

R E V E R T O G L O B A L

**Al Badi Tower
Project**



Project Brief

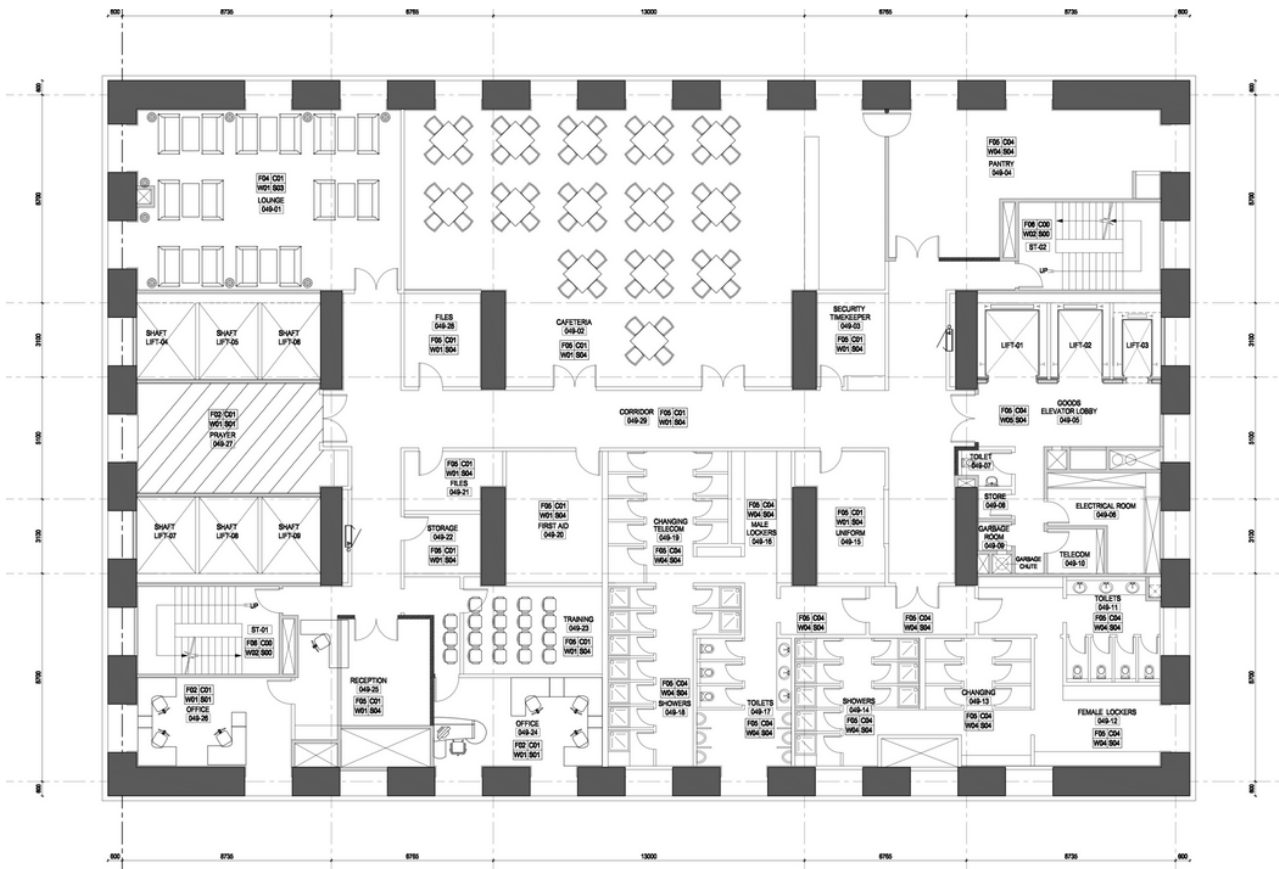
- The Project is tourist and commercial tower in Dubai City to be built.
- The Land of the Tower is located next to Khalifa tower
- The Tower is overlooking directly on Sheikh Zayed bin Sultan Al Nahian Road.
- The Tower is 106-story high
- The Tower was succeeded by a special building for parking follow it up 16 floors.
- This tower consists of three main components as follows:
 - five-star hotel & Peripherals
 - Commercial offices
 - Residential apartments
- Total construction area of 172 thousand square meters.
- In addition, the shop drawings and construction permits ready.

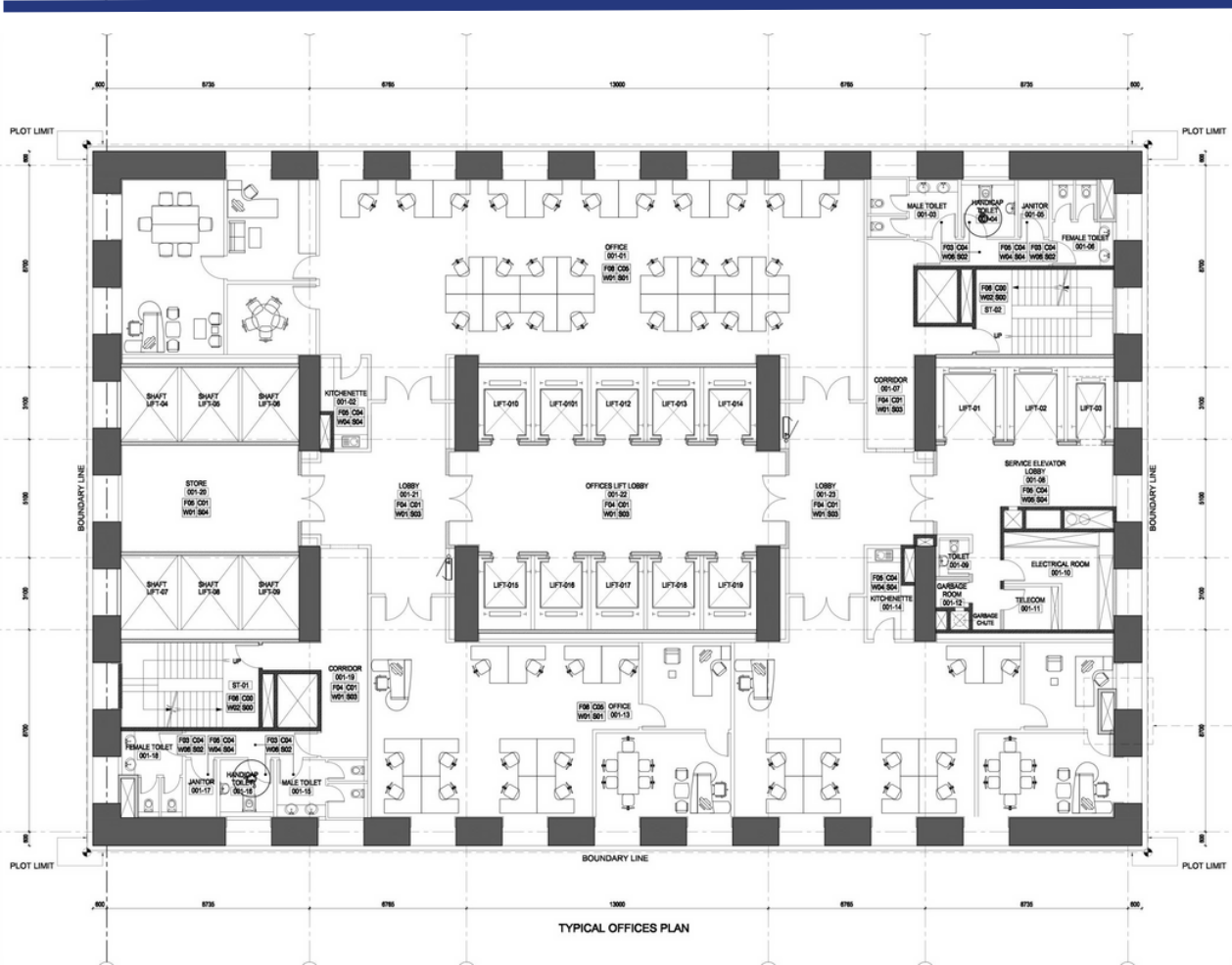
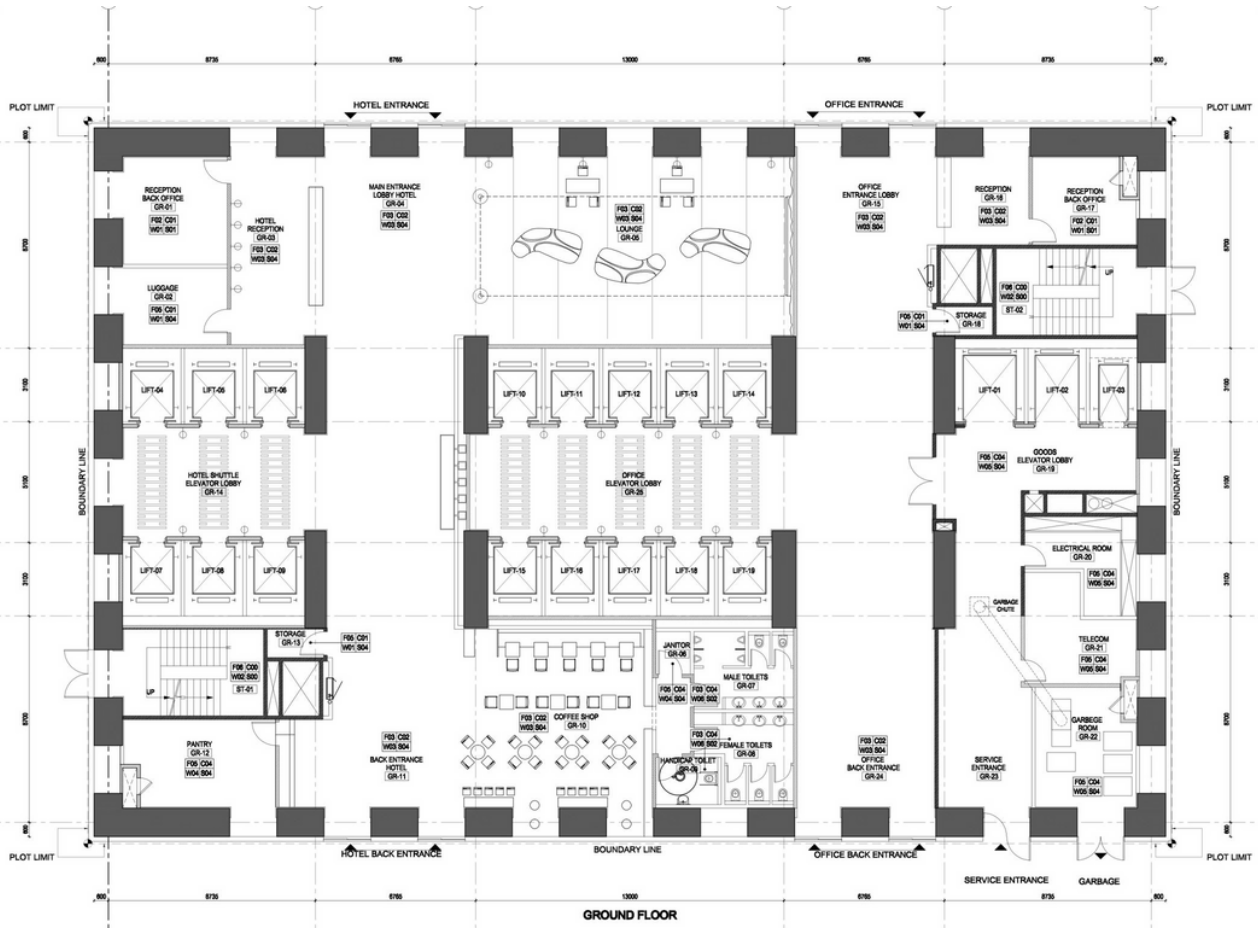


