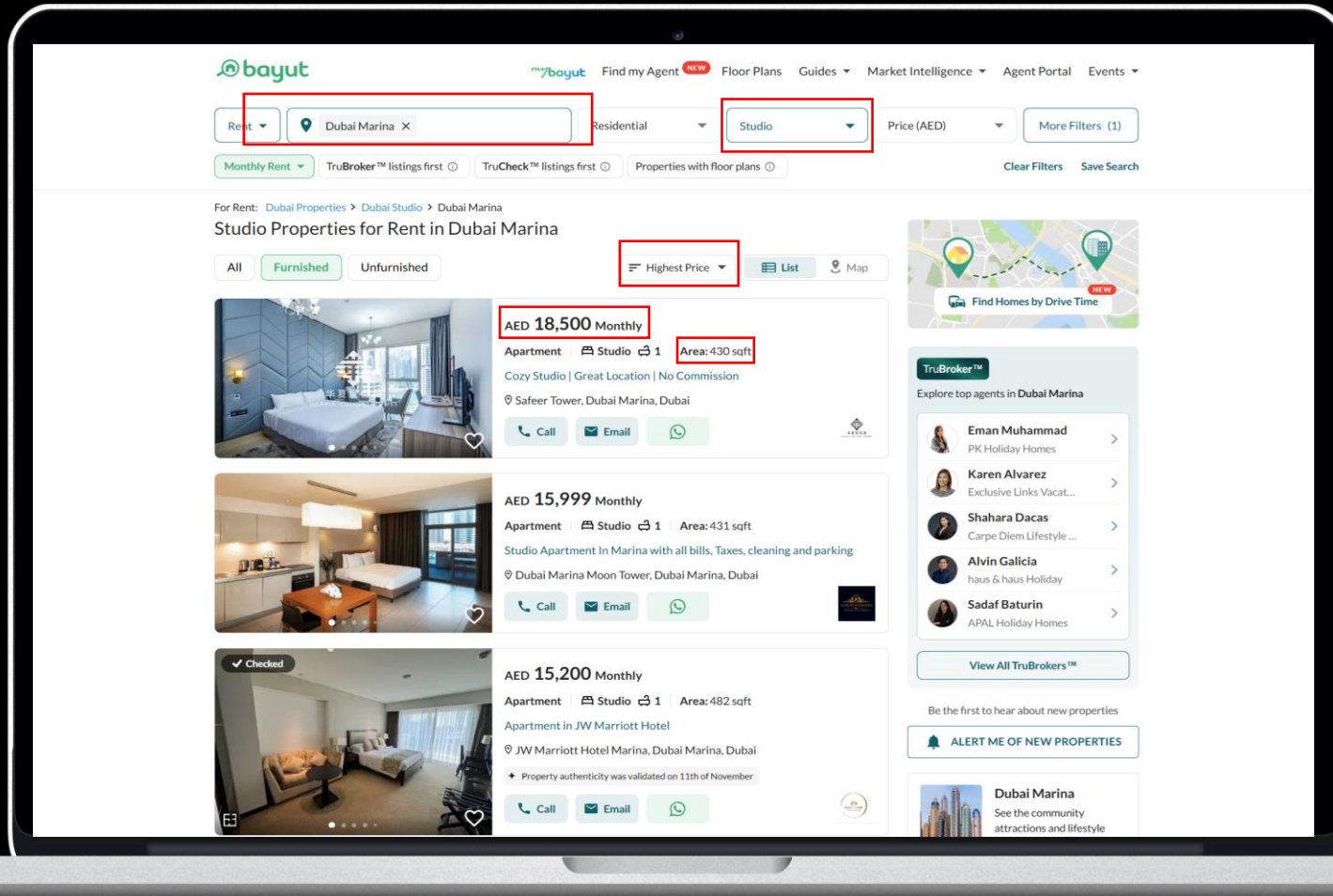


Rove Home Marasi	Size/Sqft	Price
Min	402	
Max	460	
Average	431	1,622,459
Rove Home Service Charge	Per Sqft	20

- Minimum monthly rent in Marina is **10,000 AED**
- Yearly rent: $(10,000 \times 12) = 120,000$ AED
- Rove Home Service Charge: $431 \times 20 = 8,620$ AED
- Occupancy 90%: $(120,000 - 8,620) \times 90\% = 100,242$ AED
- Agency fees: **20%**
- Yearly net after removing charges: $(100,242 \times 80\%) = 80,193$ AED
- Net ROI = $(80,193 / 1,622,459) = 4.94\%$

Monthly Rental

Studio High



Rove Home Marasi	Size/Sqft	Price
Min	402	
Max	460	
Average	431	1,622,459
Rove Home Service Charge	Per Sqft	20

- Maximum monthly rent in Marina is **18,500 AED**
- Yearly rent: $(18,500 \times 12) = \mathbf{222,000 \text{ AED}}$
- Rove Home Service Charge: $431 \times 20 = \mathbf{8,620 \text{ AED}}$
- Occupancy **90%**: $(222,000 - 8,620) \times 90\% = \mathbf{192,042 \text{ AED}}$
- Agency fees: **20%**
- Yearly net after removing charges: $(192,042 \times 80\%) = \mathbf{153,633 \text{ AED}}$
- Net ROI= $(153,633 / 1,622,459) = \mathbf{9.46\%}$

