
SHORT TERM RENTAL ESTIMATION: SINIYA ISLAND



ROI Breakdown

Note: Based on current market trend short-term rental shows higher rental income, between 10-12% ROI gross.

1BDR:Selling price=AED1,200,000

> Avg rate/Night=AED 800

> Monthly=AED24,000

> Yearly= AED288,000

> ROI=24% Gross @100% occupancy.

Note: lets take a 70% occupancy:

> Yearly= AED201,600 – 16.8%

Expenses:

- Dew: AED 350/Month 4,200/yr
- Internet: AED 250/Month 3000/yr
- Service charge: AED 7,210/Yearly
- Total Expense: AED 14,410
- company & Estimate average rent per night to be higher due to the water-front features, number of amenities and operations of the casino within the Island

Existing Property Reference

Anantara Ras
Alkhaima-
AED1,800/Night

Rixos Bab Al
Bhar-
AED1,680/Night

Sofitel Al
Hamra-
AED1,949/Night