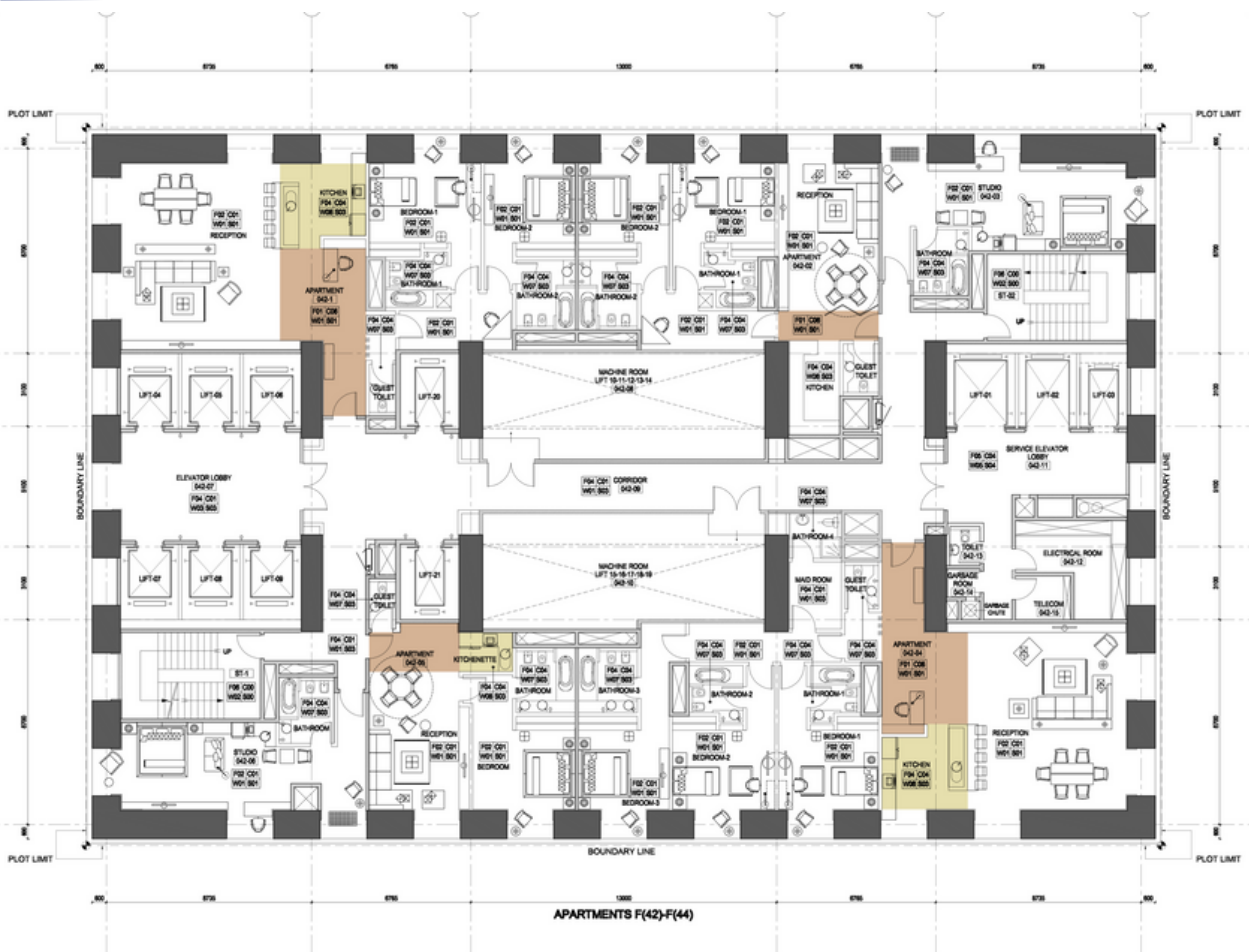
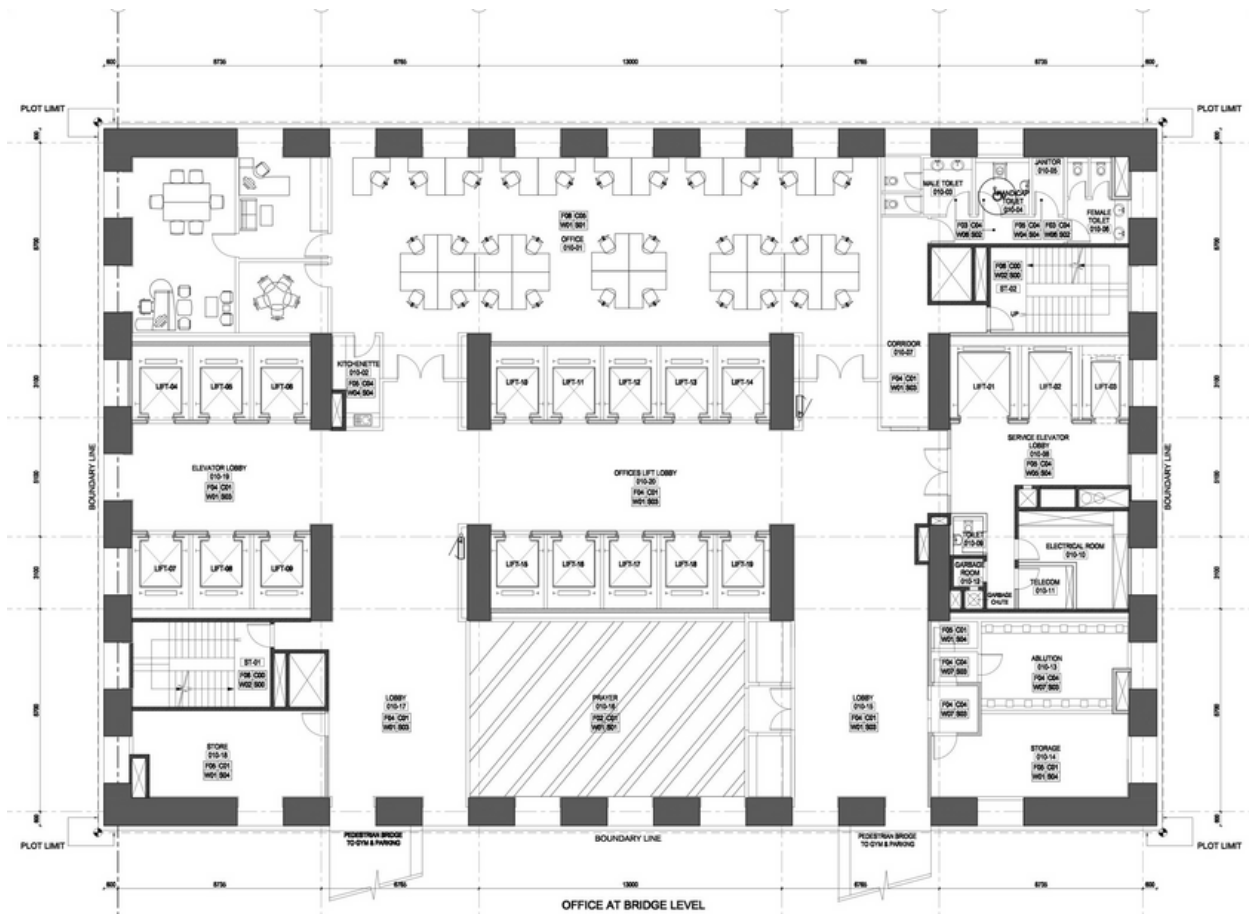
Project Location

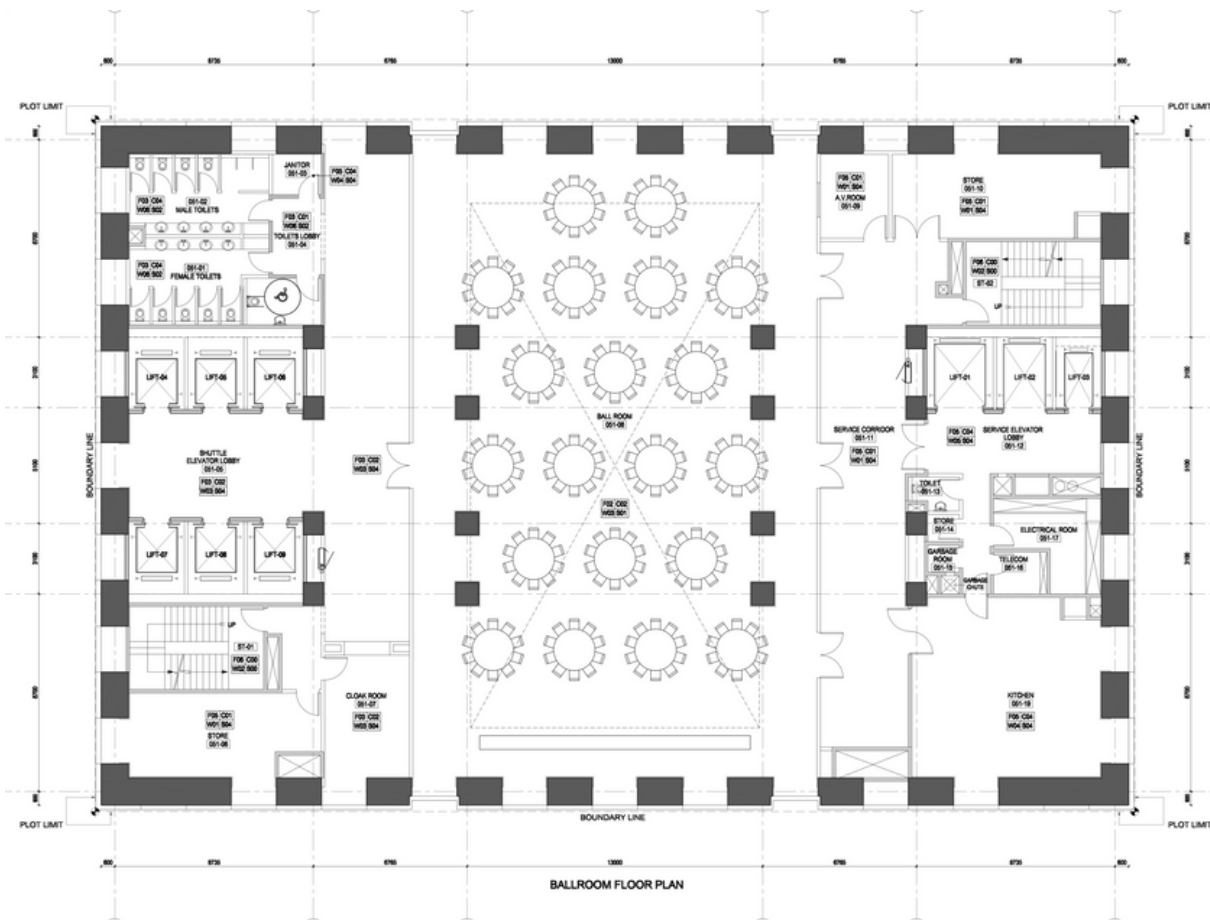
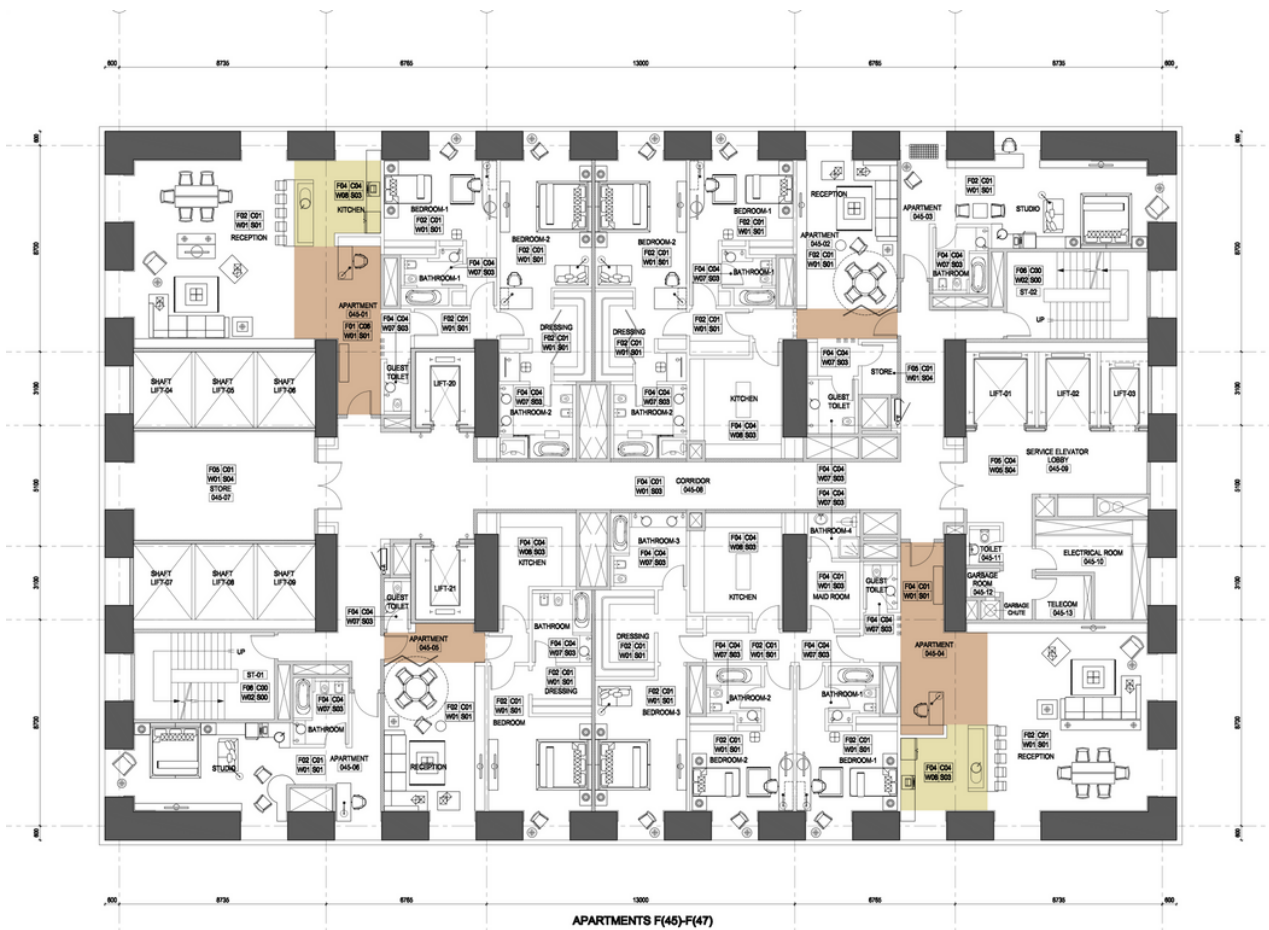