Monthly Rental

Studio average both platforms

➤ **Property Finder**

i. *Minimum Net ROI: 4.94%*

ii. *Maximum Net ROI: 9.73%*

iii. *Average: $(4.94+9.73)/2= 7.33\%$*

➤ **BAYUT**

i. *Minimum Net ROI: 4.94%*

ii. *Maximum Net ROI: 9.46%*

iii. *Average: $(4.94+9.46)/2= 7.2\%$*

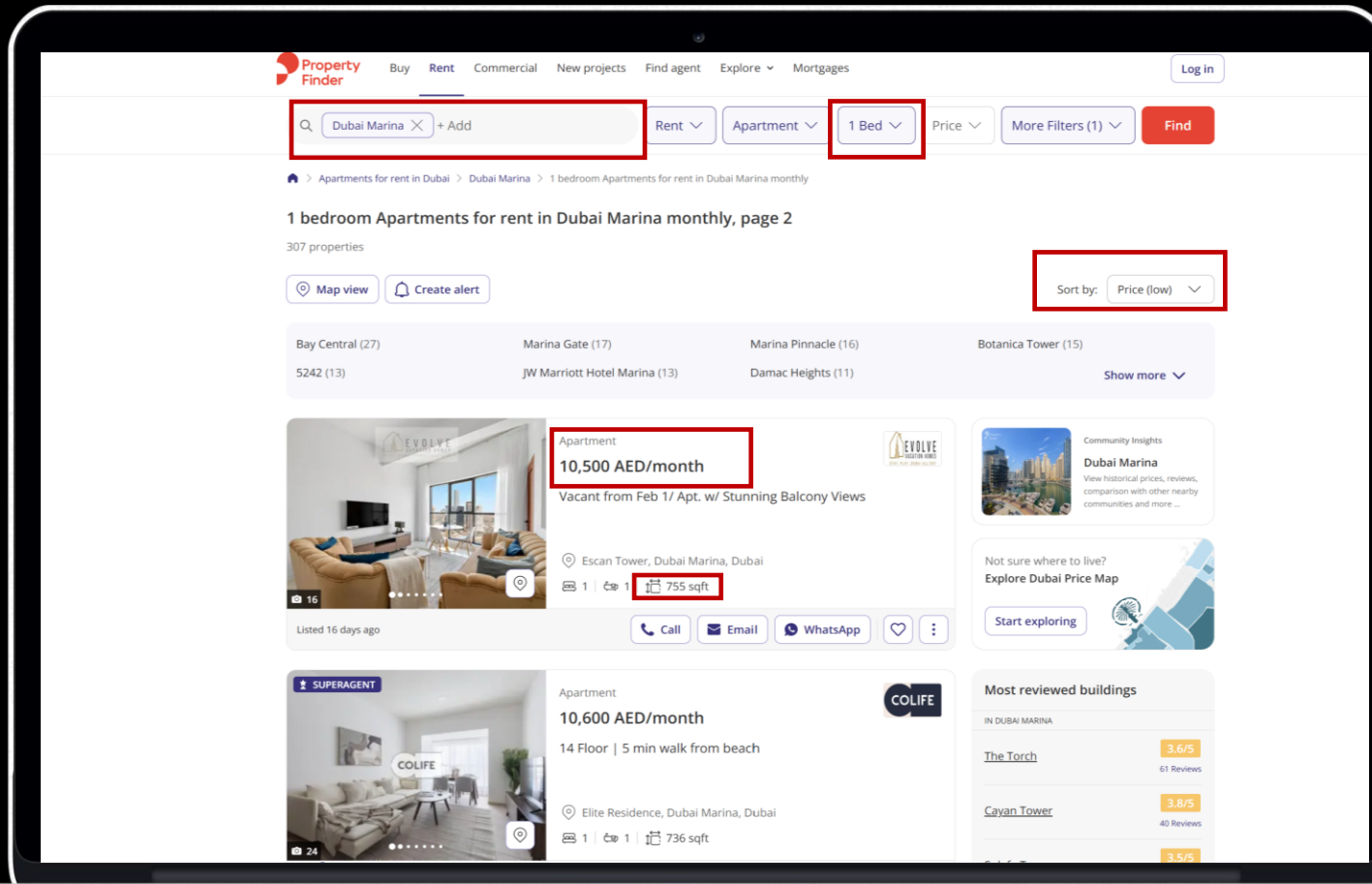


7.26%

1 Bedroom

Monthly Rental

1 Bed **Low**

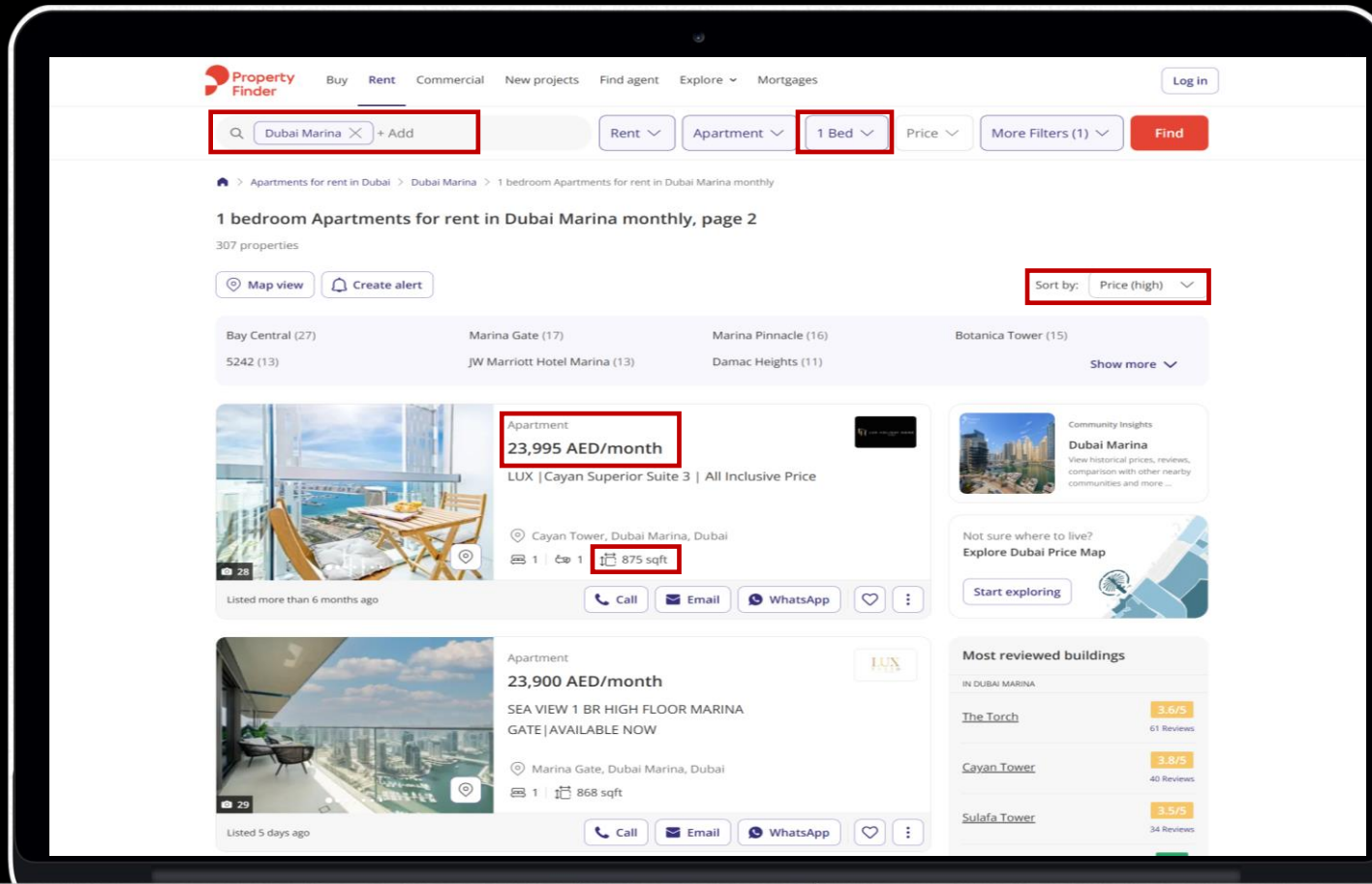


Rove Home Marina	Size/Sqft	Price
Min	613	
Max	827	
Average	720	2,335,270
Rove Home Service Charge	Per Sqft	20

- Minimum monthly rent in Marina is **10,500 AED**
- Yearly rent: $(10,500 \times 12) =$ **126,000 AED**
- Rove Home Service Charge: $720 \times 20 =$ **14,400 AED**
- Occupancy **90%**: $(126,000 - 14,400) \times 90\% =$ **100,440 AED**
- Agency fees: **20%**
- Yearly net after removing charges: $(100,440 \times 80\%) =$ **80,352 AED**
- Net ROI = $(80,352 / 2,335,270) =$ **3.44%**

