Marina

Rental Yield Analysis

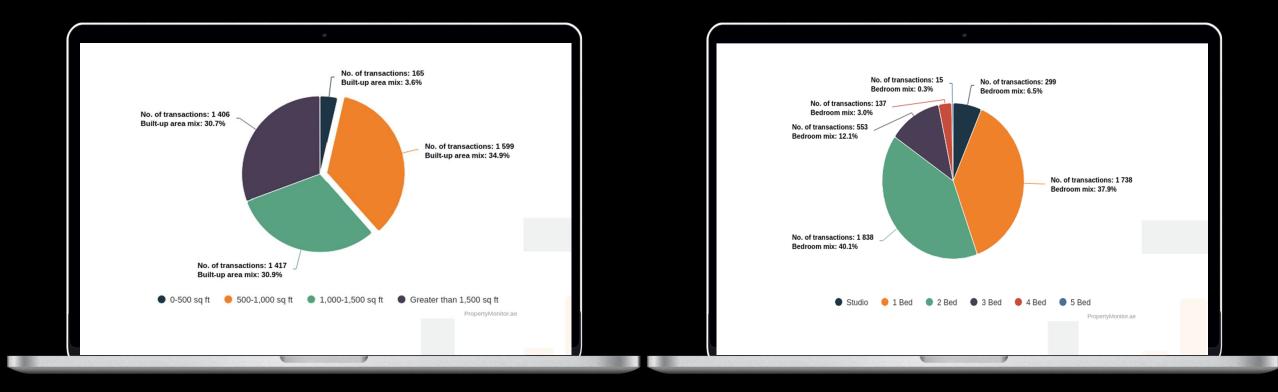
About the Analysis

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 Property Oboyut

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





Studio

Monthly Rental Studio Low



Property Buy Rent Co	mmercial New projects Find agen	: Explore - Mortgages		Log in
Q Dubai Marina X + Add	Rent ~	Apartment V Studio V Pr	ice \checkmark More Filters (1) \checkmark	Find
Apartments for rent in Dubai > Dub	ai Marina 🗧 Studio Apartments for rent in Du	bai Marina monthly		
Studio Apartments for ren 36 properties	it in Dubai Marina monthly			
Map view Create alert			Sort by: Pric	ce (low) 🗸
Marina Star (7)	Botanica Tower (4)	Jannah Marina Hotel Apartments (4)	Bay Central (3)	
Marina View (3)	Skyview Tower (3)	Marina Diamonds (2)	Show	more 🗸
	Apartment 8,300 AED/month Modern Pet Friendly Str © Studio One, Dubai Ma 🖂 studio 🗠 1 📑 4	rina, Dubai 98 sqft		erina Il prices, reviews, vith other nearby
Listed more than 6 months ago	Call	Email S WhatsApp 💟 🗄	burr expressing	
1 SUPERAGENT	Apartment 10,000 AED/month Studio 2 min from DN		Most reviewed buildings	3.6/5
COLIFE			The Torch	3.6/5 61 Reviews
e 20	 O Yacht Bay, Dubai Mari Studio to 1 ti 4 		<u>Cayan Tower</u>	3.8/5 40 Reviews 3.5/5
20 Listed more than 6 months ago	Call	Email S WhatsApp 🛛 :	Sulafa Tower	34 Reviews

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

- Minimum monthly rent in Marina is **10,000 AED**
- Yearly rent: (10,000x12)= **120,000 AED**
- Rove Home Service Charge: 431x20= 8,620 AED
- Occupancy 90%: (120,000-8,620)*90%= 100,242 AED
- Agency fees: **20%**
- Yearly net after removing charges: (100,242*80%)=
 80,193 AED
- Net ROI= (80,193/1,622,459)= **4.94%**