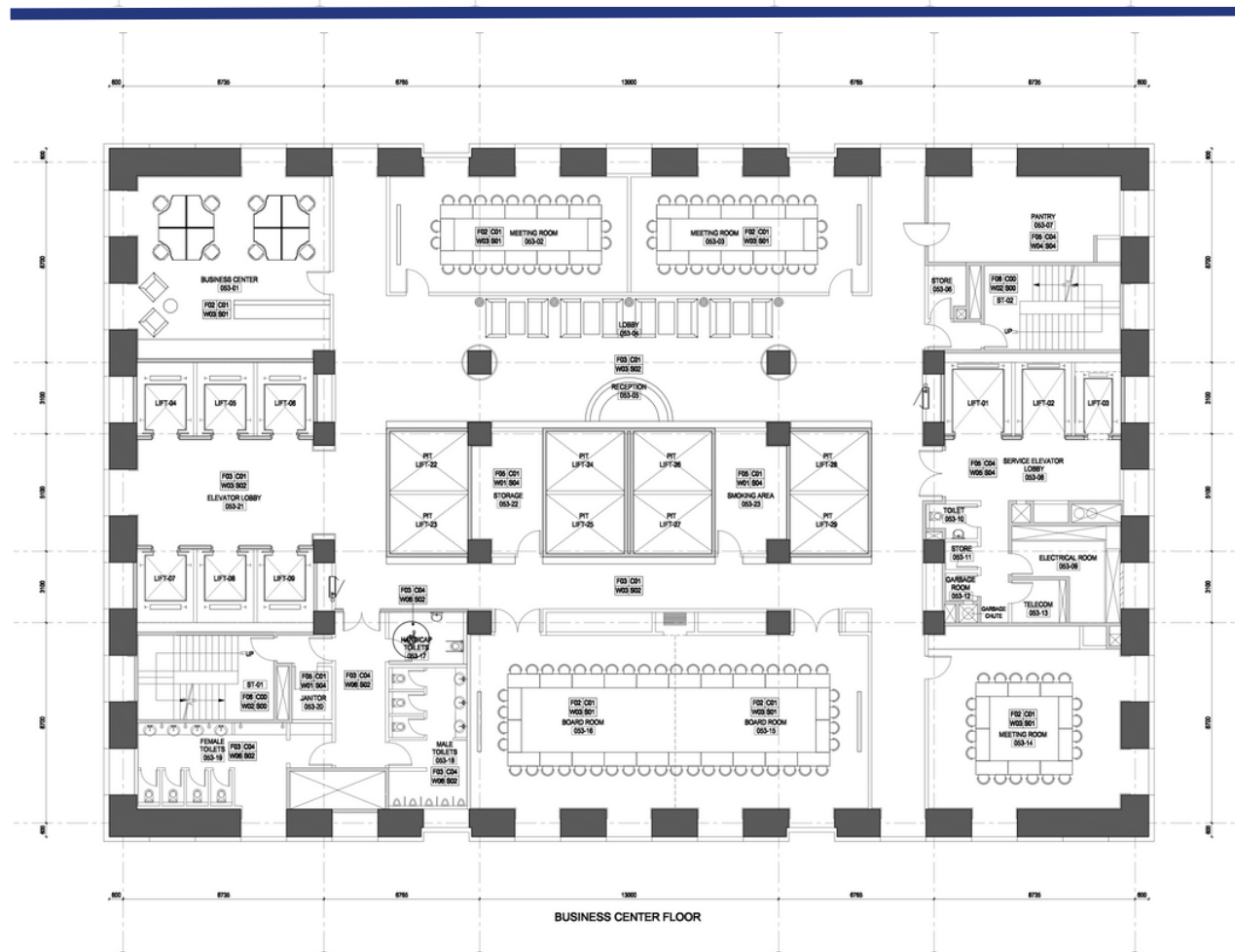
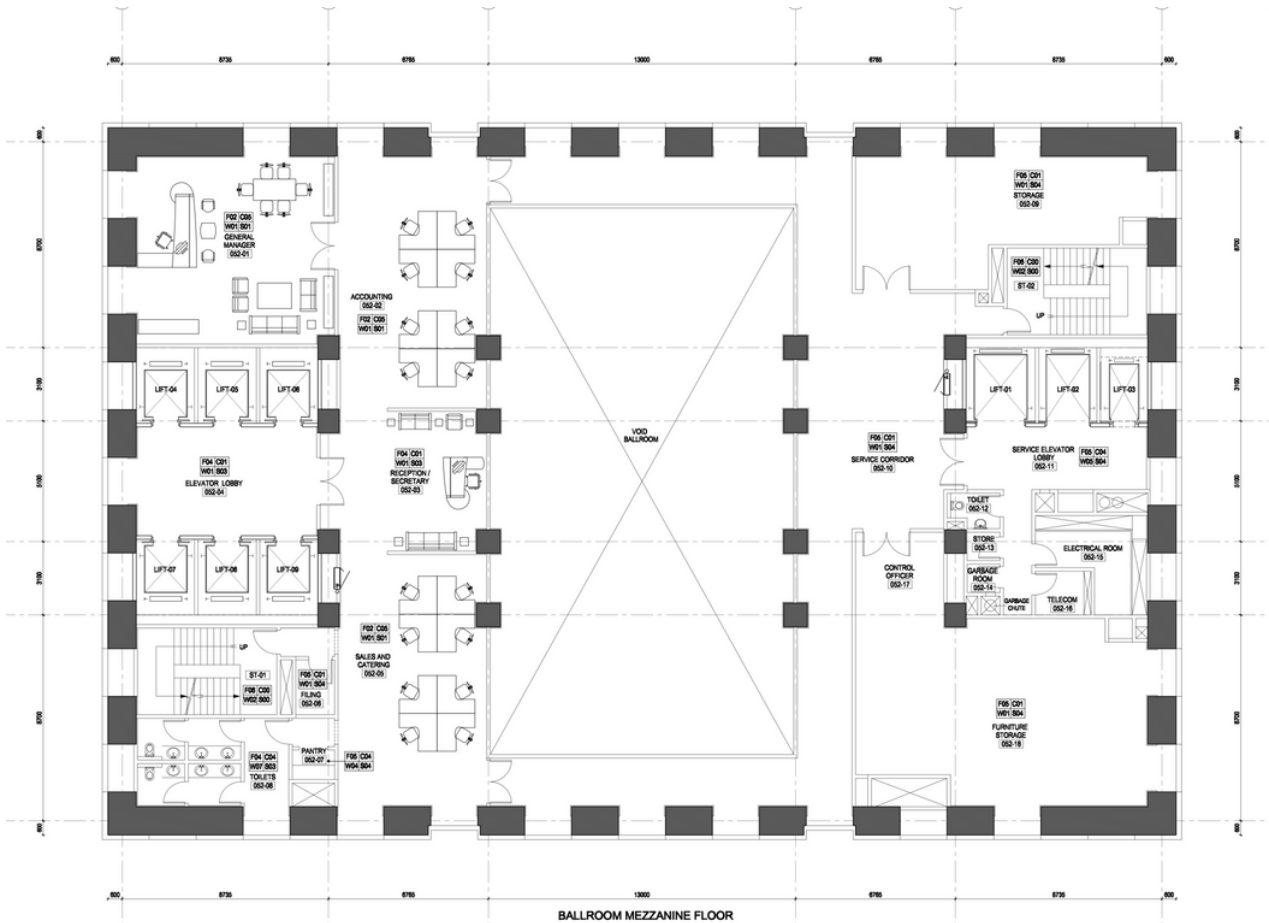
Tower Plans Layout

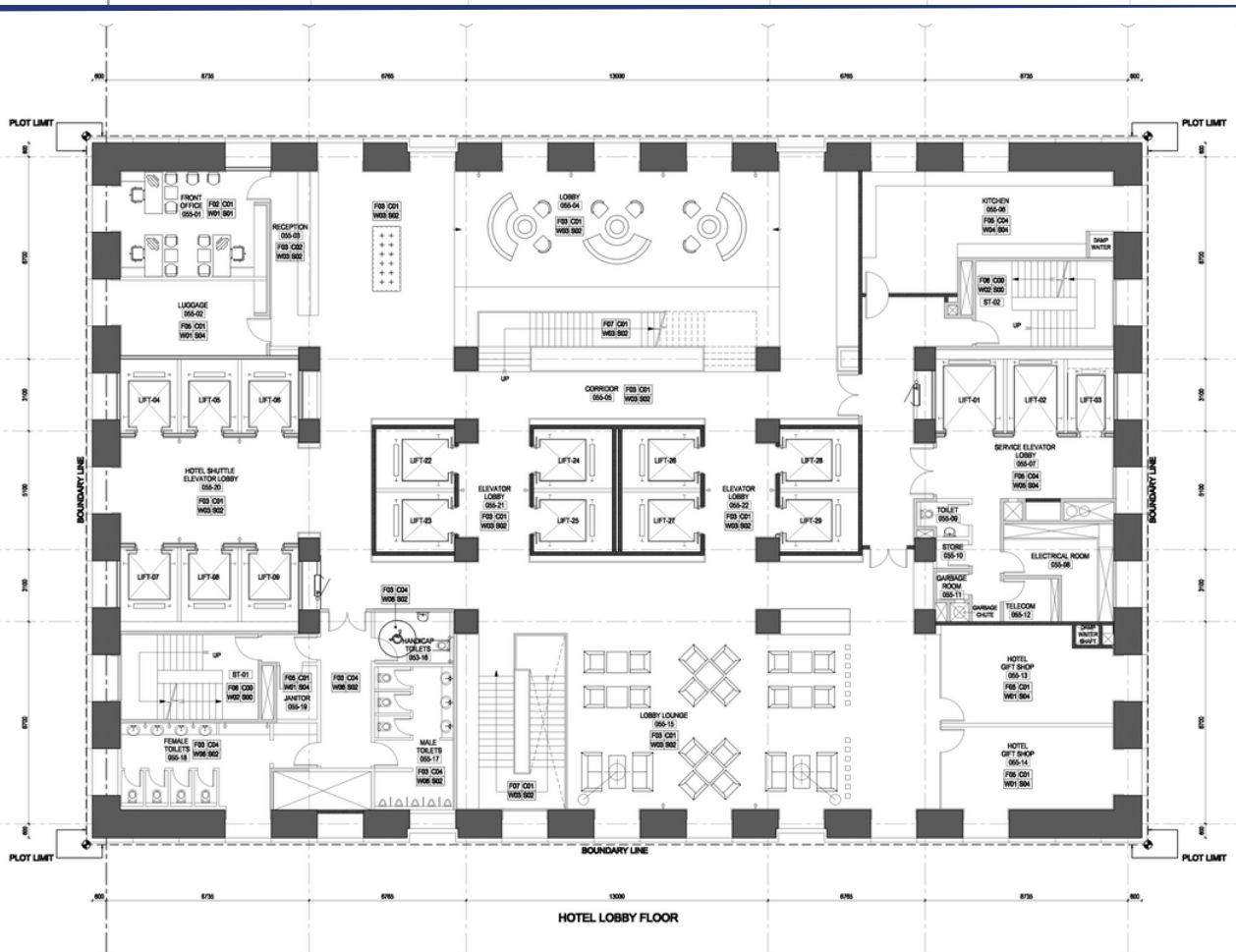
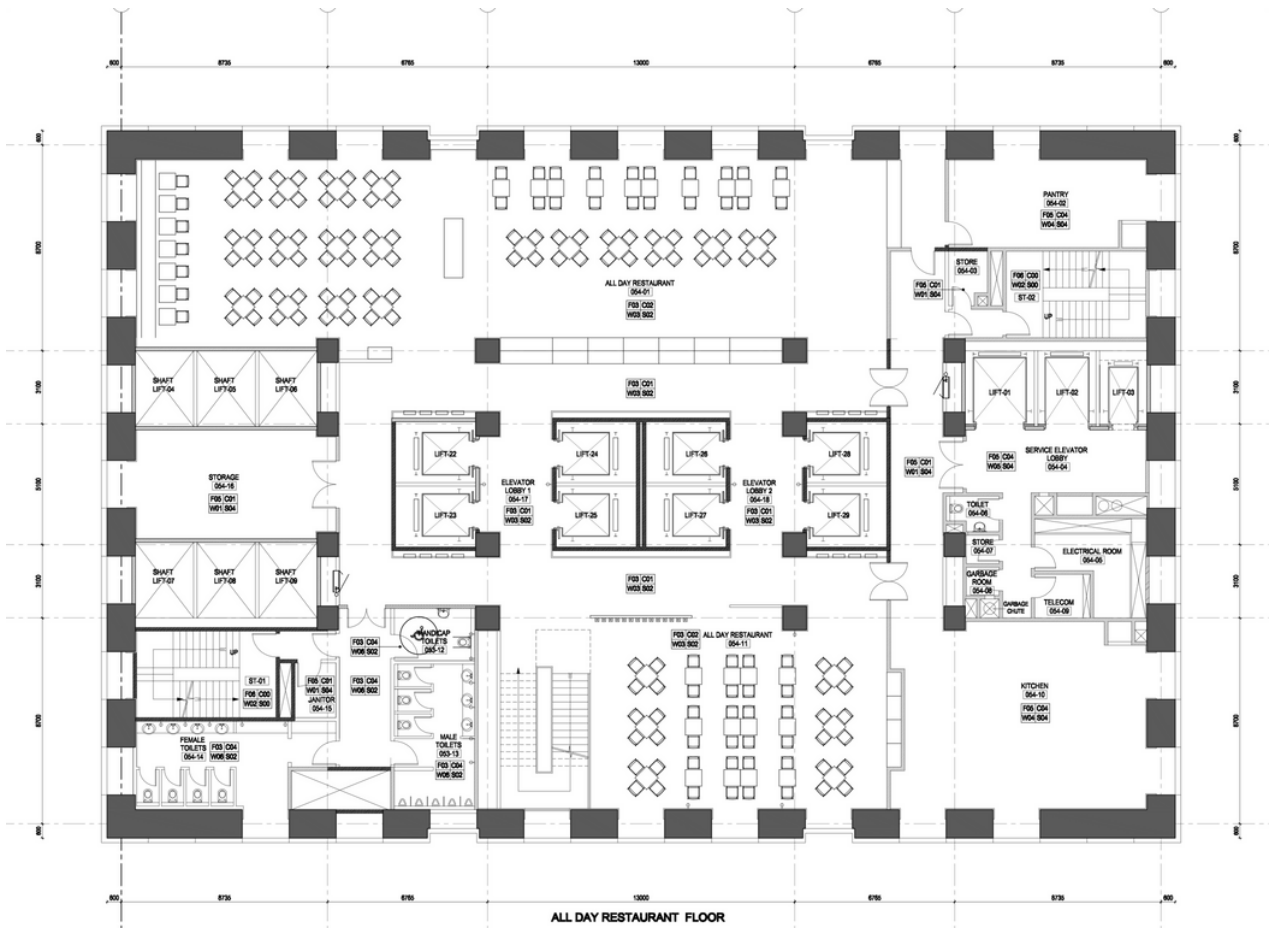