Monthly Rental

1 Bed High

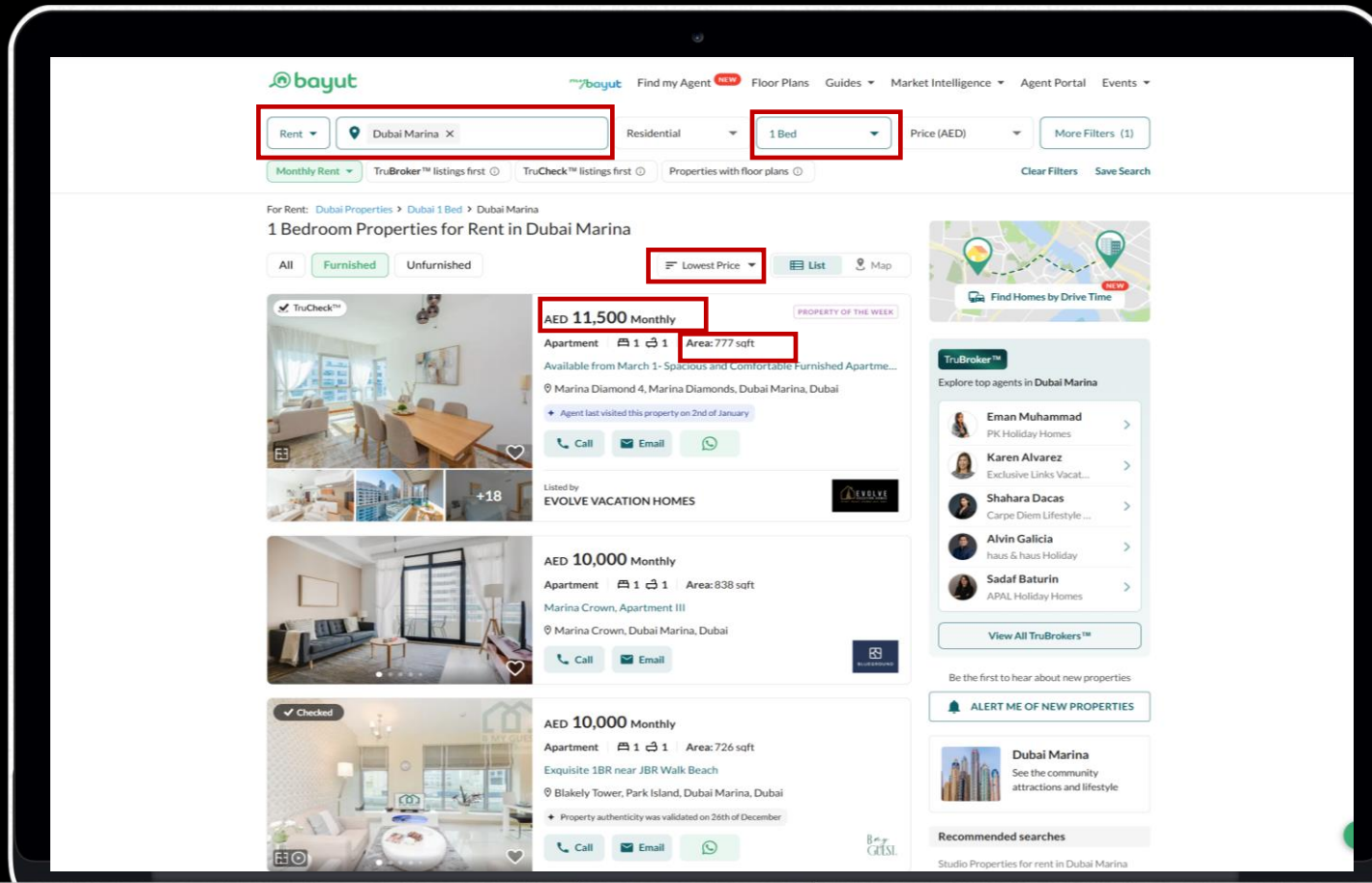


Rove Home Marina	Size/Sqft	Price
Min	613	
Max	827	
Average	720	2,335,270
Rove Home Service Charge	Per Sqft	20

- Maximum monthly rent in Marina is **23,995 AED**
- Yearly rent: $(23,995 \times 12) = \mathbf{287,940 \text{ AED}}$
- Rove Home Service Charge: $720 \times 20 = \mathbf{14,400 \text{ AED}}$
- Occupancy **90%**: $(287,940 - 14,400) \times 90\% = \mathbf{246,186 \text{ AED}}$
- Agency fees: **20%**
- Yearly net after removing charges: $(246,186 \times 80\%) = \mathbf{196,949 \text{ AED}}$
- Net ROI = $(196,949 / 2,335,270) = \mathbf{8.43\%}$