Monthly Rental Studio High

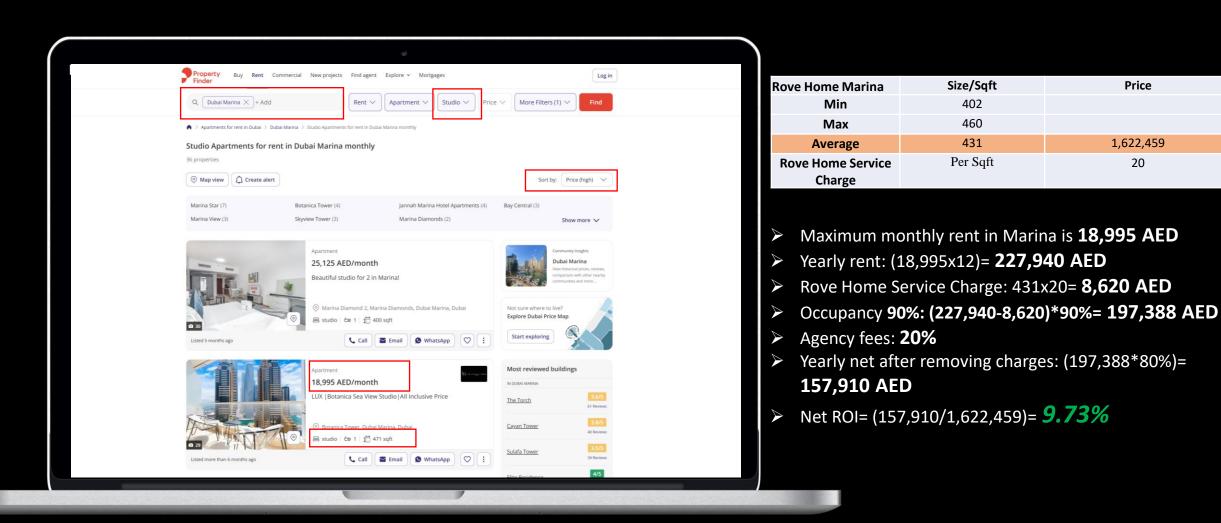
Property

Price

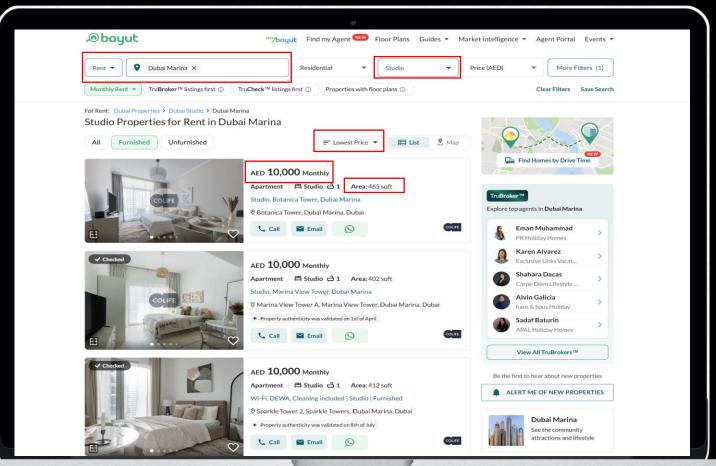
1.622.459

20

Finder



Monthly Rental Studio low



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

- Minimum monthly rent in Marina is **10,000 AED**
- Yearly rent: (10,000x12)= 120,000 AED
- Rove Home Service Charge: 431x20= 8,620 AED
- Occupancy 90%: (120,000-8,620)*90%= 100,242 AED
- Agency fees: **20%**
- Yearly net after removing charges: (100,242*80%)=
 80,193 AED
- Net ROI= (80,193/1,622,459)= 4.94%