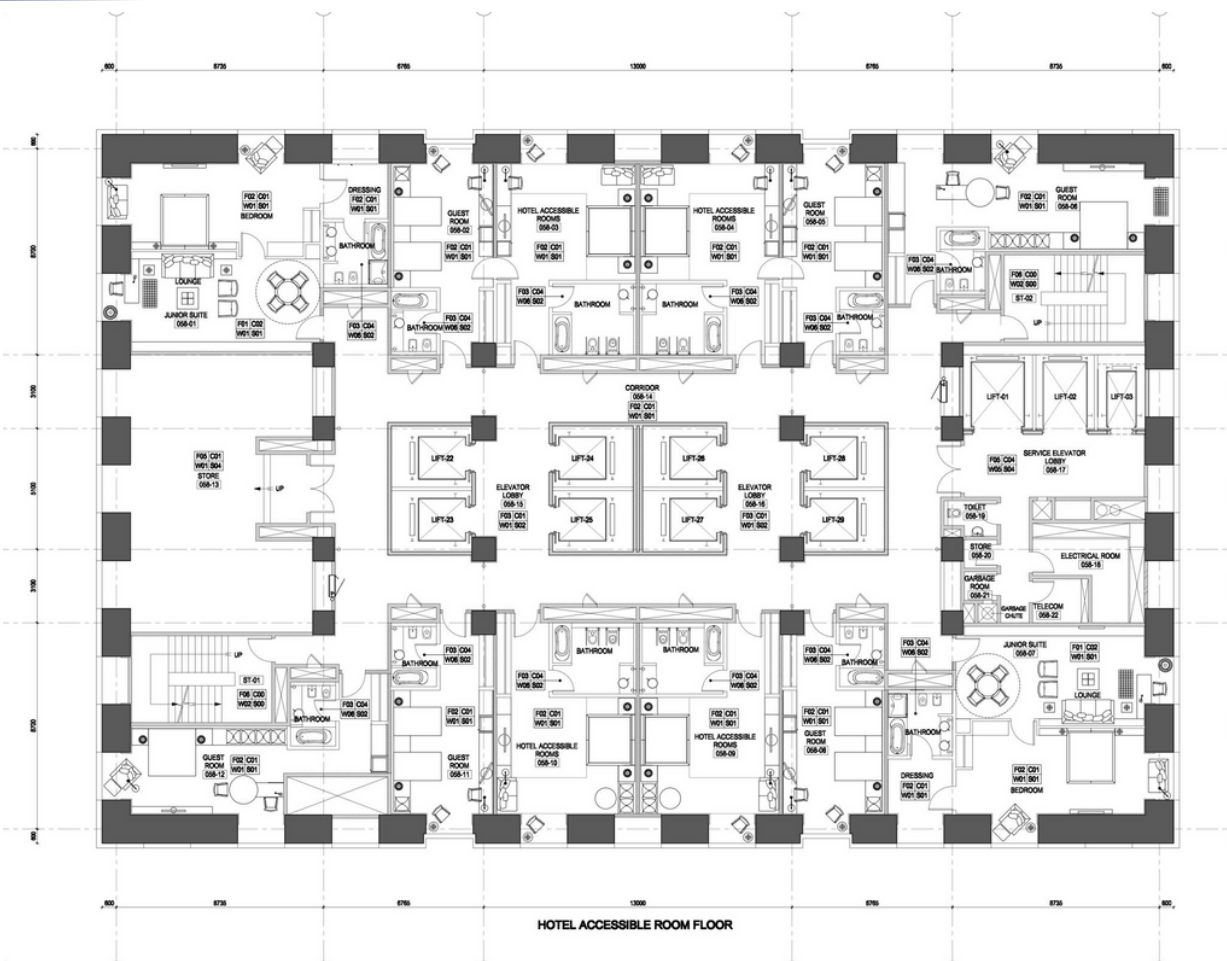
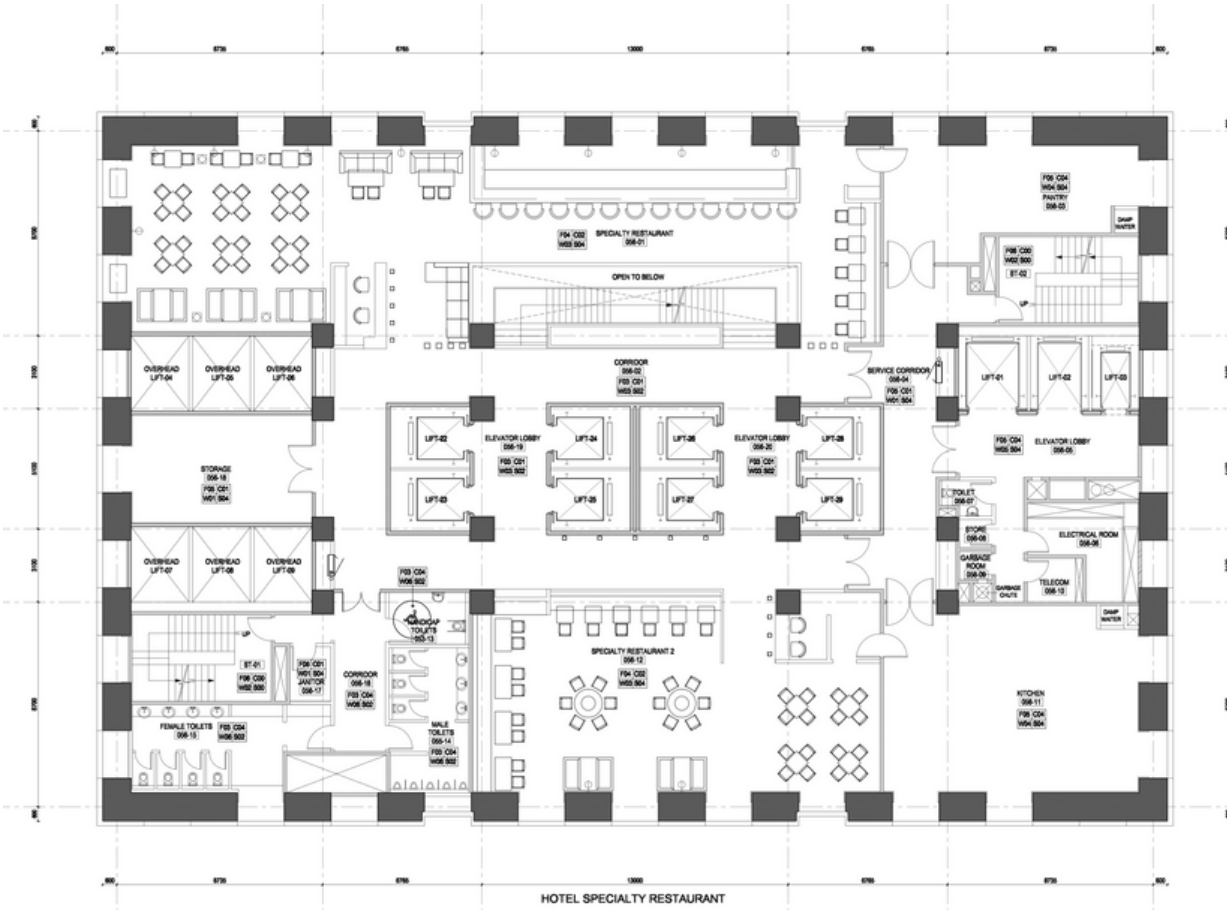


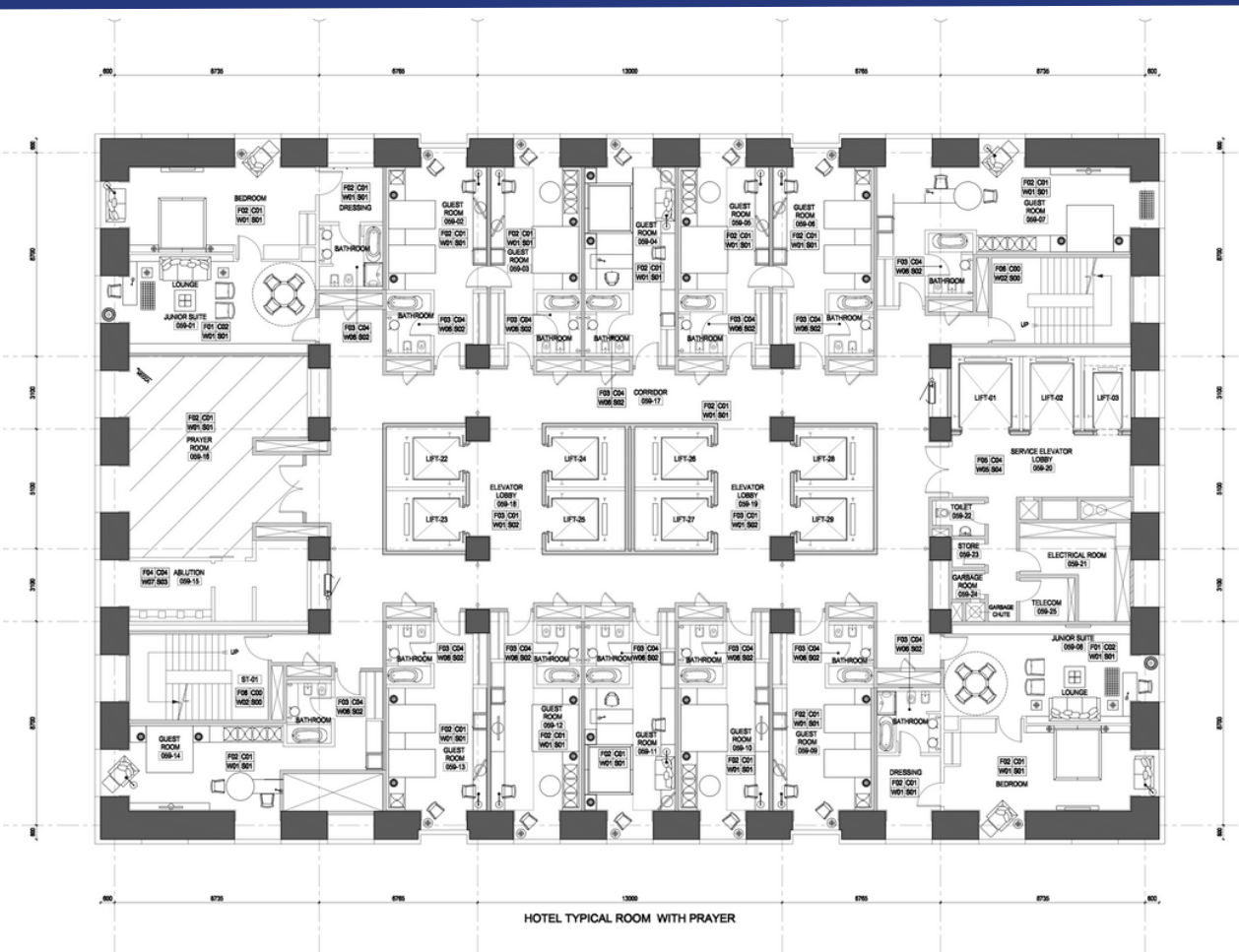
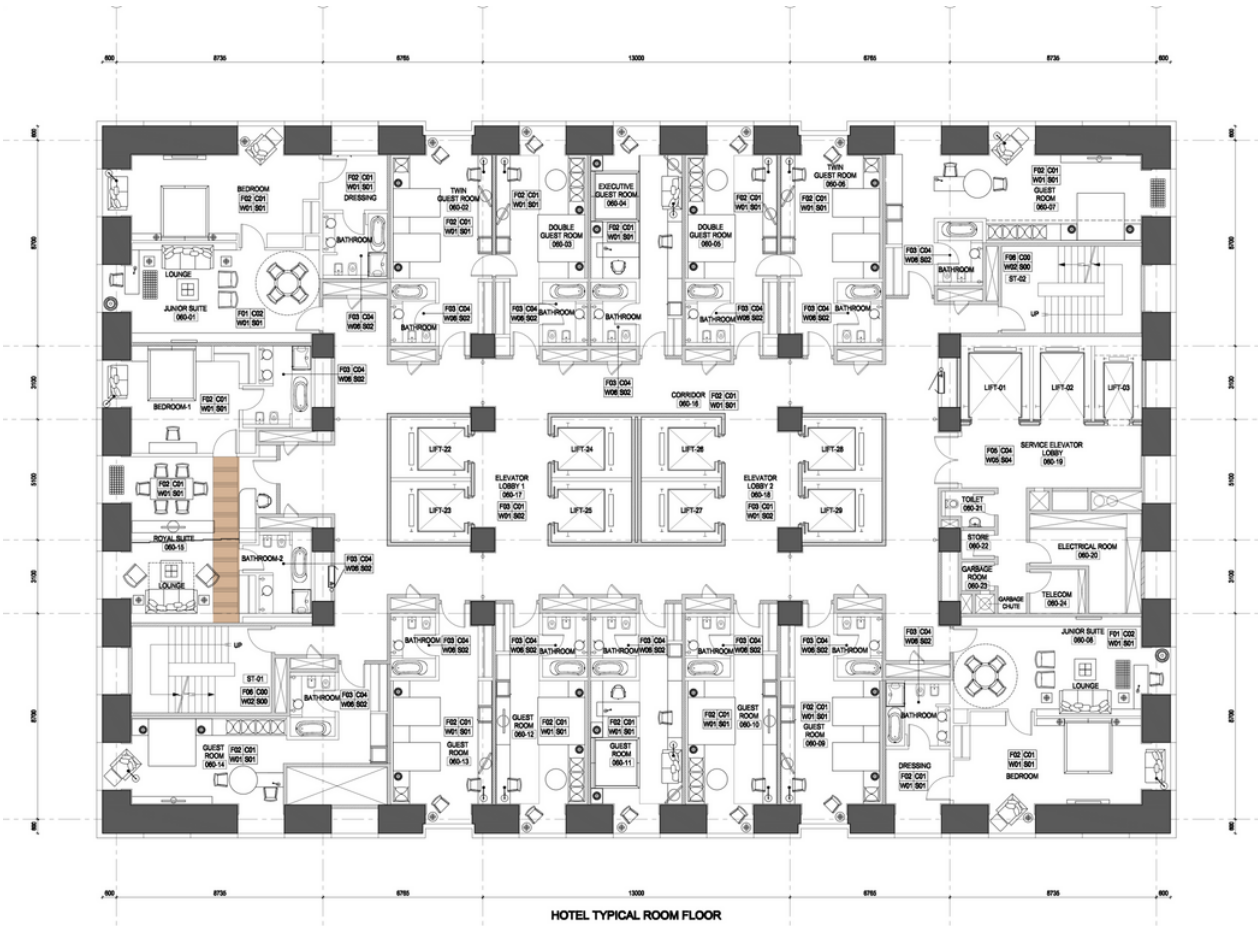