Monthly Rental

1 Bed **low**

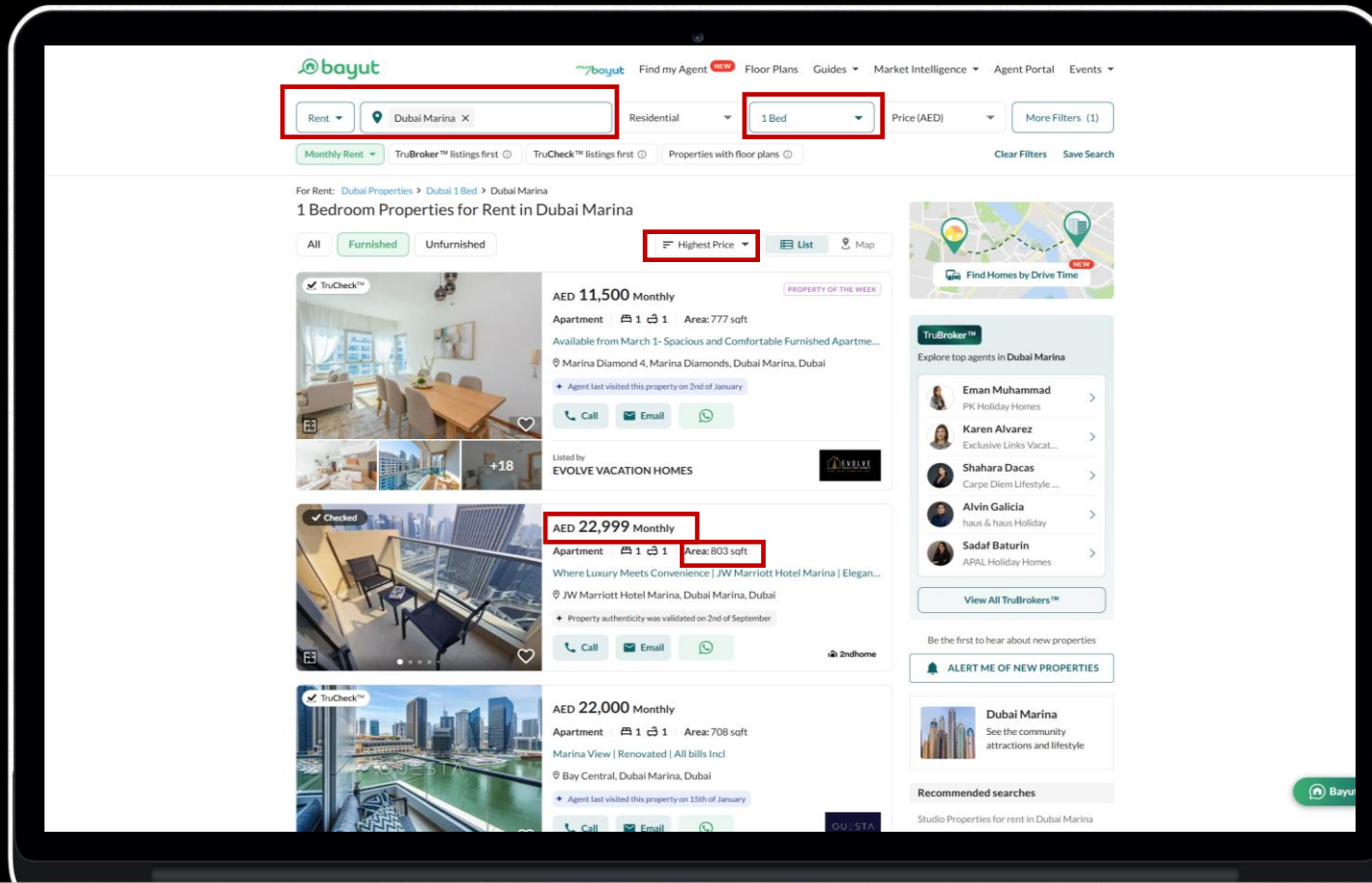


Rove Home Marina	Size/Sqft	Price
Min	613	
Max	827	
Average	720	2,335,270
Rove Home Service Charge	Per Sqft	20

- Minimum monthly rent in Marina is **11,500 AED**
- Yearly rent: $(11,500 \times 12) = 138,000$ AED
- Rove Home Service Charge: $720 \times 20 = 14,400$ AED
- Occupancy **90%**: $(138,000 - 14,400) \times 90\% = 111,240$ AED
- Agency fees: **20%**
- Yearly net after removing charges: $(123,600 \times 80\%) = 88,992$ AED
- Net ROI = $(88,992 / 2,335,270) = 3.81\%$

Monthly Rental

1 Bed high



Rove Home Marina	Size/Sqft	Price
Min	613	
Max	827	
Average	720	2,335,270
Rove Home Service Charge	Per Sqft	20

- Maximum monthly rent in Marina is **22,999 AED**
- Yearly rent: $(22,999 \times 12) = \mathbf{276,000 \text{ AED}}$
- Rove Home Service Charge: $720 \times 20 = \mathbf{14,400 \text{ AED}}$
- Occupancy **90%**: $(276,000 - 14,400) \times 90\% = \mathbf{235,440 \text{ AED}}$
- Agency fees: **20%**
- Yearly net after removing charges: $(235,440 \times 80\%) = \mathbf{188,352 \text{ AED}}$
- Net ROI = $(188,352 / 2,335,270) = \mathbf{8.06\%}$