Monthly Rental Studio High

• **** • Dubai Marina × • TruBroker™ listings first ○ • TruCheck™ listings first ○ • Properties with floor plans ○ • • • • • • • • • • • • • • •	e (AED) Agent Portal Events More Filters (1) Clear Filters Save Search	Rove Home Marasi Min Max	Size/Sqft 402 460	Price
For Rent: Dubal Properties > Dubai Studio > Dubai Marina Studio Properties for Rent in Dubai Marina All Furnished Unfurnished Fight Price Fight & Map	Generation of the second secon	Average Rove Home Service Charge	431 Per Sqft	1,622,459 20
AED 13,500 Monthly Apartment 🖨 Studio 🖓 1 Area: 430 saft Cozy Studio Great Location No Commission © Safeer Tower, Dubai Marina, Dubai Call 📔 Email 💽	TruBroker P* Explore top agents in Dubai Marina Eman Muhammad PK Holiday Homes	> Yearly rent: (1	8,500x12)= 222,0	
AED 15,999 Monthly Apartment P Studio C 1 Area:431 sqft Studio Apartment In Marina with all bills, Taxes, cleaning and parking O Dubai Marina Moon Tower, Dubai Marina, Dubai C Call P Email	Image: Shahara Dacas Image: Shahara Dacas Image: Shahara Dhatas Image: Shahara Dacas Image: Shahara Dhatas Image: Shahara Dacas Image: Shahara Dhatas Image: Shahara Dhatas Image: Shahara Dhatas Image: Shahara Datas Image: Shahara Datas Image: Shahara Datas Image: Shahara Datas Image: Shahara Datas Image: Shahara Datas Image: Shahara Datas	 Occupancy 90 Agency fees: 2 	20%	x20= 8,620 AED 9)*90%= 192,042 AED es: (192,042*80%)=
AED 15,200 Monthly Apartment Association (Association) Apartment (Association) Apartment in JW Marriott Hotel Marriott Hotel Marina, Dubai Property authenticity was validated on 11th of November	View All TruBrokers ¹⁴ Be the first to hear about new properties ALERT ME OF NEW PROPERTIES	153,633 AEI ➢ Net ROI= (153)) ,633/1,622,459)=	9.46%
El Call 🛛 Email 💿	Dubai Marina See the community attractions and lifestyle			

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

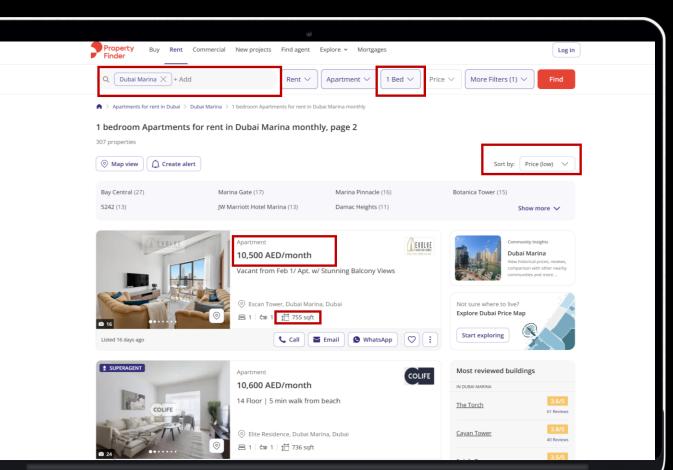
- i. Minimum Net ROI: 4.94%
- ii. Maximum Net ROI: 9.46%
- iii. Average: (4.94+9.46)/2= 7.2%





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	Per Sqft	20
Charge		

- Minimum monthly rent in Marina is **10,500 AED**
- Yearly rent: (10,500x12)= **126,000 AED**
- Rove Home Service Charge: 720x20= 14,400 AED
- Occupancy 90%: (126,000-14,400)*90%= 100,440 AED
- Agency fees: **20%**

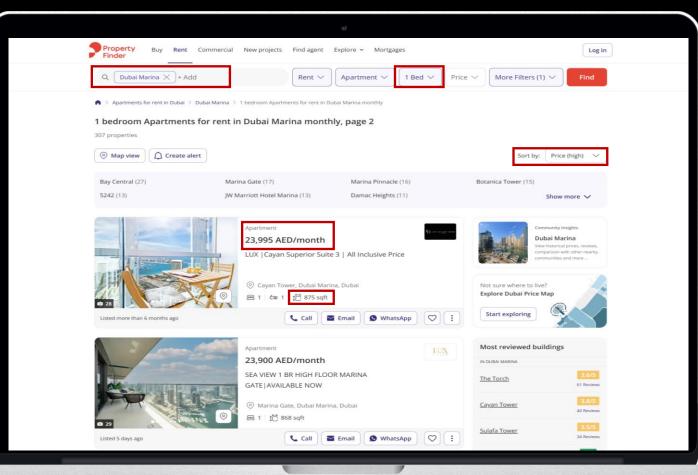
Property

Finder

- Yearly net after removing charges: (100,440*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	Per Sqft	20
Charge		