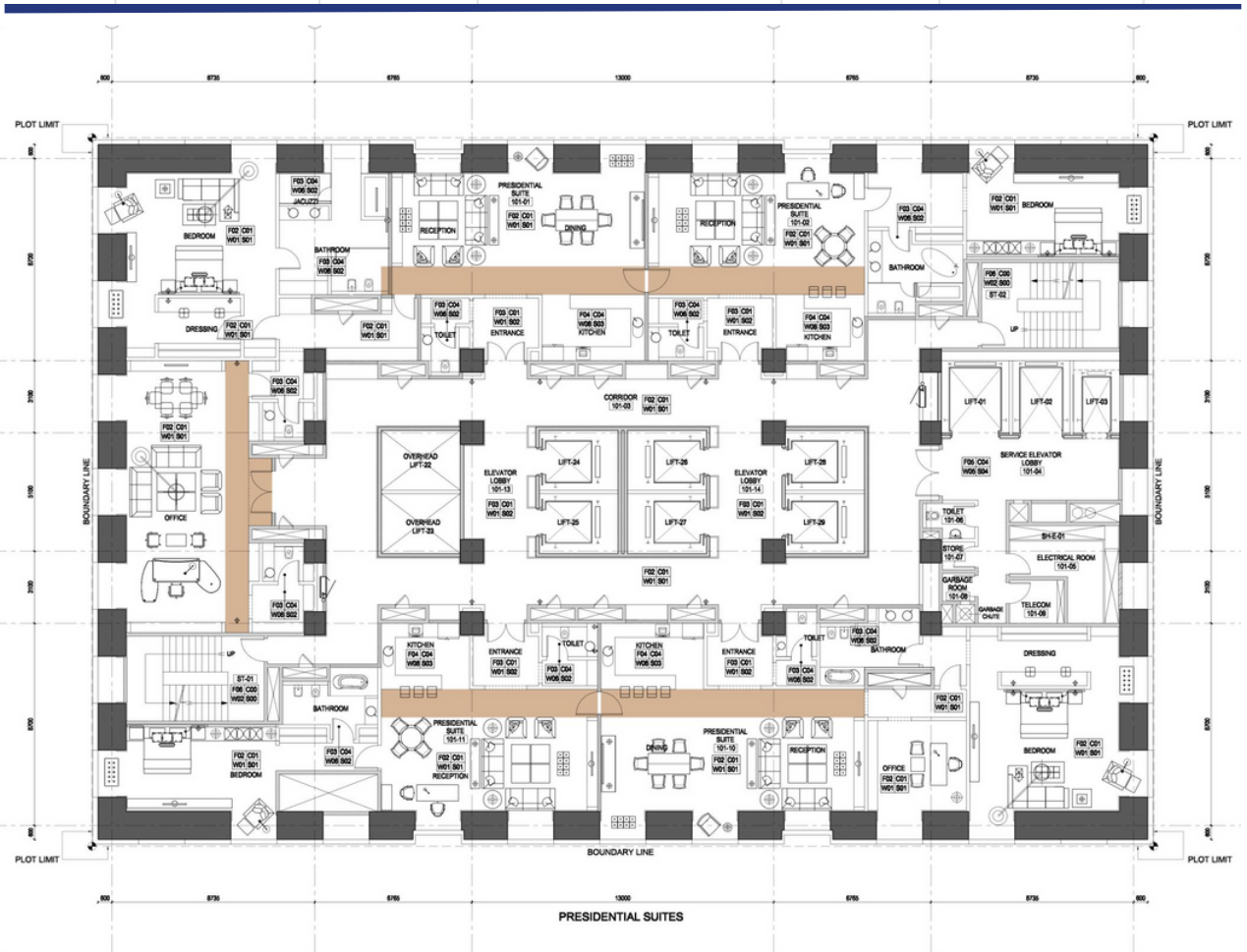
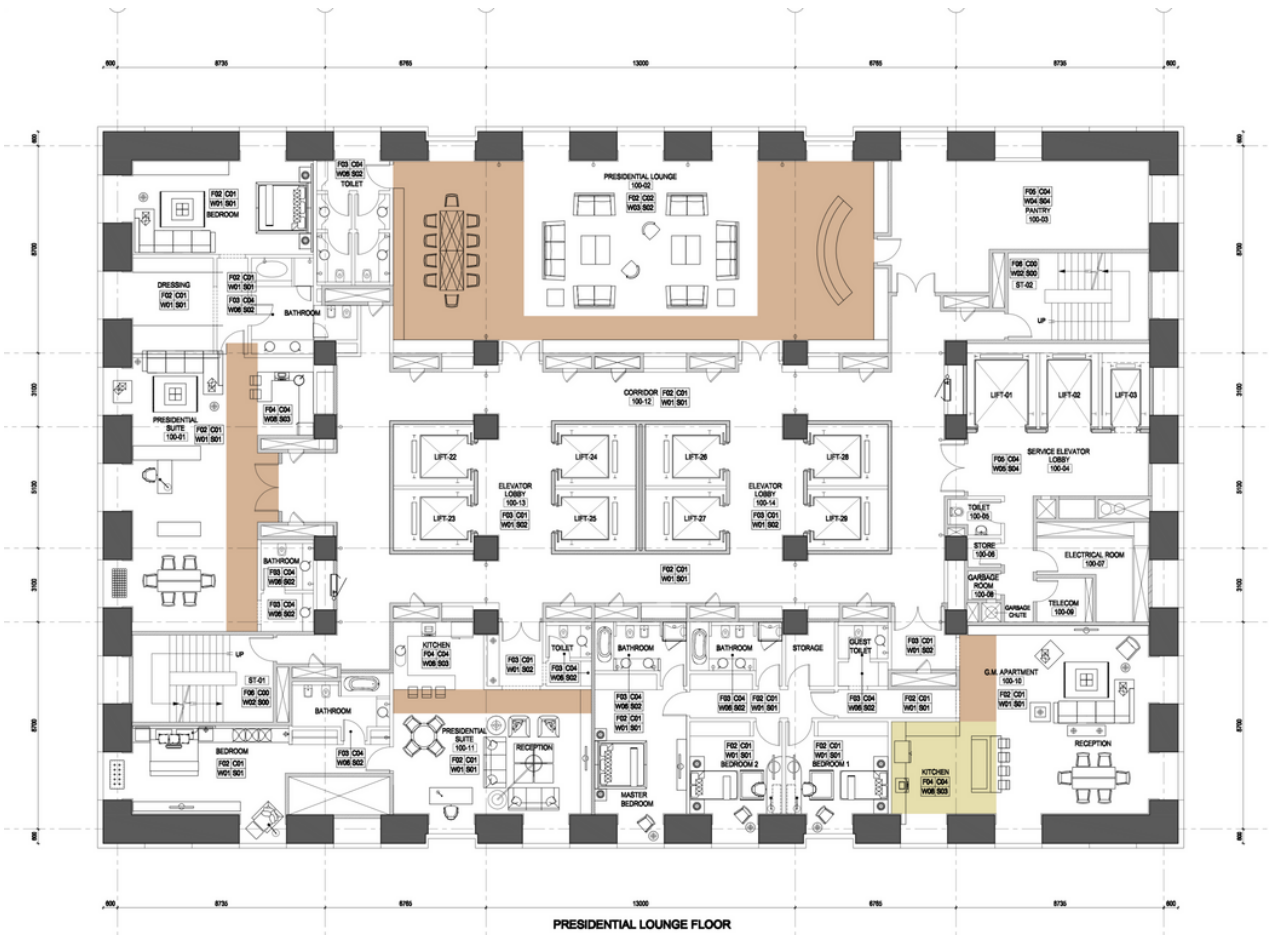




