



SIX HOSPITALITY HOTEL MANAGEMENT



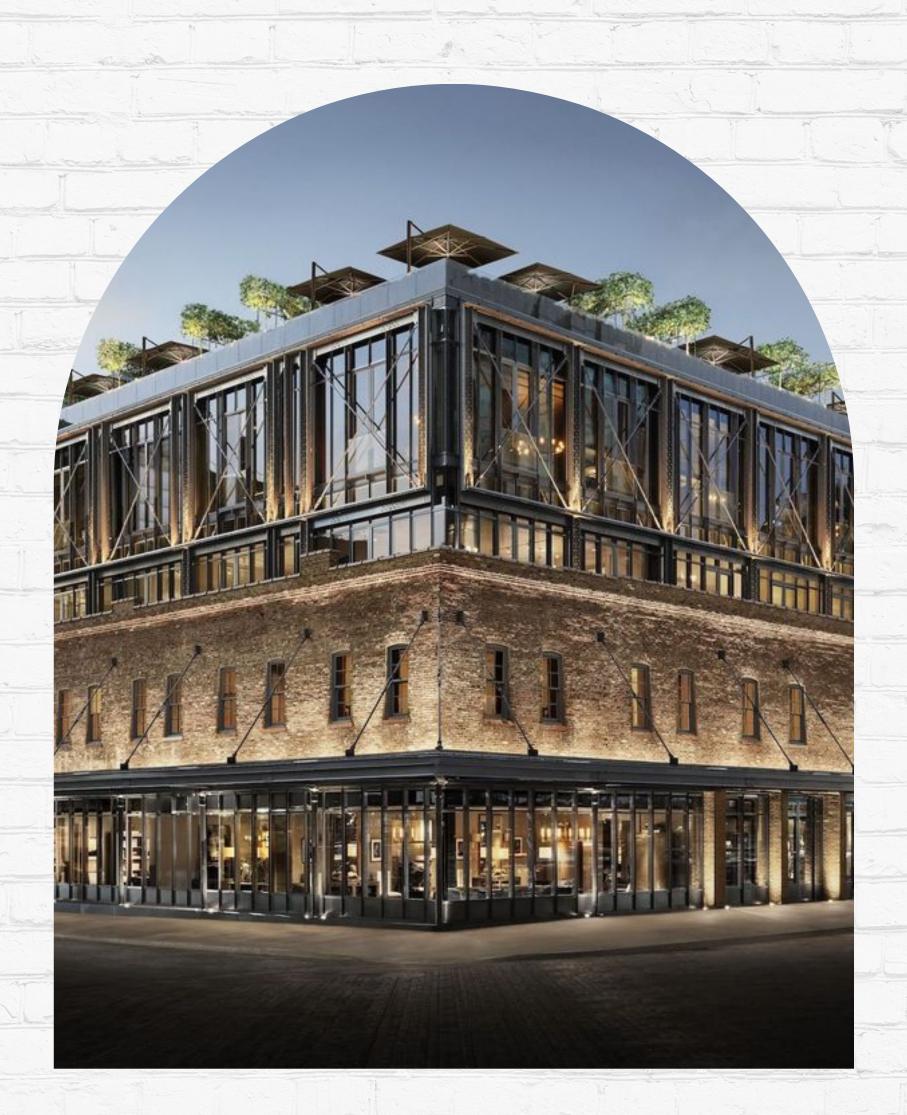














ENVISION AN EXPANSIVE TAVERN, SPANNING
AN IMPRESSIVE 8640 SQUARE FEET, TOWERING
CEILINGS AND A PRIME STREET-FACING VIEW.
THIS EXCEPTIONAL ESTABLISHMENT IS IDEALLY
POSITIONED NEAR ONE OF JVC'S PRIMARY
GATEWAYS, RENDERING IT A MUST-VISIT
DESTINATION.

INVESTORS ARE ASSURED OF HIGH RETURNS
ON INVESTMENTS DUE TO THE VENUE'S
DISTINCTIVE CONCEPT, STRATEGIC LOCATION,
AND SIZE.

CONCEPT STYLE: PUB & SOCIAL HANGOUT

MAJOR SPORTING EVENTS WILL BE SHOWN AT

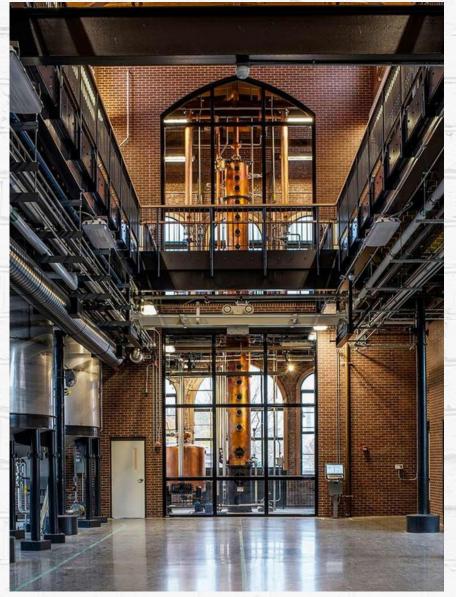
THE TAVERN



LOOK & FEEL

LOCATED ON THE GROUND FLOOR WITH PRIME STREET ACCESS. THE TAVERN BAR & SOCIAL AIMS TO BE JVC'S NEW HOTSPOT HANGOUT TARGETING THE COMMUNITY TO COME TOGETHER TO EAT, DRINK & SOCIALIZE.