Monthly Rental

1 Bed average both platforms

➤ Property Finder

i. *Minimum Net ROI: 3.44%*

ii. *Maximum Net ROI: 8.43%*

iii. *Average: $(3.44+8.43)/2= 5.935\%$*

➤ BAYUT

i. *Minimum Net ROI: 3.81%*

ii. *Maximum Net ROI: 8.06%*

iii. *Average: $(3.81+8.06)/2= 5.935\%$*

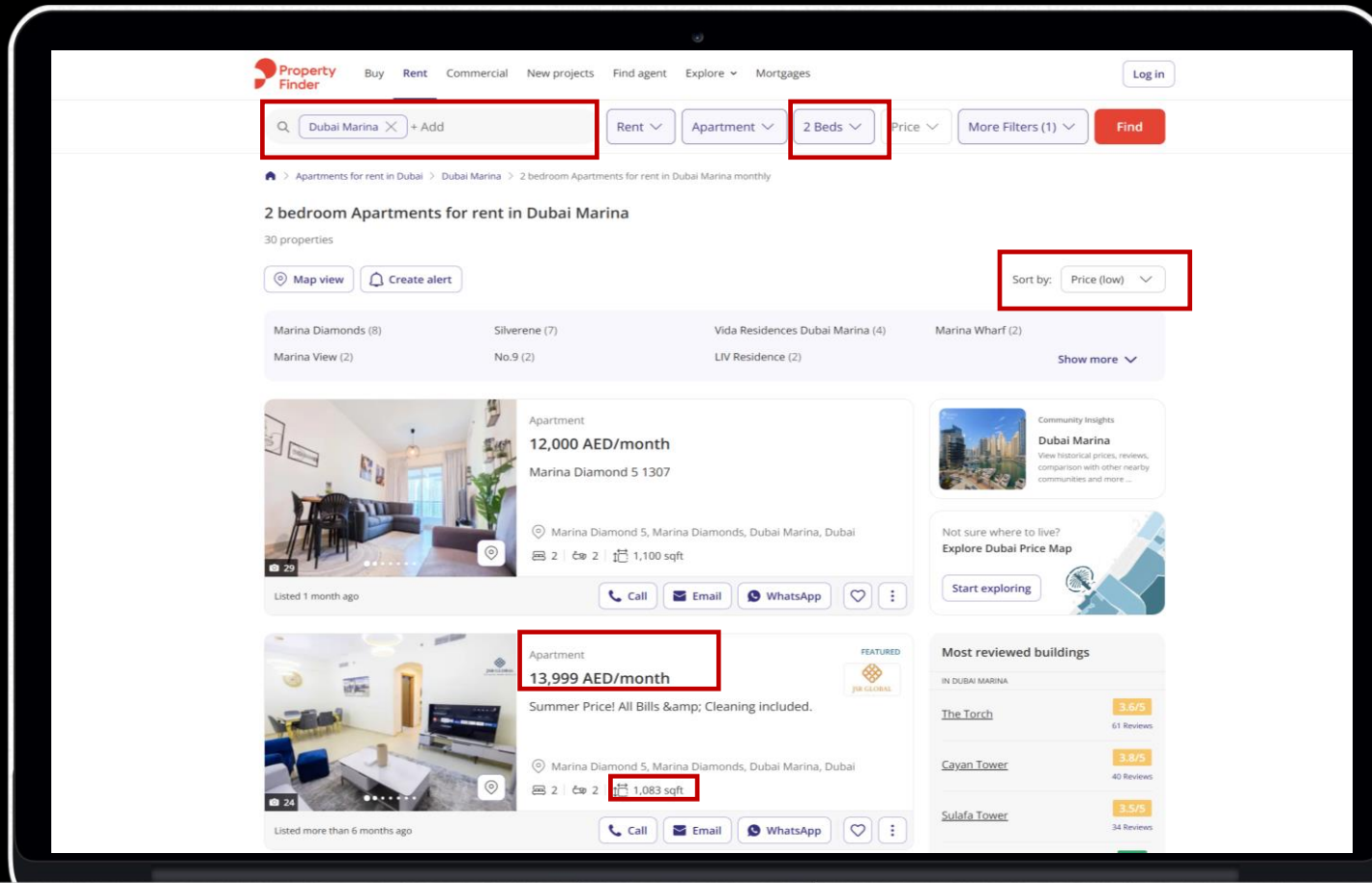


5.93%

2 Bedrooms

Monthly Rental

2 Beds **low**

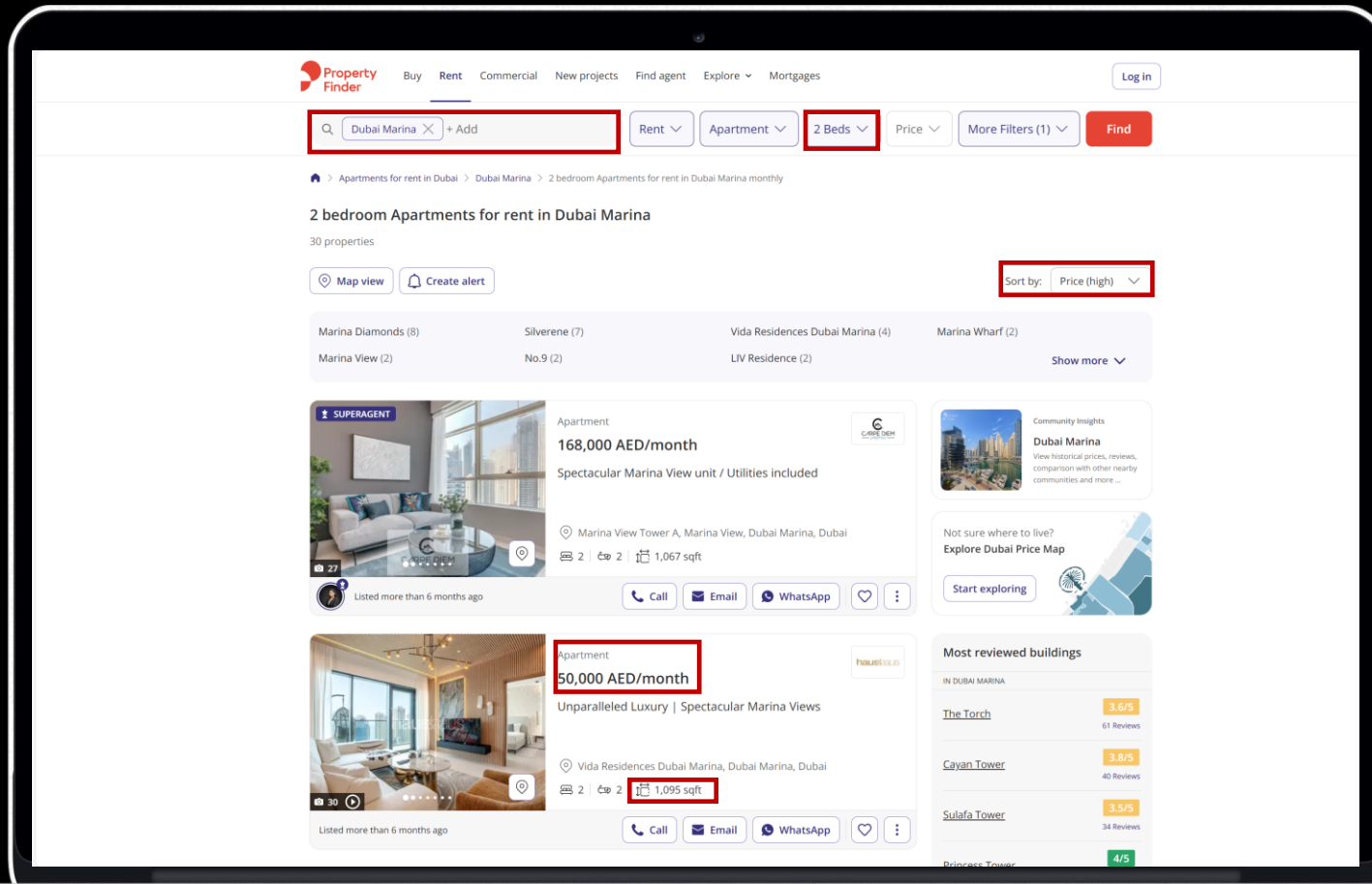


Rove Home Marina	Size/Sqft	Price
Min	1,064	
Max	1,064	
Average	1,064	3,400,000
Rove Home Service Charge	Per Sqft	20

- Minimum monthly rent in Marina is **13,999 AED**
- Yearly rent: $(13,999 \times 12) =$ **167,988 AED**
- Rove Home Service Charge: $1,064 \times 20 =$ **21,280 AED**
- Occupancy **90%**: $(167,988 - 21,280) \times 90\% =$ **132,037 AED**
- Agency fees: **20%**
- Yearly net after removing charges: $(132,037 \times 80\%) =$ **105,629 AED**
- Net ROI= $(105,629 / 3,400,000) =$ **3.11%**