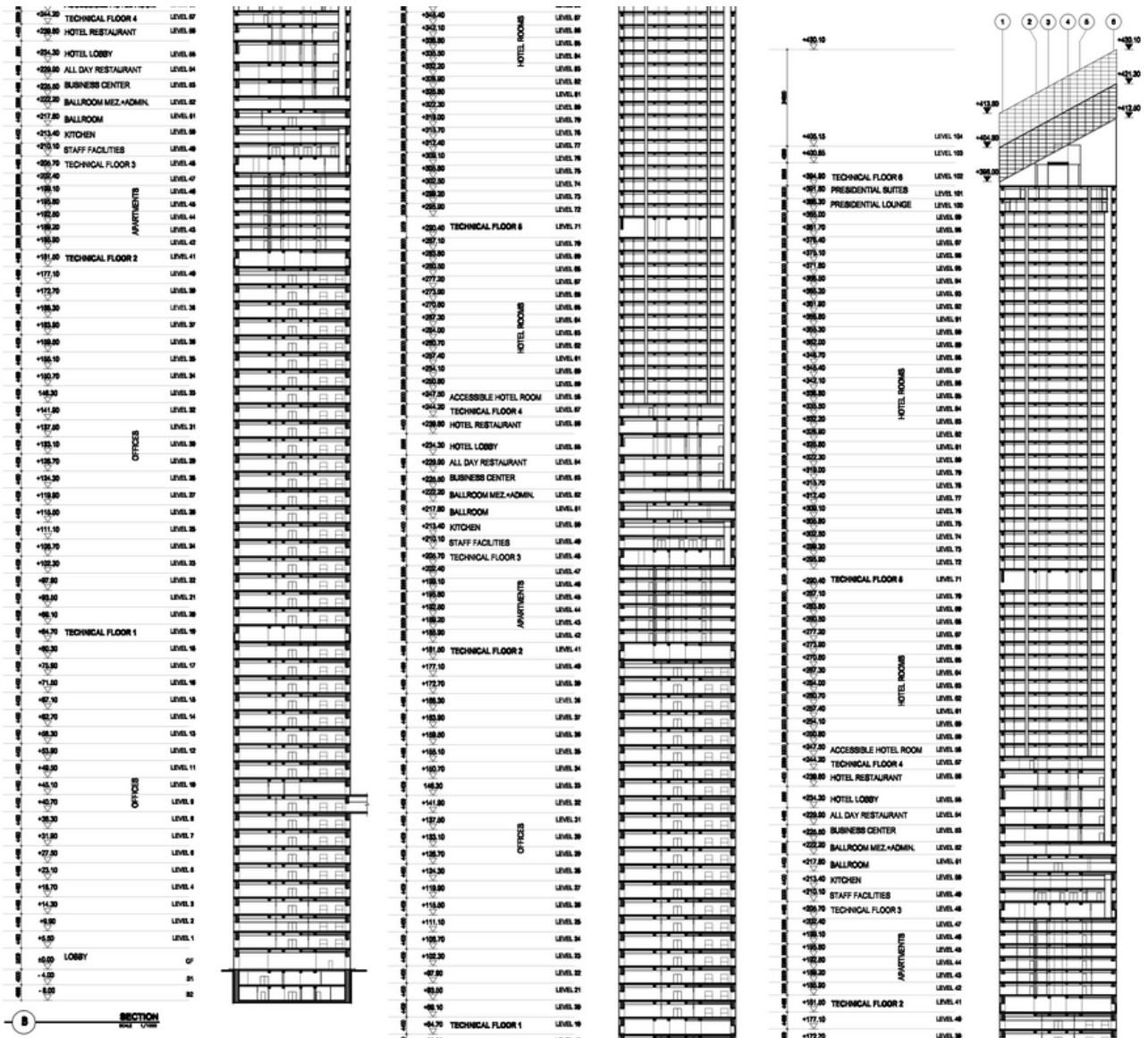




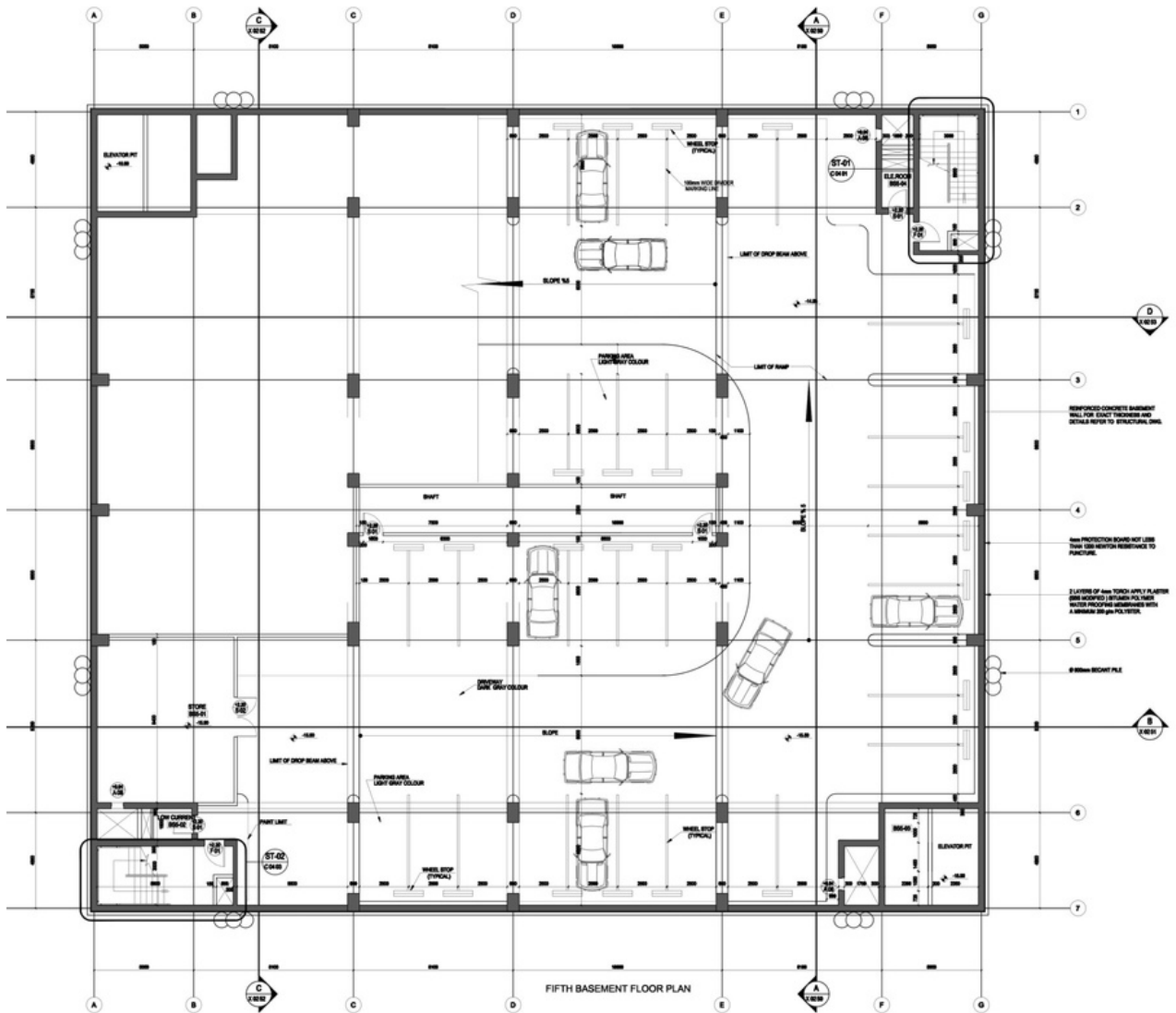




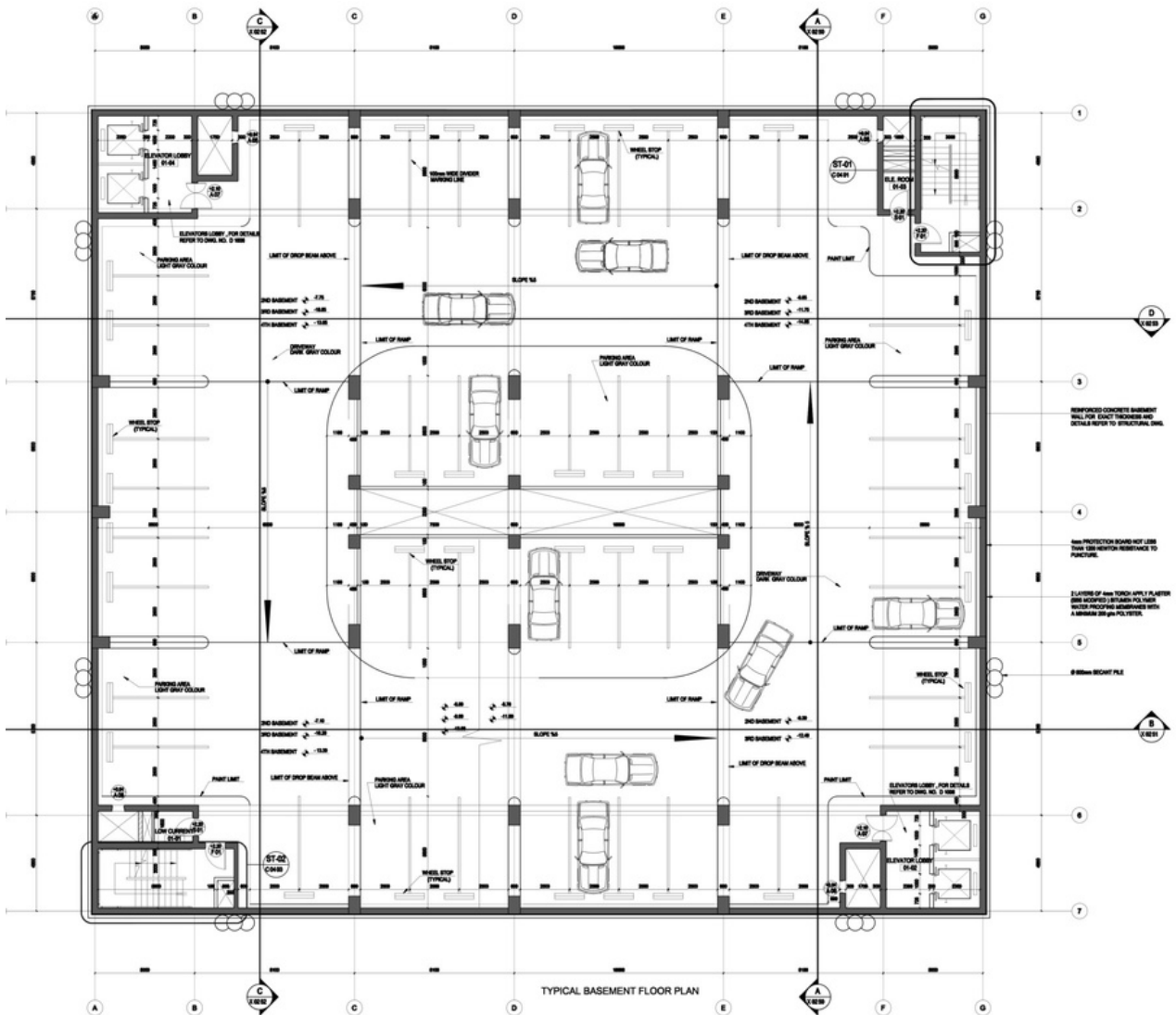
Tower Section



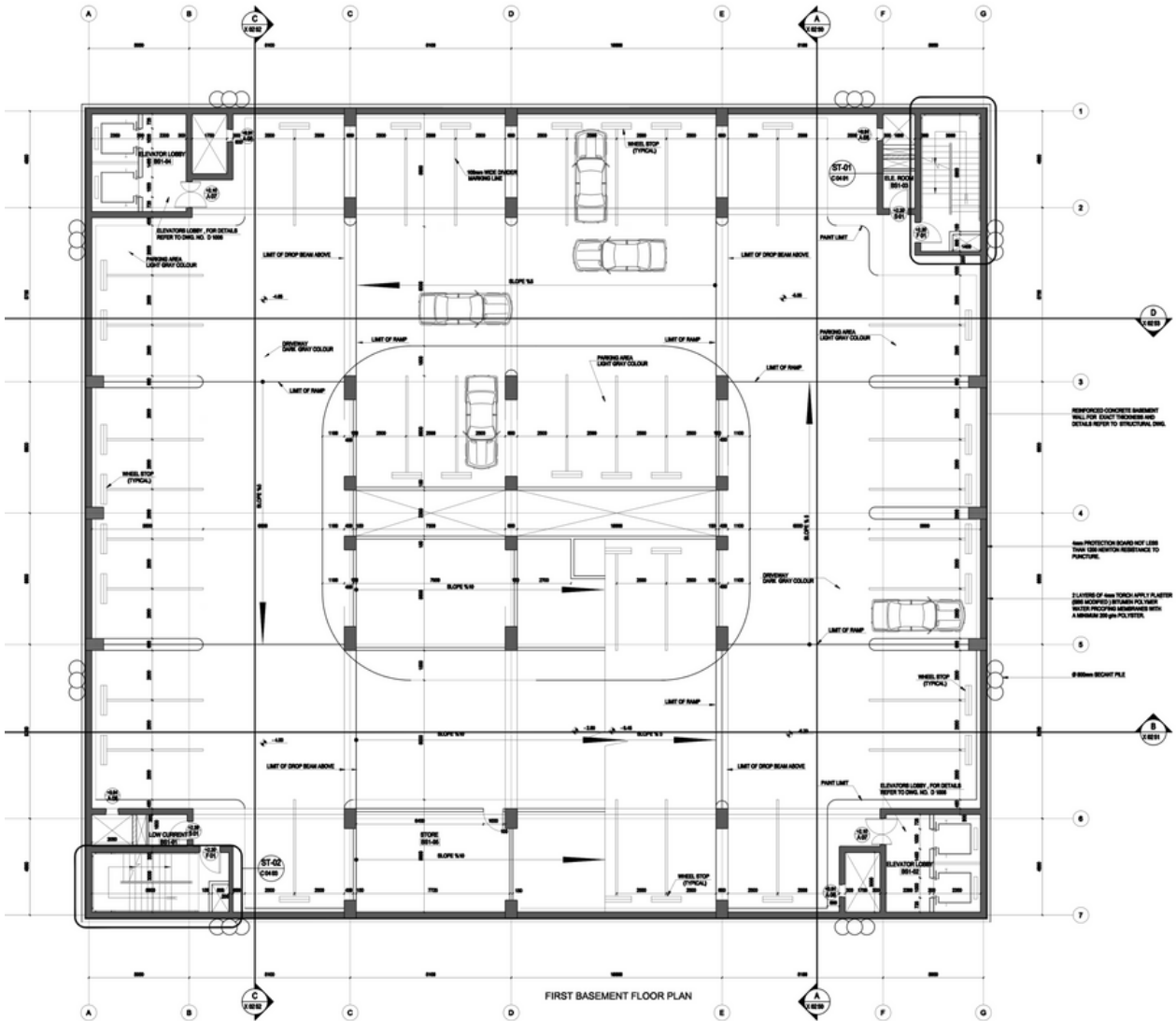
Parking Block Plans Layout



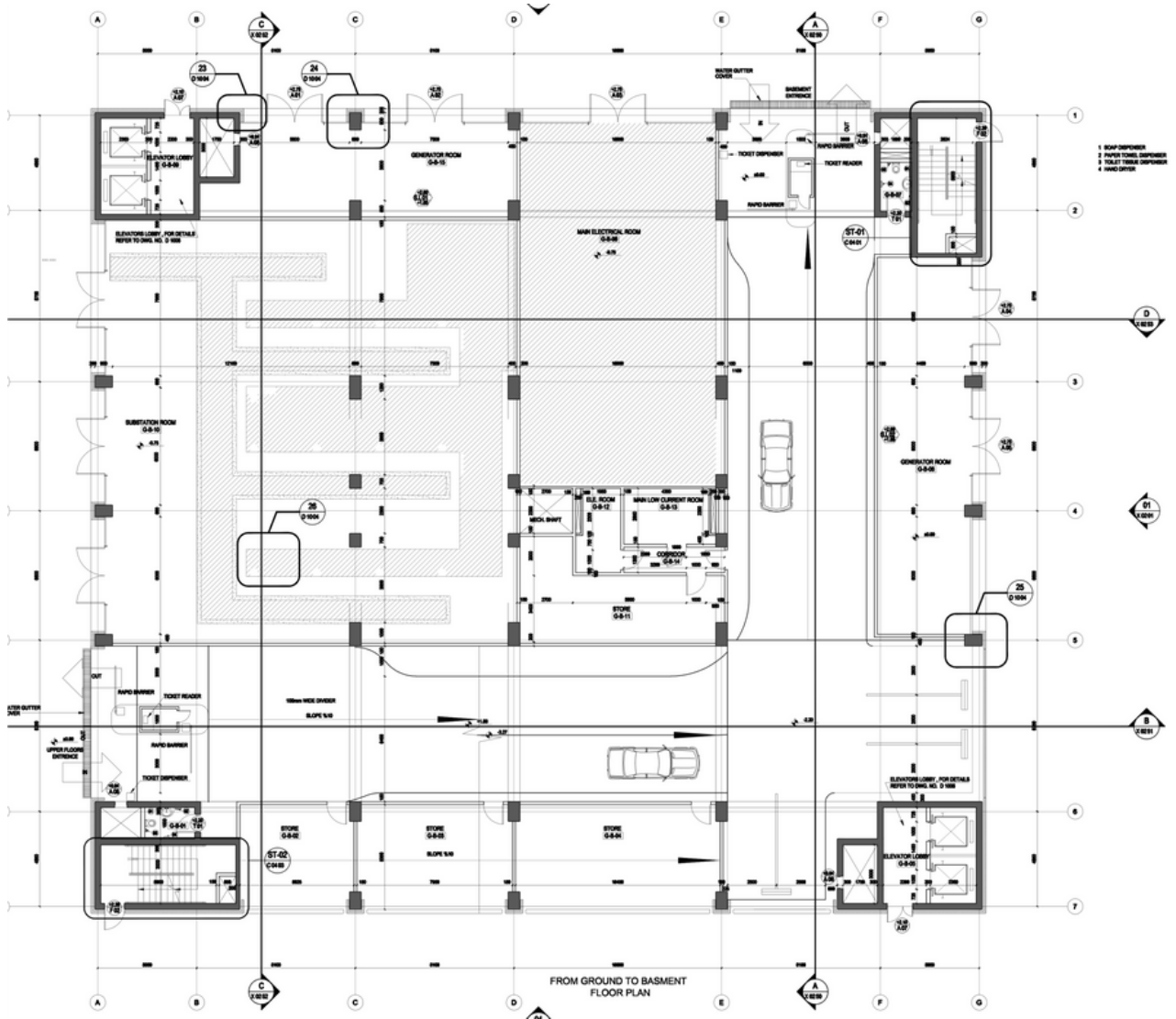