- Maximum monthly rent in Marina is 23,995 AED
- Yearly rent: (23,995x12)= 287,940 AED
- Rove Home Service Charge: 720x20= 14,400 AED
- Occupancy 90%: (287,940-14,400)*90%= 246,186 AED
- Agency fees: **20%**
- Yearly net after removing charges: (246,186*80%)=
 196,949 AED
- Net ROI= (196,949/2,335,270)= 8.43%

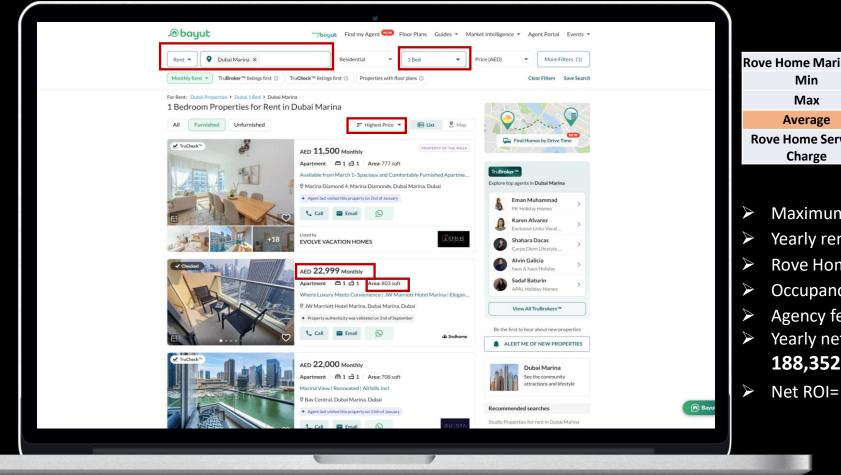
Monthly Rental 1 Bed low

U	
Image: Second	rket Intelligence Agent Portal Events Price (AED) Clear Filters Save Search
For Rent: Dubai Properties > Dubai 1 Bed > Dubai Marina All Furnished Unfurnished Infurnished Unfurnished Infurnished Unfurnished Infurnished Inf	Find Homes by Drive Time Creaters Ender Homes by Drive Time Defore top agents in Dubal Marins Fix Holiday Homes Pix Holiday Homes Discusse Links Vacat Discusse Links Vacat
AED 10,000 Monthly Apartment Al 31 Area:838 sqft Marina Crown, Apartment III O Marina Crown, Dubail Marina, Dubai Call Call Email	Alvin Galicia haus & haus Heliday house Sadaf Baturin APAL Holiday Homes View All TruBrokers ¹⁰⁰ Be the first to hear about new properties
AED 10,000 Monthly Apartment Area:726 sqft Exquisite 1BR mear JBR Walk Beach 9 Blakey Tower, Park Island, Dubai Marina, Dubai • Poperty authenticity was validated on 36th of December • Call Email	ALERT ME OF NEW PROPERTIES Dubai Marina See the community thractions and lifestyle Recommended searches Studio Properties for rent in Dubai Marina

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

- Minimum monthly rent in Marina is **11,500 AED**
- Yearly rent: (11,500x12)= **138,000 AED**
- Rove Home Service Charge: 720x20= 14,400 AED
- Occupancy 90%: (138,000-14,400)*90%= 111,240 AED
- Agency fees: **20%**
- Yearly net after removing charges: (123,600*80%)=
 88,992 AED
- Net ROI= (88,992/2,335,270)= 3.81%

Monthly Rental Dbayut 1 Bed high



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

- Maximum monthly rent in Marina is **22,999 AED**
- Yearly rent: (22,999x12)= 276,000 AED
- Rove Home Service Charge: 720x20= **14,400 AED**
- Occupancy 90%: (276,0000-14,400)*90%= 235,440 AED
- Agency fees: 20%
- Yearly net after removing charges: (235,440*80%)= 188,352 AED
- Net ROI= (188,352/2,335,270)= 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%**





