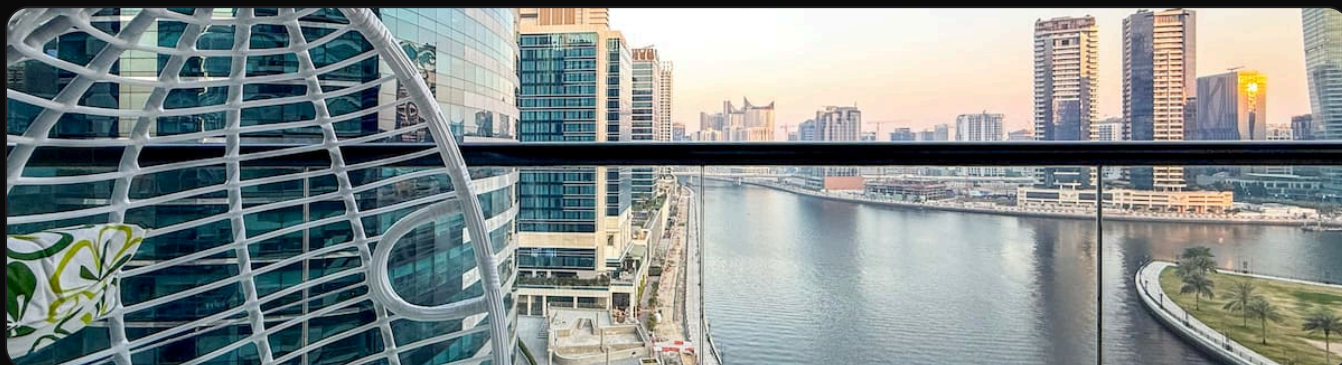


BBRU

SOLD OUT

# Business Bay Retail Unit

Dubai Luxury Villas · AE



LISTING PRICE <b>AED 4.50M</b>	TOKEN PRICE <b>AED 4.50</b>	TOTAL SUPPLY <b>1,000,000</b>	MIN INVESTMENT <b>AED 2.0K</b>
TARGET APY <b>7.0%</b>	APPRECIATION <b>+19.1%</b>	ANNUALIZED ROI <b>26.1%</b>	INVESTORS <b>100</b>

## OVERVIEW

Grade-A retail unit with direct street frontage in a landmark Business Bay tower on Al Sa'ada Street. All 1,000,000 tokens sold. Leased to a premium F&B brand on a 5-year contract with 5% annual rent escalations. Token holders receive consistent quarterly rental income. Current yield tracking at 7.2% net annual return.

## SPECIFICATIONS

Type	retail
Bedrooms	0
Bathrooms	1
Area	120 m <sup>2</sup>
Year built	2020
Address	Dubai, AE
Developer	DAMAC Properties
Handover	2021-Q2

## OPERATIONS

Property manager	Sthir Commercial
Tenant status	Anchor tenant · 60mo lease
Insurance	Allianz UAE · Lloyd's reinsured
Audit	Annual · EY Dubai
Valuation	DLD-recognized · monthly

ANCHOR TENANT · 5YR LEASE

AE

SOLANA · TOKEN-2022

ASSET 33 · STHIR.IO