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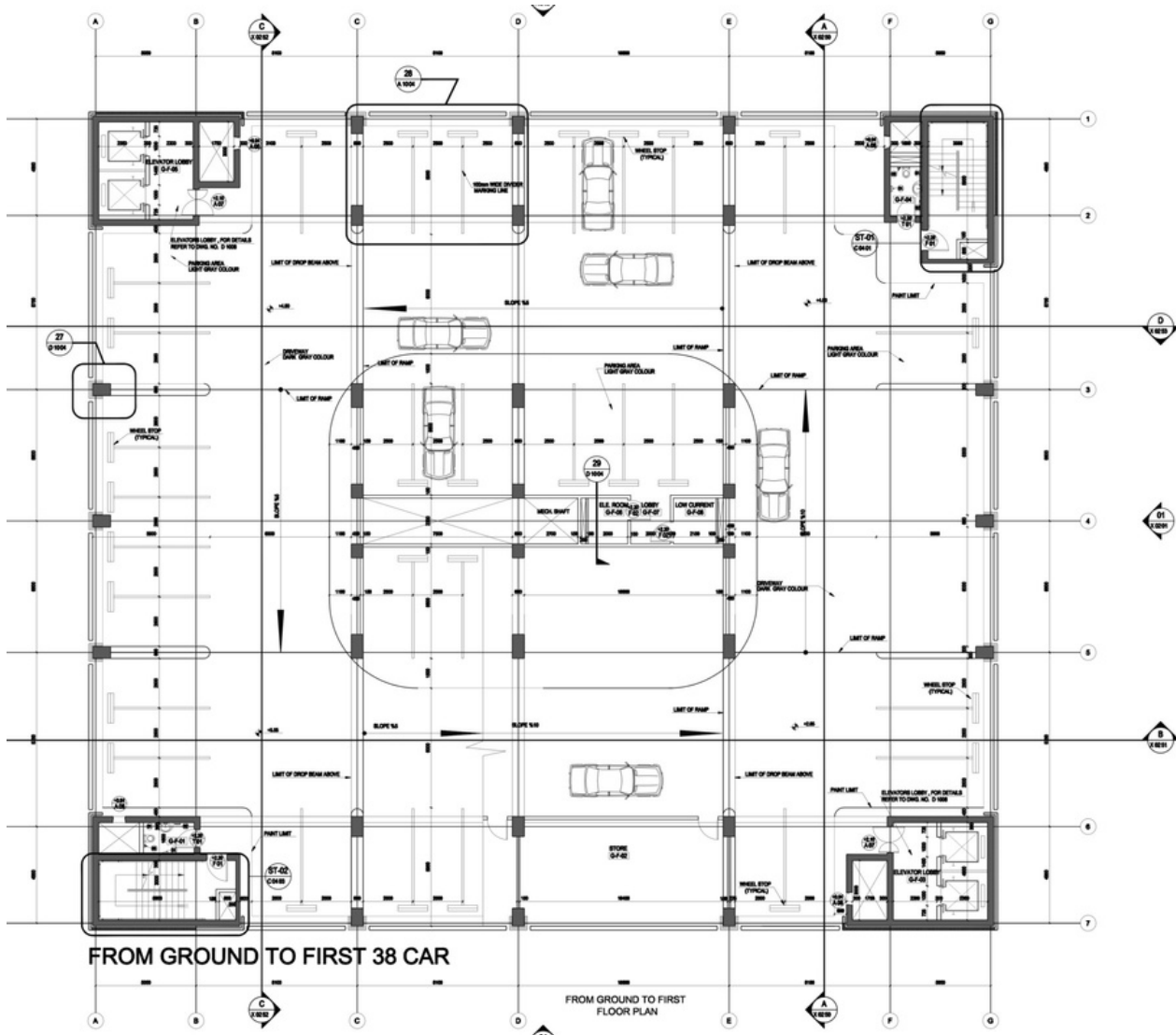
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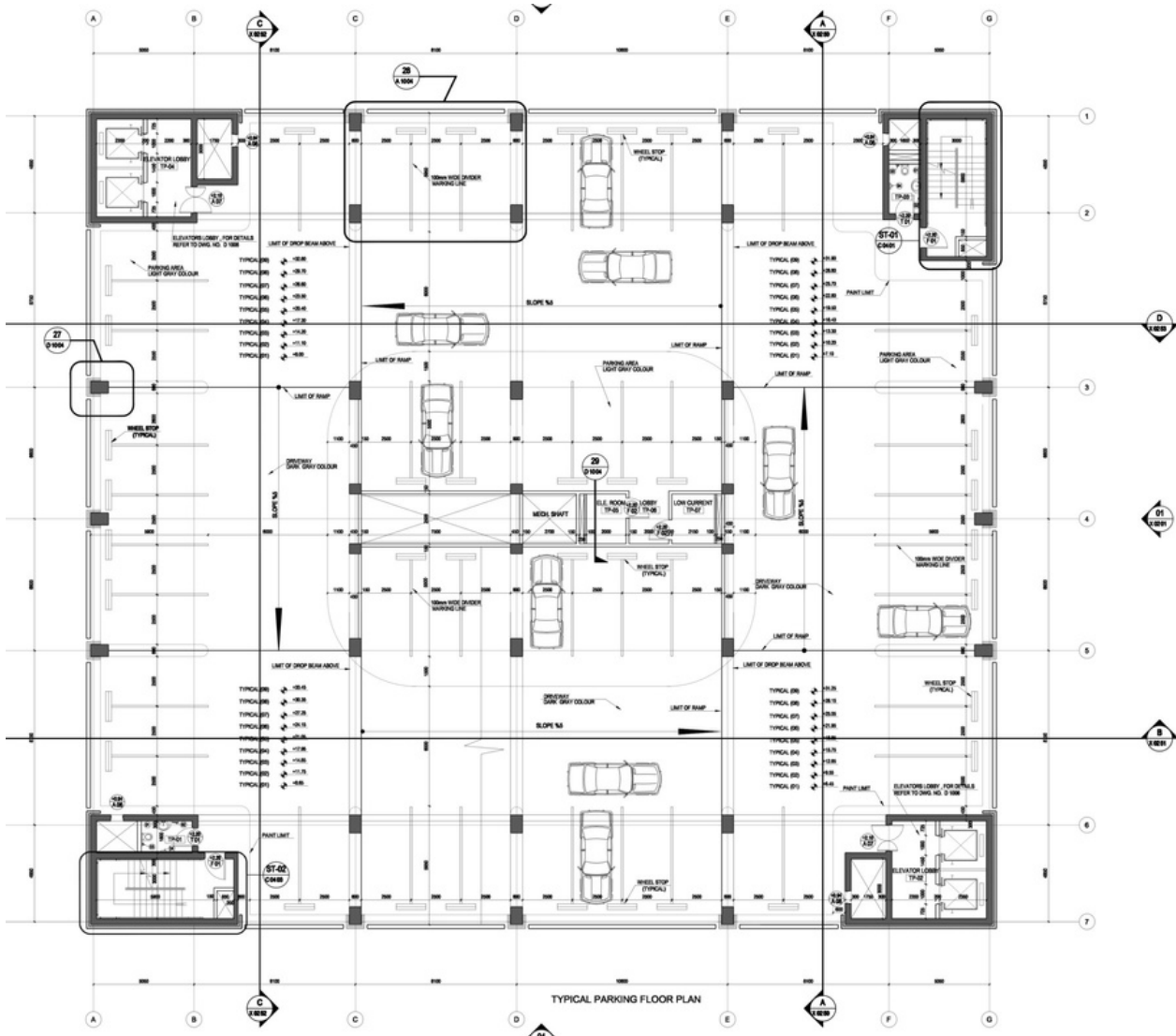
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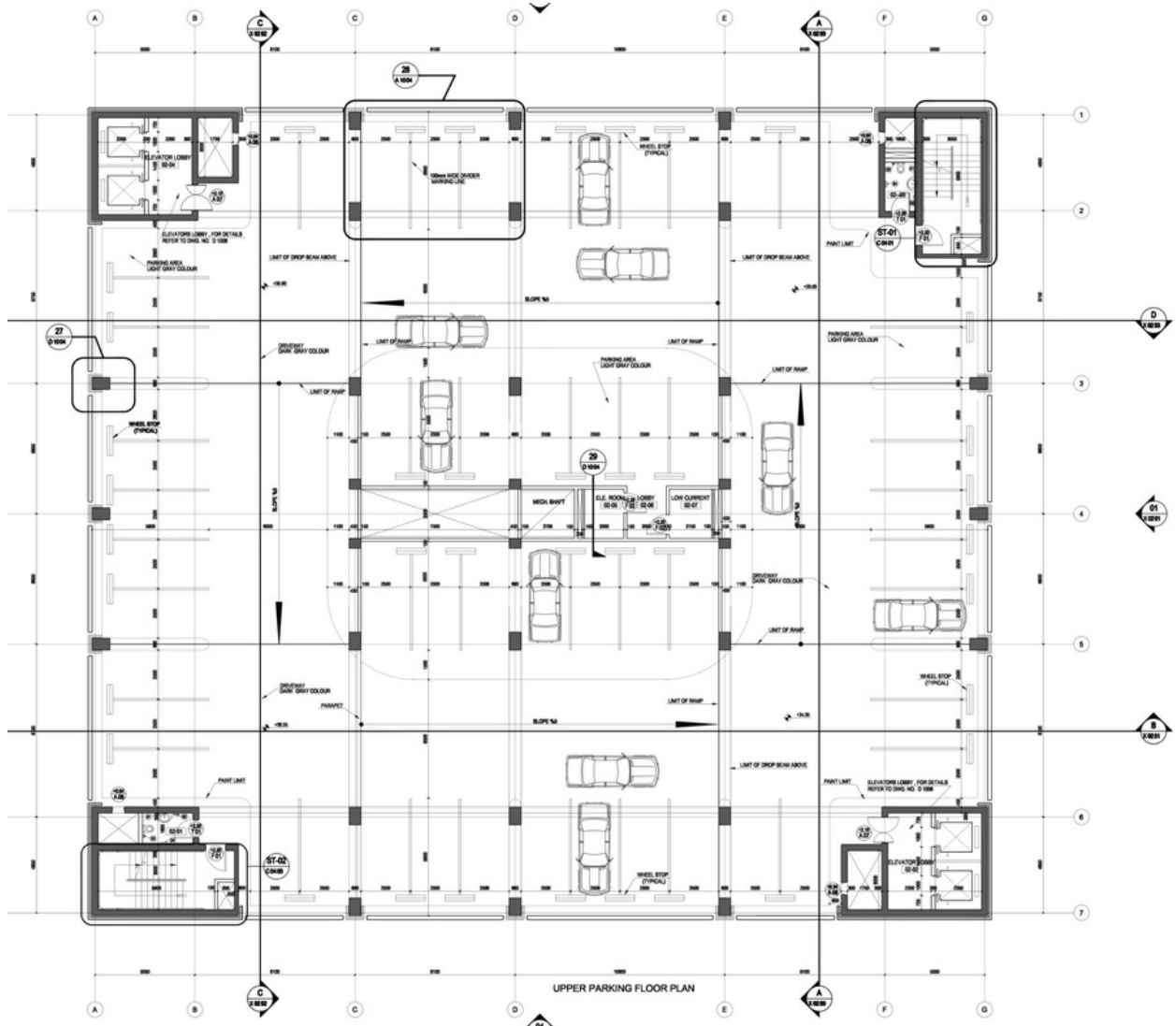
Parking Block Plans Layout