Monthly Rental

2 Beds **high**

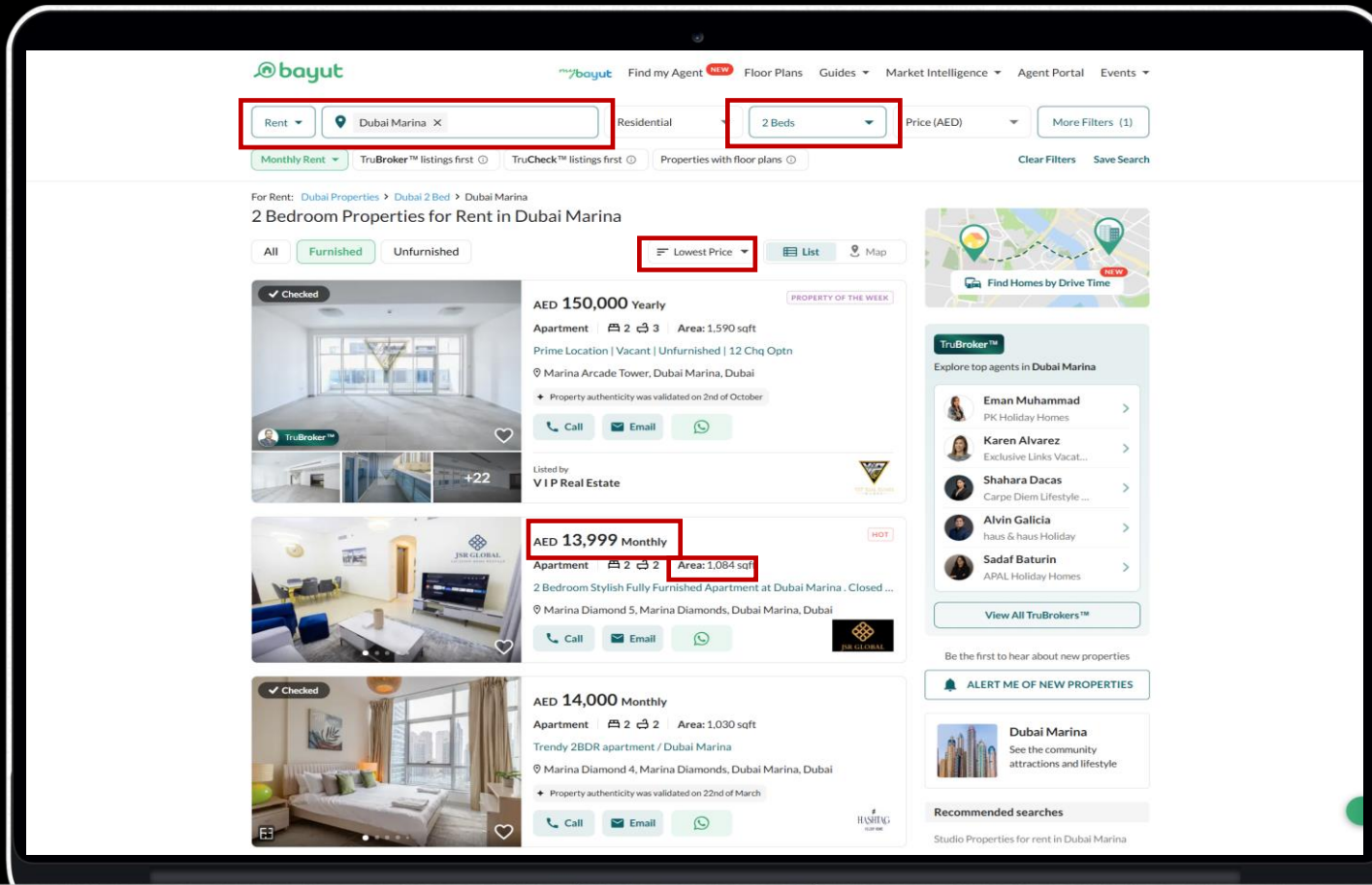


Rove Home Marina	Size/Sqft	Price
Min	1,064	
Max	1,064	
Average	1,064	3,400,000
Rove Home Service Charge	Per Sqft	20

- Maximum monthly rent in Marina is **50,000 AED**
- Yearly rent: $(50,000 \times 12) =$ **600,000 AED**
- Rove Home Service Charge: $1,064 \times 20 =$ **21,280 AED**
- Occupancy **90%**: $(600,000 - 21,280) \times 90\% =$ **520,848 AED**
- Agency fees: **20%**
- Yearly net after removing charges: $(520,848 \times 80\%) =$ **416,678 AED**
- Net ROI= $(416,678 / 3,400,000) =$ **12.26%**

Monthly Rental

2 Beds **low**

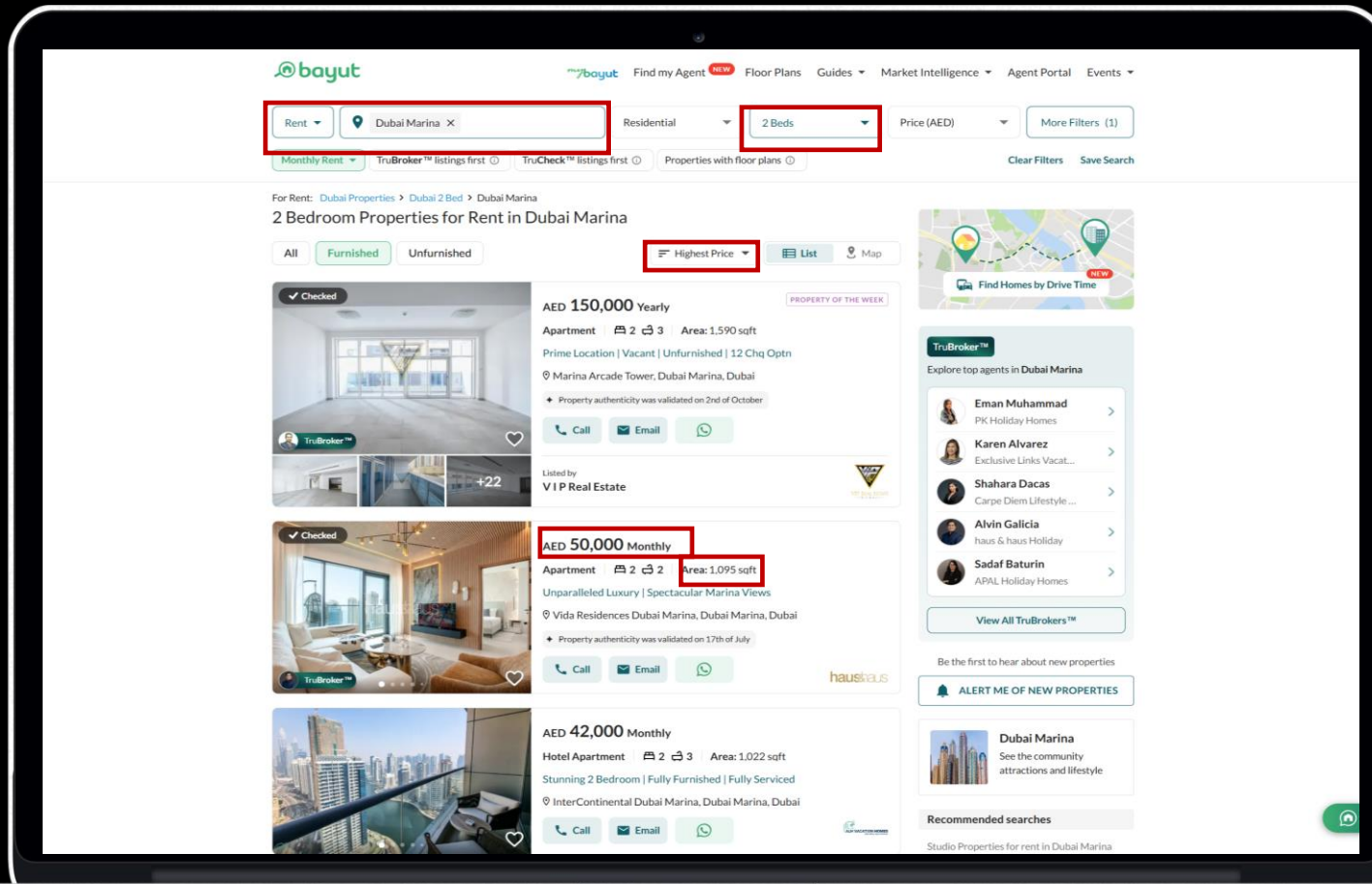


Rove Home Marina	Size/Sqft	Price
Min	1,064	
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Average	1,064	3,400,000
Rove Home Service Charge	Per Sqft	20

- Minimum monthly rent in Marina is **13,999 AED**
- Yearly rent: $(13,999 \times 12) = \mathbf{167,988 \text{ AED}}$
- Rove Home Service Charge: $1,064 \times 20 = \mathbf{21,280 \text{ AED}}$
- Occupancy **90%**: $(167,988 - 21,280) \times 90\% = \mathbf{132,037 \text{ AED}}$
- Agency fees: **20%**
- Yearly net after removing charges: $(132,037 \times 80\%) = \mathbf{105,629 \text{ AED}}$
- Net ROI = $(105,629 / 3,400,000) = \mathbf{3.11\%}$

Monthly Rental

2 Beds high



Rove Home Marina	Size/Sqft	Price
Min	1,064	
Max	1,064	
Average	1,064	3,400,000
Rove Home Service Charge	Per Sqft	20