2 Bedrooms

Monthly Rental 2 Beds low

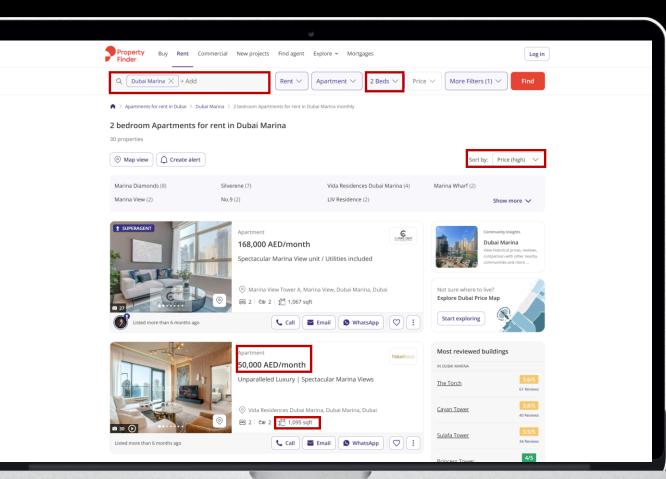


Property Buy Rent Commercia	al New projects Find agent	Explore - Mortgages		Log in
Q Dubai Marina X + Add	Rent ~	Apartment V 2 Beds V Pr	rice V More Filters (1) V	Find
Apartments for rent in Dubai > Dubai Marina		ubai Marina monthly		
2 bedroom Apartments for rent 30 properties	in Dubai Marina			
Map view Create alert			Sort by: Pri	ce (low) 🗸
Marina Diamonds (8) Si	ilverene (7)	Vida Residences Dubai Marina (4)	Marina Wharf (2)	
Marina View (2) N	0.9 (2)	LIV Residence (2)	Show	more 🗸
Listed 1 month ago	≅ 2 č⊛ 2 1 ¹ ¹ 1,100 sqt	ha Diamonds, Dubai Marina, Dubai t Email 🛇 WhatsApp 🔿 💽		irina al prices, reviews, vith other nearby
	Apartment	FEATURED	Most reviewed buildings	5
	13,999 AED/month	Jur GLOBAL	IN DUBAI MARINA	-
	Summer Price! All Bills &a	mp; Cleaning included.	The Torch	3.6/5 61 Reviews
0	 Marina Diamond 5, Marin 2 4 2 1 1,083 sql 	na Diamonds, Dubai Marina, Dubai t	Cayan Tower	3.8/5 40 Reviews
© 24		Email 🕒 WhatsApp 💟 :	Sulafa Tower	3.5/5 34 Reviews

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

- Minimum monthly rent in Marina is 13,999 AED
- Yearly rent: (13,999x12)= 167,988 AED
- Rove Home Service Charge: 1,064x20= 21,280 AED
- Occupancy 90%: (167,988-21,280)*90%= 132,037 AED
- Agency fees: **20%**
- Yearly net after removing charges: (132,037*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	Per Sqft	20
Charge		

- Maximum monthly rent in Marina is 50,000 AED
- Yearly rent: (50,000x12)= 600,000 AED
- Rove Home Service Charge: 1,064x20= 21,280 AED
- Occupancy 90%: (600,000-21,280)*90%= 520,848 AED
- Agency fees: **20%**

Property

Finder

- Yearly net after removing charges: (520,848*80%)=
 416,678 AED
- Net ROI= (416,678/3,400,000)= 12.26%