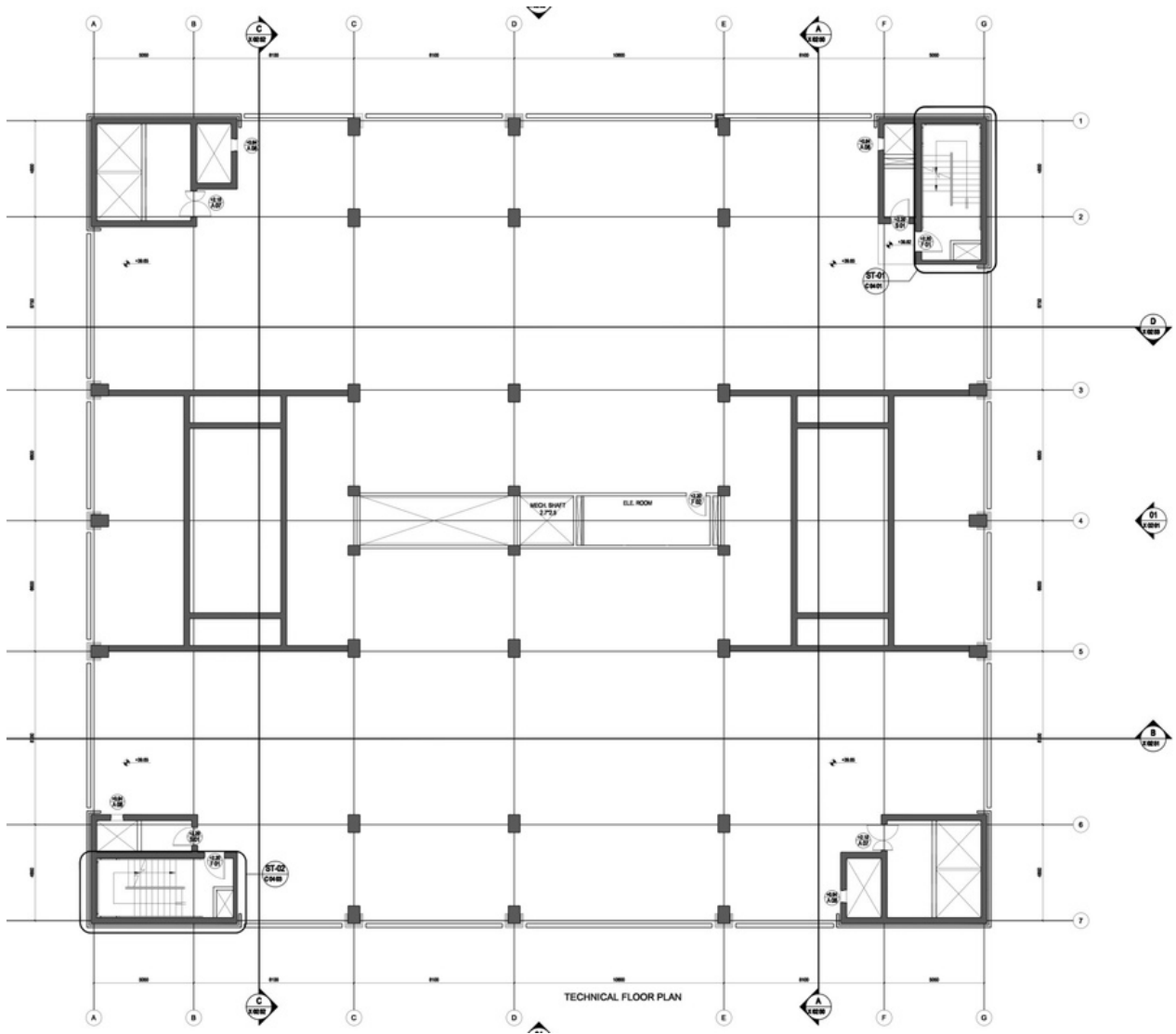
Parking Block Plans Layout



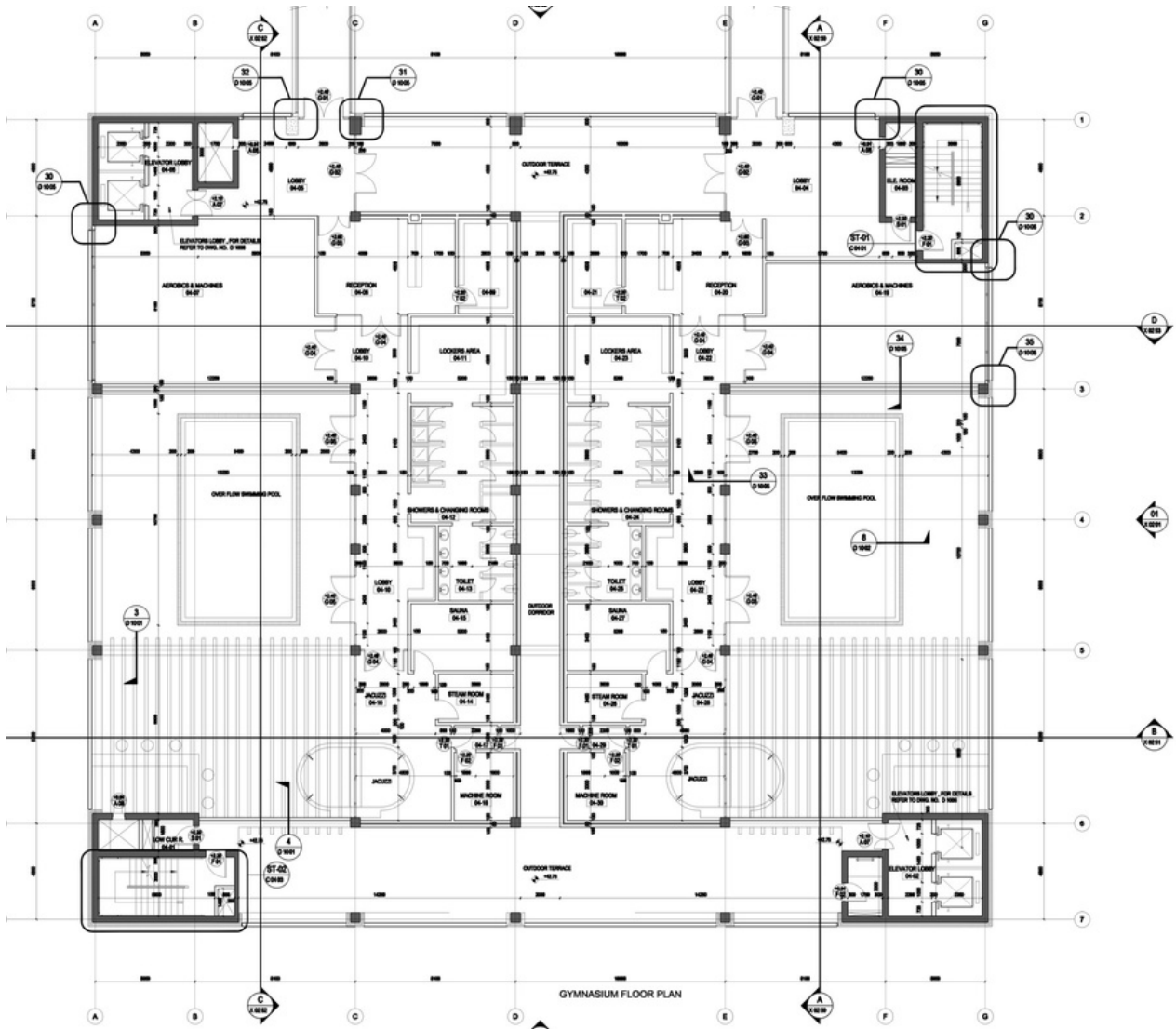
Parking Block Plans Layout



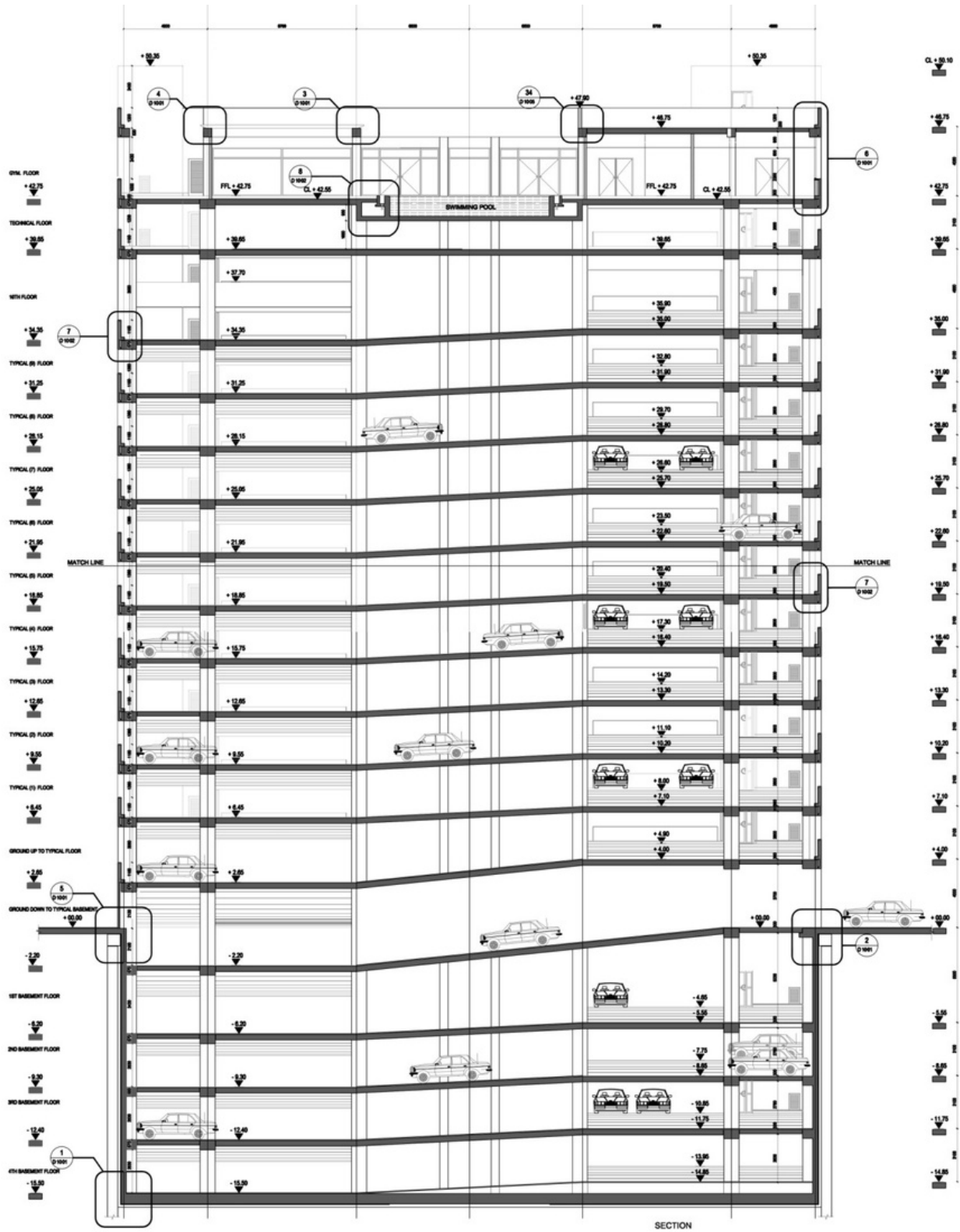
Parking Block Plans Layout



Parking Block Plans Layout



Parking Block Section



Estimated Cost and Feasibility Study

Tabulation of the Development Data

A	Land Use Type	Mixed Use
B	Plot Dimension	45.72 *30.48
C	Total Built up Area for the Tower - BUA/m2	172,535
D	Total Built Up Area for the Parking Building - BUA/m2	24,960
E	Total GFA/m2	88,698
F	Offices GFA/m2	22,379
G	Hotel GFA/m2	57,316
H	Residential GFA/m2	5,453
I	Commercial GFA /m2	3,550

Parking Calculations

FACILITY NAME	NO.	AREA	NO.OF CAR PARKING
OFFICE	-	21089.91	454
HOTEL OFFICE + WORK SHOP+ GIFT SHOP	-	866.66	19
RESTAURANT	-	1180.88	25
HOTEL-GUEST ROOMS	490	-	98
HOTEL-SUITES	126	-	63
BALL ROOM+FOYERS+LOUNGE+MEETING ROOM +BOARD ROOM	-	2199.08	119
STUDIO	12	-	12
APARTMENT	9	(71.00-116.00)	9
APARTMENT	15	(150.00-254.00)	30
HOTEL-APARTMENT	6	-	6
TOTAL			835

Levels	Type of Unit	Area (m2) / Unit	No. of Units each Floor	No. of Floors	Total No. for Typical floors
Tabulation of the Residential Units					
Floor 42-44	Studio	51.070	2	3	6
	Apartment-01	170.991	1	3	3
	Apartment-02	114.710	1	3	3
	Apartment-10	216.110	1	3	3
	Apartment-11	71.340	1	3	3
Floor 45-47	Studio	51.07	2	3	6
	Apartment-01	189.43	1	3	3
	Apartment-02	150.92	1	3	3
	Apartment-10	254.66	1	3	3
	Apartment-11	90.39	1	3	3
Tabulation of the Hotel Units					
Floor 58	Suits	84.870	2	1	2
	Guest Room	44.377	10	1	10
Floor 59 & 99	Suits	84.87	2	2	4
	Guest Room	37.30416667	12	2	24
Floor 60-70 & 72-98	Suits	84.23	3	38	114
	Guest Room	33.47	12	38	456
Floor 100	Presidential Apartment - 10	206.65	1	1	1
	Presidential Apartment - 11	120.58	1	1	1
Floor 101	Apartment -01	282.91	1	1	1
	Apartment -02	130.54	1	1	1
	Presidential Apartment - 10	195.17	1	1	1
	Presidential Apartment - 11	128.12	1	1	1

Built Up Area & Construction Cost

Built Up Area & Construction Cost										
S.No	Floor Description	Usage	No. Floor	BUA Area Per Floor (m2)	Built-up Area (m2)	AED		US Dollar		
						Construction Rate	Construction Cost	Construction Rate	Construction Cost	
1	Basement	Workshop & Office	2	1,351	2,702	3,400	9,186,800	918	2,480,436	
2	Ground	Lounge, Foyer, Coffee Shop, Lift Lobbies, Office	1	1,389	1,389	5,000	6,945,000	1,350	1,875,150	
3	Typical Floor 1st-8th	Offices	8	1,389	11,112	4,200	46,670,400	1,134	12,601,008	
4	The Pedestrian Bridge Level/Floor	Office & Prayer Hall	1	1,389	1,389	4,200	5,833,800	1,134	1,575,126	
5	Typical Floor 10th-18th	Offices	9	1,389	12,501	4,200	52,504,200	1,134	14,176,134	
6	Technical Floor (1)-Floor 19	MEP & Services	1	1,389	1,389	3,200	4,444,800	864	1,200,096	
7	Typical Floor 20th - 40th	Offices	21	1,389	29,169	4,200	122,509,800	1,134	33,077,646	
8	Technical Floor (2) - Floor 41	MEP & Services	1	1,389	1,389	3,200	4,444,800	864	1,200,096	
9	Typical Apartment Floor 42-44	Apartments	3	1,389	4,167	5,000	20,835,000	1,350	5,625,450	
10	Typical Apartment Floor 45-47	Apartments	3	1,389	4,167	5,000	20,835,000	1,350	5,625,450	
11	Technical Floor (3)-Floor 48	MEP & Kitchen Storage	1	1,389	1,389	3,200	4,444,800	864	1,200,096	
12	Staff Facilities Floor - Floor 49	Cafeteria, Staff (Lounge, Bathrooms, Training, etc.)	1	1,389	1,389	4,000	5,556,000	1,080	1,500,120	
13	Kitchen Floor - Floor 50	Kitchen	1	1,389	1,389	3,800	5,278,200	1,026	1,425,114	
14	Ball Room Floor - Floor 51-52	Ball Room, Kitchen, Stores, Bathrooms	2	1,389	2,778	4,600	12,778,800	1,242	3,450,276	
15	Business Center - Floor 53	Meeting Rooms, Reception, Offices, Board rooms, Business Center	1	1,389	1,389	5,200	7,222,800	1,404	1,950,156	
16	All Day Restaurants - Floor 54	Restaurants, Bathrooms, Services	1	1,389	1,389	6,000	8,334,000	1,620	2,250,180	
17	Hotel Lobby Floor-Floor 55	Lounge, Luggage, Lobby Office	1	1,389	1,389	6,000	8,334,000	1,620	2,250,180	
18	Hotel Restaurants-Floor 56	Specialty Restaurants, Services	1	1,389	1,389	6,200	8,611,800	1,674	2,325,186	
19	Technical Floor (4) Floor 57	MEP & Kitchen Storage	1	1,389	1,389	3,200	4,444,800	864	1,200,096	
20	Hotel Floor - 58	Accessible Rooms, Services	1	1,389	1,389	6,800	9,445,200	1,836	2,550,204	
21	Hotel Floor-59	Guest Rooms, Suits, Prayer Hall, Services	1	1,389	1,389	6,000	8,334,000	1,620	2,250,180	
22	Typical Hotel Floor 60-70	Guest Rooms, Suits, Services	11	1,389	15,279	6,200	94,729,800	1,674	25,577,046	
23	Technical Floor (5)-Floor 71	MEP & Services	1	1,389	1,389	3,200	4,444,800	864	1,200,096	
24	Typical Hotel Floor 72-98	Guest Rooms, Suits, Services	27	1,389	37,503	6,200	232,518,600	1,674	62,780,022	
25	Hotel Floor - 99	Guest Rooms, Suits, Prayer Hall, Services	1	1,389	1,389	6,200	8,611,800	1,674	2,325,186	
26	Presidential Hotel Floor - 100	Presidential Lounge, GM Apartments, Services	1	1,389	1,389	7,800	10,834,200	2,106	2,925,234	
27	Presidential Hotel Floor - 101	Presidential Receptions, Presidential Suits, Services	1	1,389	1,389	7,800	10,834,200	2,106	2,925,234	
28	Technical Floor (6) -Floor 102	Equipment Floor	1	1,389	1,389	3,200	4,444,800	864	1,200,096	
29	Machines Floor (7)-103	Machines Rooms	1	1,389	1,389	3,200	4,444,800	864	1,200,096	
30	Roof Floor	Overhead Lifts, ME Rooms, Stairs	1	417	417	3,200	1,334,400	864	360,288	
31	Parking Building (Basement & Podium), 16 Floors @ 1,560 sqm each	Valet Parking, Plant Room, GYM, Technical Floor, Services	16	1,560	24,960	3,100	77,376,000	837	20,891,520	
[A]	The Total Construction Cost (AED)					172,535	4,732	826,567,400	1,278	223,173,198
[B]	Design and Supervision Fees (4.0% of Construction Cost)							33,062,696		8,926,928
[C]	Management Consultancy Fees (2.0% of Construction Cost)							16,531,348		4,463,464
[D]	Furniture Cost (12.0% of Construction Cost)							99,188,088		26,780,784
[E]	Furnishing Consultancy Fees (12%)							11,902,571		3,213,694
[F]	Total Project Cost							975,349,532		263,344,374
[G]	Broker Commission Cost (3.0% of Total Project Cost)							29,260,486		7,900,331
[H]	Grand Total Project Cost							1,016,512,589		274,458,399

Returns (Value Income & Expenses)

Returns (Value Income & Expenses)									
S. No.	Description Usage of Leasable Area	Number of Units	Expected Rent (AED / Day)	Occupancy Rate	GFA of Leasable Area (m2)	Expected Annual Rent (AED /m2)	Anticipate Annual Revenue (AED)	Expected Annual Rent (\$ /m2)	Anticipate Annual Revenue (\$)
1	Offices				21,680	2,480	53,766,400	670	14,516,928
2	Studio	12				65,000	780,000	17,550	210,600
3	Apartments-01	6				180,000	1,080,000	48,600	291,600
4	Apartments-02	6				140,000	840,000	37,800	226,800
5	Apartments-10	6				220,000	1,320,000	59,400	356,400
6	Apartments-11	6				90,000	540,000	24,300	145,800
7	Hotel Guest Room	490	600	80%			85,848,000		23,178,960
8	Hotel Suits	128	800	80%			29,900,800		8,073,216
9	Hotel Apartments	6	1,800	80%			3,153,600		851,472
10	Presidential Suits	4	3,500	70%			3,577,000		965,790
11	Cafeteria, Coffee Shop, Gift Shop				856	3,200	2,739,200	864	739,584
12	Restaurants				1,161	3,200	3,715,200	864	1,003,104
13	Business Center				960	3,000	2,880,000	810	777,600
14	Ball Room				600	3,000	1,800,000	810	486,000
15	Presidential Lounge				1,389	3,200	4,444,800	864	1,200,096
16	GYM				1,100	2,200	2,420,000	594	653,400
	The Total Anticipated Annual Revenue (AED)						198,805,000		53,677,350
A	Operation and Maintenance (O&M) Cost (7.0% per annual of total revenue)								3,757,415
B	The Annual Marketing & Management Expenses (9.0% per annual of total revenue)								4,830,962
C	The Net Annual Revenue (AED)						166,996,200		45,088,974

Returns (Value Income & Expenses)

Year	The period of recovery of invested capital (AED)			The period of recovery of invested capital (US Dollar)		
	Cash flow Analysis		Balance Average Rate	Cash flow Analysis		Balance Average Rate
	Gross Net Income	Remaining Capita	5.00%	Gross Net Income	Remaining Capita	5.00%
Annual Revenues	Capita with Rate		Annual Revenues	Capita with Rate		
1	0 Construction	1,016,512,589	1,067,338,218	0 Construction	274,458,399	288,181,319
2	0 Construction	1,067,338,218	1,120,705,129	0 Construction	288,181,319	302,590,385
3	0 Startup	1,120,705,129	1,176,740,385	0 Startup	302,590,385	317,719,904
4	166,996,200	1,009,744,185	1,060,231,395	45,088,974	272,630,930	286,262,477
5	166,996,200	893,235,195	937,896,954	45,088,974	241,173,503	253,232,178
6	166,996,200	770,900,754	809,445,792	45,088,974	208,143,204	218,550,364
7	175,346,010	634,099,782	665,804,771	47,343,423	171,206,941	179,767,288
8	175,346,010	490,458,761	514,981,699	47,343,423	132,423,865	139,045,059
9	175,346,010	339,635,689	356,617,474	47,343,423	91,701,636	96,286,718
10	184,113,311	172,504,163	181,129,371	49,710,594	46,576,124	48,904,930
11	184,113,311	-2,983,939	0	49,710,594	-805,664	0
Total	1,395,253,251			376,718,378		
	Fixed Capita	1,016,512,589			274,458,399	
	Monthly Income	13,916,350			3,757,415	
	The period of recovery of invested capital		10 years			
	Monthly Working Capital	2,650,733			715,698	
Expenses Summary Basis						
	Management Fee and Salaries	6% basis at total Revenue				
	Sales and Marketing	3% first year of total revenue and throughout the 10 years preparation				
	Operation & Maintenance Cost	7.0% per annual of total revenue				
	Working Capital: which is 16% of estimated earnings to cover the expenses of the hotel, finance, water, electricity and maintenance in addition to the salaries of employees and development, and is therefore expected rate for the management company that will manage the hotel.					
Seasons and dates						
	High Seasons	181 Days / Oct, Nov, Jan, Feb, March & April				
	Low Seasons	152 Days / Mid May, June, July, Aug, Sep & Mid-Dec				
	Normal Seasons	32 Days / May & Dec				
The Economic Data						
	Occupancy Rate	70% - 80% hotel bench mark survey (HVS)				
	ARR increase	4% for the following 4 years and 2% thereafter				



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