- Maximum monthly rent in Marina is **50,000 AED**
- Yearly rent: $(50,000 \times 12) =$ **600,000 AED**
- Rove Home Service Charge: $1,064 \times 20 =$ **21,280 AED**
- Occupancy **90%**: $(600,000 - 21,280) \times 90\% =$ **520,848 AED**
- Agency fees: **20%**
- Yearly net after removing charges: $(520,848 \times 80\%) =$ **416,678 AED**
- Net ROI= $(416,678 / 3,400,000) =$ **12.26%**

Monthly Rental

2 beds average both platforms

➤ Property Finder

i. *Minimum Net ROI: 3.11%*

ii. *Maximum Net ROI: 12.26%*

iii. *Average: $(3.11+12.26)/2= 7.685\%$*

➤ BAYUT

i. *Minimum Net ROI: 3.11%*

ii. *Maximum Net ROI: 12.26%*

iii. *Average: $(3.11+12.26)/2= 7.685\%$*

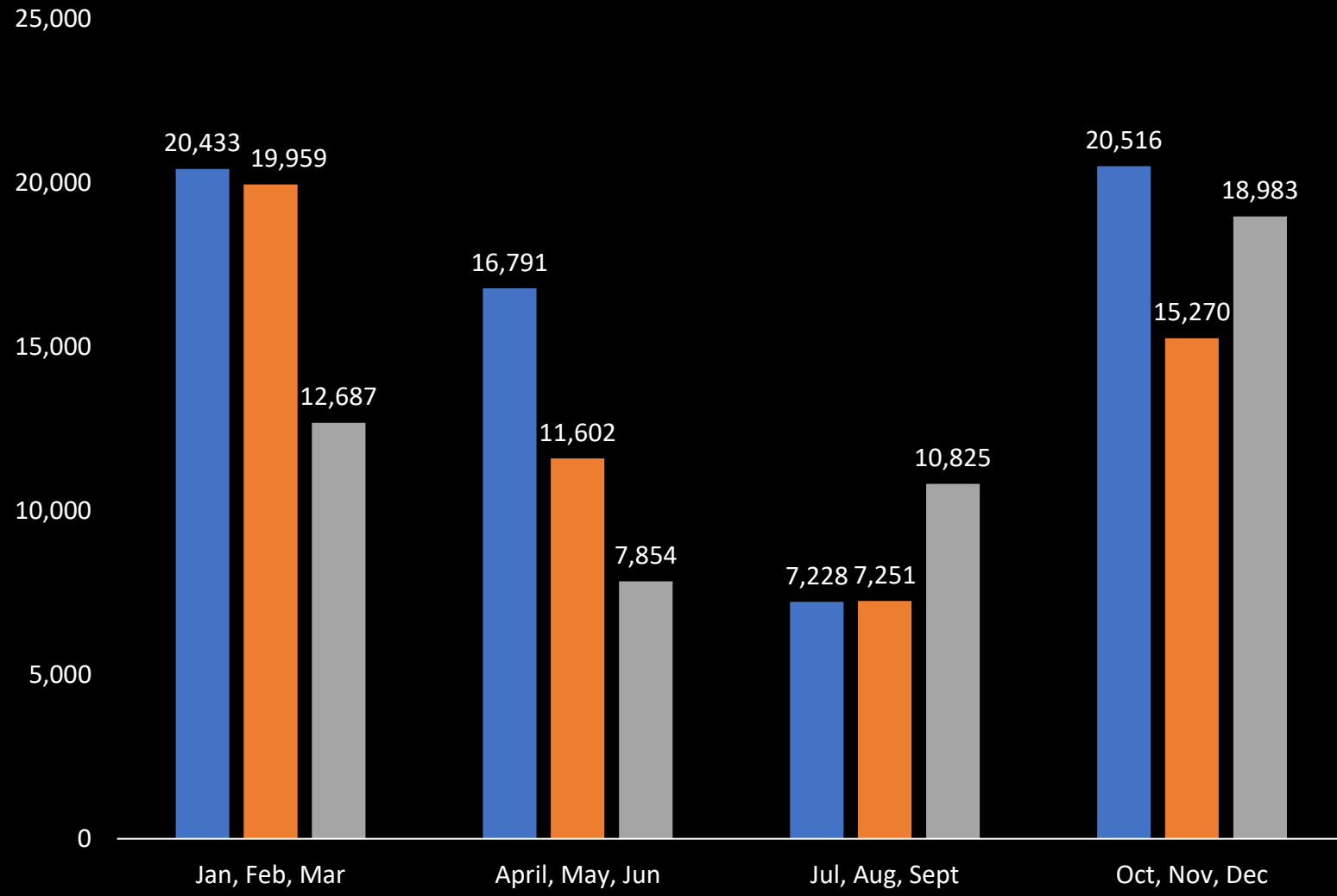


7.685%

ROVE HOTEL

Rove Hotel Marina

Monthly stays throughout the year



Rove Hotel Marina

Report

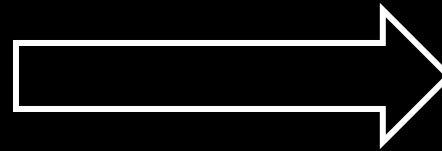
The average monthly stay over the year in Rove Marina is **14,116 AED**

Service Charge: **431x20= 8,260**

Fully year occupancy rate (12 months): **14,116x12= 169,392 AED**

90% Occupancy rate (10.8 months): **14,116x10.8= 152,452**

- Net ROI (10.8 months)= $(152,452-8,260)/1,622,459 = 8.88\%$
- Net ROI (12 months)= $(169,392-8,260)/1,622,459 = 9.93\%$

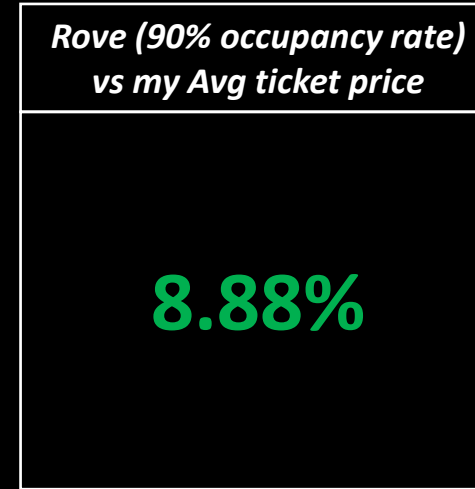


8.88% - 9.93%

Net ROI

Comparison

Rove monthly vs Avg studio



Having the ROVE brand adds a premium of **22%** (On a **90%** occupancy rate)

Benefits of Rove Residences vs the Hotel

- 50+ Complimentary **Amenities** including visitors
 - **54%** bigger in sizes vs hotel
 - Fully Furnished + **kitchen** fully equipped
 - Washing Machine
 - **Balconies**
 - 1 Parking/Unit + Visitors Parking for free
 - Flexible living solution

Projection

Adding the **22%** premium into our 1 bedroom and 2 bedroom unit mix

1 BEDROOM	
<i>Avg market vs my Avg ticket price</i>	<i>Adding Rove component</i>
5.93%	7.23%

2 BEDROOM	
<i>Avg market vs my Avg ticket price</i>	<i>Adding Rove component</i>
7.68%	9.36%

Daily

Occupancy

An average of **79%** was recorded in 2024 in Dubai



Accommodation Supply and Demand - YTD Nov 2024

HOTEL INVENTORY BY CATEGORY AND PERFORMANCE KPIs [2024 | 2023]