THE TAVERNS CONCEPT WAS INSPIRED BY
NEW YORKS MEATPACKER DISTRICT WHERE
ABANDONED WAREHOUSES AND FACTORIES
ARE REJUVENATED AND CONVERTED INTO
PRIME F&B SPACE. BRICKS, STEEL & LOTTS OF
NATURAL LIGHT TO GIVE THE TAVERN A RUSTIC
YET MODERN DESIGN.



























FOOD

GOURMET GASTROPUB BOUGHT TO YOU BY
RENOWNED INTERNATIONAL CHEF WHO HAS
ALREADY WON EVERY AVAILABLE FOOD
RELATED AWARD IN THE UAE.

















DRINKS

AS THE LOCAL NEIGHBOURHOOD HANGOUT,
VOLUME IS THE KEY FOR THE TAVERNS F&B
OPERATION. WITH A LARGE FOCUS ON HOPS,
WINES & CRAFTY COCKTAILS. AFTER WORK
BEERS, DATE NIGHT, OR BIRTHDAY
CELEBRATIONS FOR THE NIGHT, THE MENU AT
TAVERN HAS IT ALL!

INVESTOR RETURN ANALYSIS

RETAIL UNIT	BRAND	TOTAL (SQ FT)	COST PER SQ FT	INVESTMENT AMOUNT	GROSS SALES (REVENUE)	NET REVENUE (PROFIT)
RETAIL 4	THE TAVERN BAR AND SOCIAL	12,910.50	USD 1,096	USD 14,148,493	USD 13,264,212	USD 5,305,685
RETAIL 4	THE TAVERN BAR AND SOCIAL	12,910.50	AED 4,000.00	AED 51,642,000	AED 48,414,375	AED 19,365,750

MANAGEMENT COMPANY COST

FITOUT COST 1000 PER SQ FT	PRE OPERATIONAL CASH OUTFLOW	30% ON PROFIT
USD 3,537,123	USD 1,095,890	USD 1,591,705
AED 12,910,500	AED 4,000,000	AED 5,809,725

INVESTOR PROFIT

70% ON PROFIT	70% PROFIT PER SQ FT.	70% PROFIT ON INVESTMENT	
USD 3,713,979	USD 432	26.25%	
AED 13,556,025	AED 1,575	26.25%	

CLIENT RETURNS

RENT VALUE I.E 6.5% ON INVESTMENT (A)	RENT VALUE PERCENTAGE	16% OF THE REVENUE (B)	16% OF THE REVENUE TO INVESTMENT	INVESTOR RETURN, HIGHER OF A OR B	INVESTOR RETURN ON INVESTMENT/ SQ FT
USD 919,652	6.50%	USD 2,122,274	15%	USD 2,122,274	USD 247
AED 3,356,730	6.50%	AED 7,746,300	15%	AED 7,746,300	AED 900

TOTAL COMMERCIAL AREA	12,910.50 SQ. FT
MEZZANINE AREA	4,303.50 SQ. FT.
TOTAL RETAIL AREA	8,607.00 SQ. FT.

INVESTMENT TERMS

10% GUARANTEED RETURN ON INVESTMENT FOR 5 YEARS

AFTER THE COMMENCEMENT OF HOTEL OPERATION WILL BE VALID.

INVESTMENT AMOUNT

INVESTMENT AMOUNT IS THE AMOUNT REQUIRED TO BE PAID BY THE BUYER TO AQUIRE THE PROPERTY, I.E. SELLING PRICE OFERED BY THE SELLER OF THE PROPERTY.

GROSS SALES (REVENUE)

IT IS THE TOTAL EXPECTED RETURN PER ANNUM FROM THE REGULAR BUSINESS OPERATION ON THE RESPECTIVE PROPERTY.

NET REVENUE (PROFIT)

NET REVENUE IS THE REVENUE ARRIVED AFTER MEETING DIRECT COST OF THE BUSINESS OPERATION, HOWEVER BEFORE DEDUCTING DEPRECIATION, AMORTIZATION, TAX AND INTEREST INVOLVED IN THE BUSINESS.

RENT VALUE

RENT VALUE IS THE EXPECTED RENT WHICH CAN BE EARNED BY THE PROPERTY IF THE BUYER OFFER THE RIGHT TO USE OF THE PROPERTY TO THIRD PERSON AS PER NORMAL MARKET RATE.

INVESTMENT TERMS

16% OF THE REVENUE

IT IS THE EXPECTED PROFIT MARGIN IN THE BUSINESS FOR THE INVESTOR.

NOTE: IN CASE THE SELLER RENT OUT THE PROPERTY TO THE THIRD PARTY FOR EXAMPLE EMIRATES LOUNGE, THE BUYER WILL BE ENTITLE FOR EITHER RENT VALUE OR THE 16% OF THE REVENUE WHICHEVER IS HIGHER.

INVESTOR RETURN

IT IS THE HIGHER OF THE RENT VALUE OR THE EXPECTED NET PROFIT MARGIN TO THE INVESTOR.

MANAGEMENT COMPANY COST

THIS IS THE COST TO BE INCURRED BY THE MANAGEMENT COMPANY SO AS TO KEEP THE PROPERTY READY TO USE AS A BUSINESS UNIT, FOR EXAMPLE INTERIOR FITOUT EXPENSES.

30% PROFIT FOR MANAGEMENT COMPANY

THIS IS THE SHARE OF NET PROFIT FOR MANAGEMENT COMPAY I.E. AGAINST THEIR SERVICES TOWARD FITOUT AND MANAGING THE PROJECT.

70% PROFIT FOR INVESTOR

THIS IS THE SHARE OF NET PROFIT TO BE RETAINED BY THE INVESTOR AGAINST THE PURCHASEING THE PROPERTY.