Monthly Rental 2 Beds low

	8	
®bayut	They are the second sec	ket Intelligence 🔻 Agent Portal Events 👻
Rent 🔹 🔍 Dubai Marina 🗙	Residential	Price (AED)
Monthly Rent ▼ TruBroker™ listings first ① Tru	ICheck™ listings first ① Properties with floor plans ③	Clear Filters Save Search
For Rent: Dubai Properties > Dubai 2 Bed > Dubai Marina 2 Bedroom Properties for Rent in D All Furnished Unfurnished Chosted		Find Homes by Drive Time
	Prime Location Vacant Unfurnished 12 Chq Optn @ Marina Arcade Tower, Dubai Marina, Dubai + Property authenticity was validated on 2nd of October C. Call E Email C Listed by VI P Real Estate	TruBroker ^{TV} Explore top agents in Dubal Marina Image: Second
	AED 13,999 Monthly Image: Constraint of the second secon	Carpe Jene Drestyle Alvin Galicia Aius & haus &
	AED 14,000 Monthly Apartment P2 → 2 Area: 1,030 sqft Trendy 2BDR apartment / Dubai Marina Ø Marina Diamonds, Dubai Marina, Dubai • Property authenticity was validated on 22nd of March • Call ■ Email © Internet State	ALERT ME OF NEW PROPERTIES Dubai Marina See the community attractions and lifestyle Recommended searches Studio Properties for rent in Dubai Marina

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

- Minimum monthly rent in Marina is 13,999 AED
- Yearly rent: (13,999x12)= 167,988 AED
- Rove Home Service Charge: 1,064x20= 21,280 AED
- Occupancy 90%: (167,988-21,280)*90%= 132,037 AED
- Agency fees: **20%**
- Yearly net after removing charges: (132,037*80%)=
 105,629 AED
- Net ROI= (105,629/3,400,000)= 3.11%

Monthly Rental 2 Beds high

	a l		
Rent - Q Dubai Marina ×	Without Find my Agent Floor Plans Guides • Mark Residential • 2 Beds • F	rket Intelligence Agent Portal Events Price (AED) More Filters (1)	
Monthly Rent - TruBroker ¹⁶ listings first 0	TruCheck [™] listings first Properties with floor plans	Clear Filters Save Search	
For Rent: Dubbil Properties 3: Dubbil 28ed 3: Dub 2 Bedroom Properties for Rent All Furnished Unfurnished Creater Creater Creater	nt in Dubai Marina	Find Homes by Drive Time Find Homes by Drive Time Explore top agents in Dubai Marins Finan Muhammad PK Holiday Homes Exclusive Links Vacat	
+2	12 Vi P Real Estate	Shahara Dacas Carpe Diem Lifestyle > Alvin Galicia >	
	AED 50,000 Monthly Apartment A 2 3 2 Area: 1,095 sqft Unparalleled Luxury Spectacular Marina, Dubai 0 Vida Residences Dubai Marina, Dubai + Property authenticity was validated on 17th of July C Call Enall C Property authenticity and the second sec	haus & haus Holiday Image: Sadaf Baturin APAL Holiday Homes View All TruBrokers TM Be the first to hear about new properties	
	AED 42,000 Monthly Hotel Apartment (2 2 3 Area: 1.022 saft Stunning 2 Bedroom Fully Furnished Fully Serviced © InterContinental Dubai Marina, Dubai Call (2 Email (3 Contention)	ALERT ME OF NEW PROPERTIES Dubai Marina See the community attractions and lifestyle Recommended searches	(2)
		Studio Properties for rent in Dubal Marina	

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

- > Maximum monthly rent in Marina is **50,000 AED**
- Yearly rent: (50,000x12)= 600,000 AED
- Rove Home Service Charge: 1,064x20= 21,280 AED
- Occupancy 90%: (600,000-21,280)*90%= 520,848 AED
- Agency fees: **20%**
- Yearly net after removing charges: (520,848*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