Categories	Establishments Nos.	Total Available Rooms [Supply]	% of Inventory	Average Occupancy
5 ★★★★★	168	53,977	35%	76%
4 ★★★★★	194	43,345	28%	79%
1-3 ★/★★★★	278	29,701	20%	79%
Hotel Apartment [Deluxe/ Superior]	80	13,944	9%	79%
Hotel Apartment [Standard]	108	12,423	8%	81%
2024 Nov	828 Establishments	153,390	100%	78%
2023 Nov	820 Establishments	149,685		77%

Daily Rove

High and low season

High Season

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Stays Flights Flight + Hotel Car rentals Attractions Airport taxis

Dubai × Tue 18 Feb — Wed 19 Feb 2 adults · 0 children · 1 room Search

Home > United Arab Emirates > Dubai Emirate > Dubai > Search results

Dubai: 2,986 properties found List Grid

Sort by: Our top picks

82% of places to stay are unavailable for your dates on our site.

Filter by:

Your budget (per night)
AED 0 - AED 3,000+

Popular filters

Rove Dubai Marina ★★★
Dubai Marina, Dubai Show on map 20.2 km from centre
Sustainability certification
Rover Room - Free Shuttle Bus To The Beach & Mall
Multiple bed types
Free cancellation

Superb 9.1
8,125 reviews

1 night, 2 adults
AED 809
+AED 192 taxes and charges

See availability

Ramadan

Booking.com AED 🇦🇪 ? List your property Register Sign in

Stays Flights Flight + Hotel Car rentals Attractions Airport taxis

Dubai × Tue 18 Mar — Wed 19 Mar 2 adults · 0 children · 1 room Search

Home > United Arab Emirates > Dubai Emirate > Dubai > Search results

Dubai: 4,162 properties found List Grid

Sort by: Our top picks

75% of places to stay are unavailable for your dates on our site.

Filter by:

Your budget (per night)
AED 0 - AED 2,000+

Popular filters

Rove Dubai Marina ★★★
Dubai Marina, Dubai Show on map 20.2 km from centre
Sustainability certification
Rover Room - Free Shuttle Bus To The Beach & Mall
Multiple bed types
Free cancellation

Superb 9.1
8,125 reviews

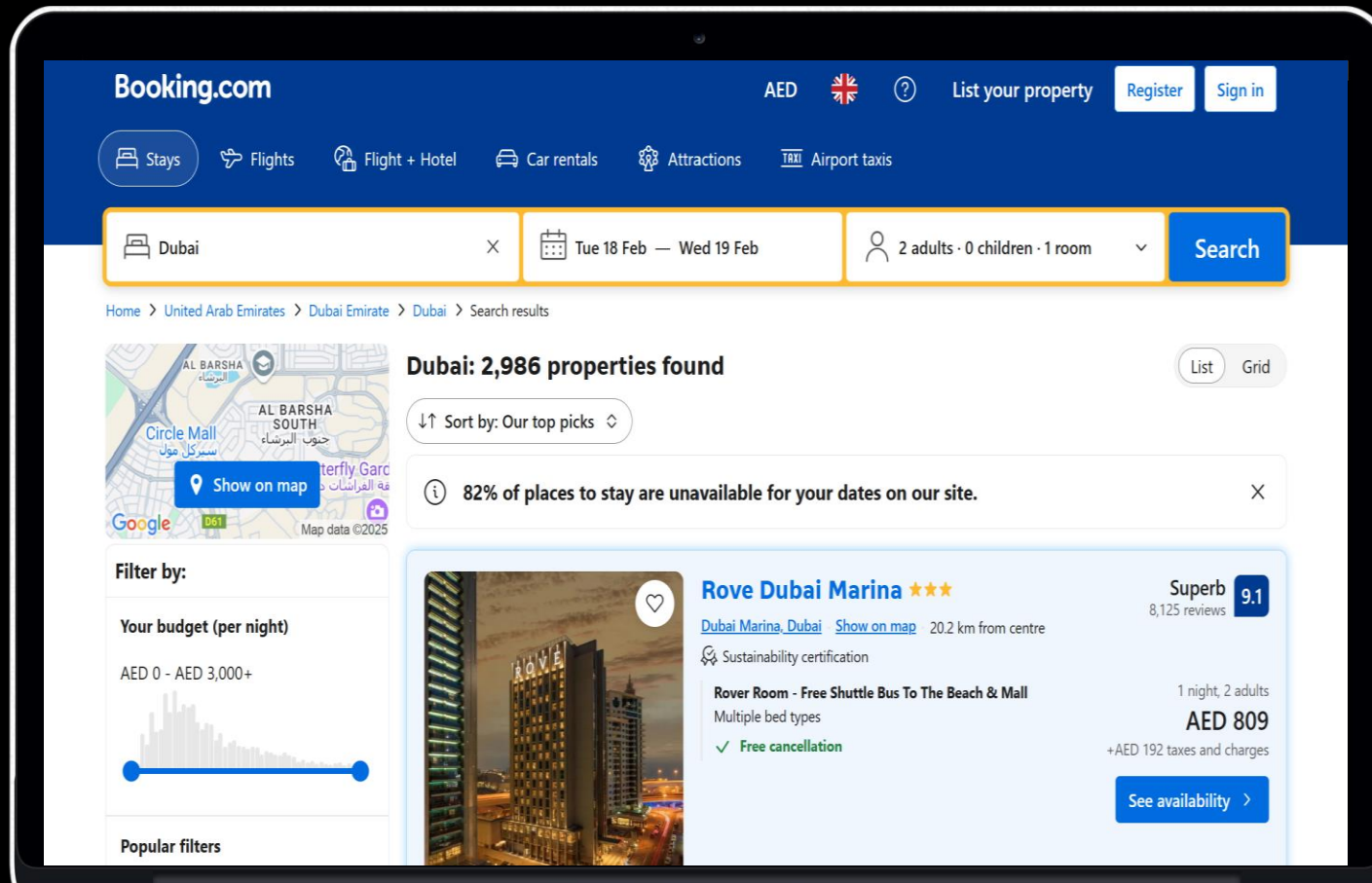
1 night, 2 adults
AED 399
+AED 100 taxes and charges

See availability

$(1001+499)/2$ AED
AVERAGE 750 AED

Daily Rove

Average **High** and **low** season



Rove Home Marina	Size/Sqft	Price
Min	402	
Max	460	
Average	431	1,622,459
Rove Home Service Charge	Per Sqft	20

- Average daily rent in Rove is **750 AED**
- Yearly rent: $(750 \times 365) = \mathbf{273,750 \text{ AED}}$
- Rove Home Service Charge: $431 \times 20 = \mathbf{8,620 \text{ AED}}$
- Occupancy **79%**: $(273,750 - 8,620) \times 0.79 = \mathbf{209,452 \text{ AED}}$
- Agency fees: **20%**
- Yearly net after removing charges: $(209,452 \times 80\%) = \mathbf{167,562 \text{ AED}}$
- Net ROI= $(167,562 / 1,622,459) = \mathbf{10.32\%}$