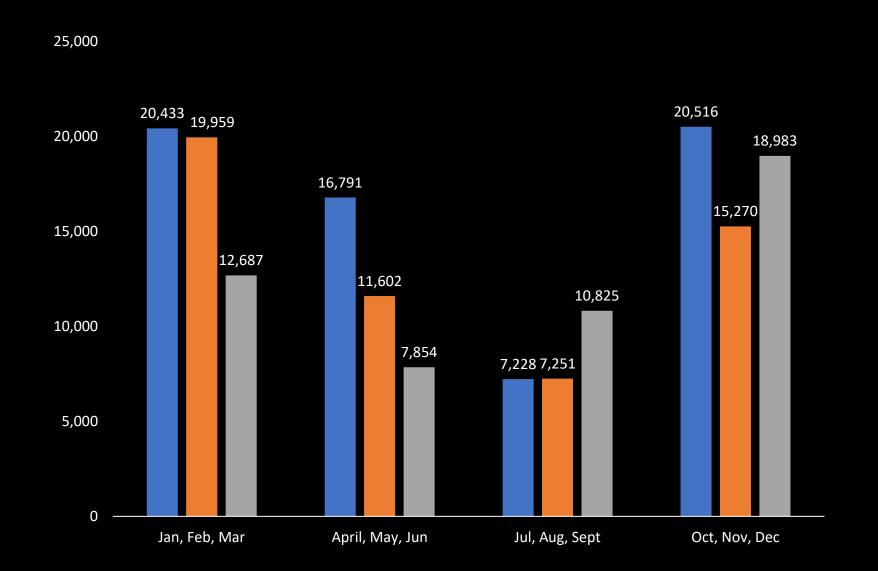
- i. Minimum Net ROI: 3.11%
- ii. Maximum Net ROI: 12.26%
- *iii.* Average: (3.11+12.26)/2= 7.685%



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**

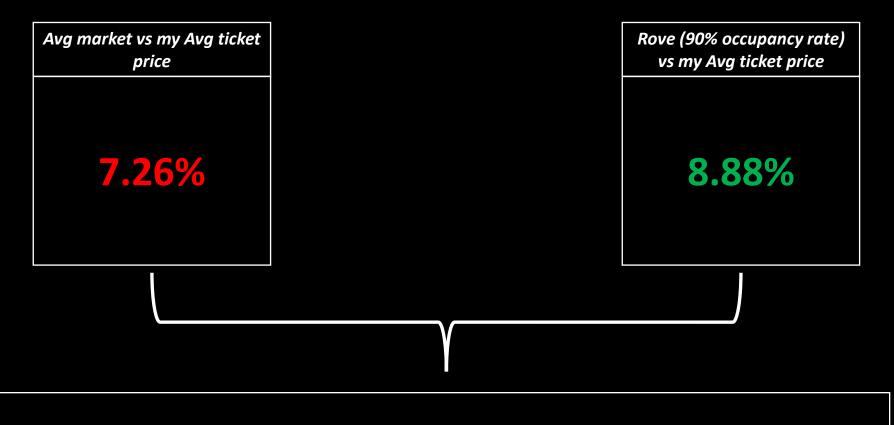
Fully year occupancy rate (12 months): 14,116x12= **169,392 AED** <u>90% Occupancy rate (10.8 months): 14,116x10.8= **152,452**</u>

- 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%**



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

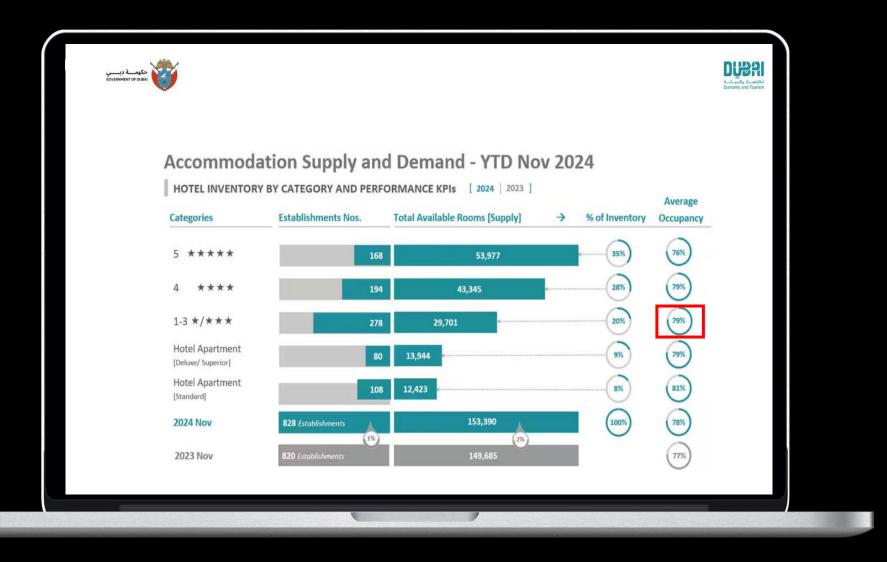
Adding the **22%** premium into our 1 bedroom and 2 bedroom unit mix

1 BEDROOM			2 BEDROOM		
Avg market vs my Avg ticket price	Adding Rove component		vg market vs my Avg ticket price	Adding Rove component	
5.93%	7.23%		7.68%	9.36%	

Daily

Occupancy

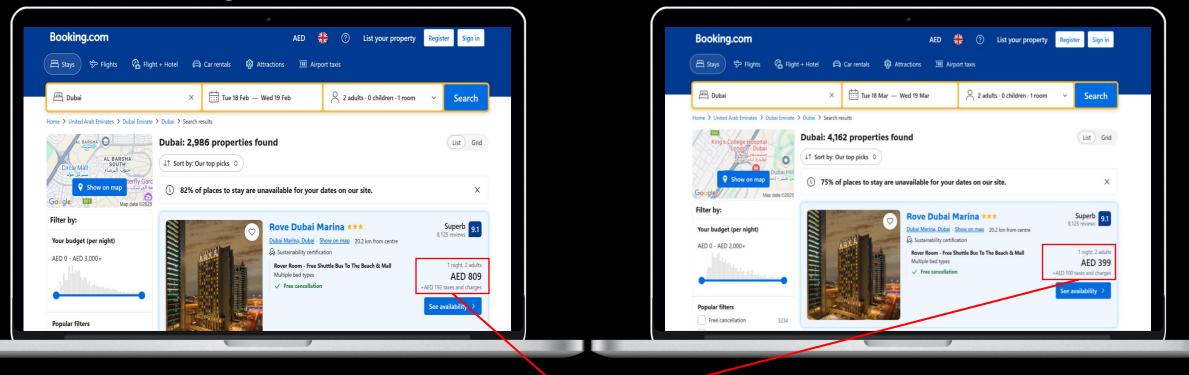
An average of 79% was recorded in 2024 in Dubai



Daily Rove High and low season

High Season

Ramadan



(1001+499)/2 AED AVERAGE 750 AED

Daily Rove Average High and low season

Booking.com		AED 🛔	🖌 🕐 Lis	t your property	Register	Sign in
☐ Stays ♡ Flights Pight +	Hotel 🖨 Car rentals 🎲 A	ttractions TAX Airp	ort taxis			
ြ Dubai	X Tue 18 Feb —	Wed 19 Feb	2 adults · 0	children · 1 room	~	Search
Iome > United Arab Emirates > Dubai Emirate > D	ubai > Search results					
	ubai: 2,986 properties fo	ound			Ĺ	ist Grid
که الفراسات در terfly Garc فه الفراسات در Google الفتا المواطعة (Map data ©2025	(i) 82% of places to stay are u	navailable for your	dates on our site			x
Filter by:		Rove Dubai M	larina ***		Sup	erb 9.1
Your budget (per night)		<u>Dubai Marina, Dubai</u>	how on map 20.2 km	n from centre	8,125 rev	views
AED 0 - AED 3,000+			nuttle Bus To The Bead	:h & Mall	1 ni	ght, 2 adults
difficiency and the second		Multiple bed types				ED 809
		✓ Free cancellation			AED 192 taxes	

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

- Average daily rent in Rove is 750 AED
- Yearly rent: (750x365)= 273,750 AED
- Rove Home Service Charge: 431x20= 8,620 AED
- Occupancy 79%: (273,750-8,620)*0.79= 209,452 AED
- Agency fees: **20%**
- Yearly net after removing charges: (209,452*80%)=
 167,562 AED
- Net ROI= (167,562/1,622,459)= 10.32%