



SIX HOSPITALITY HOTEL MANAGEMENT





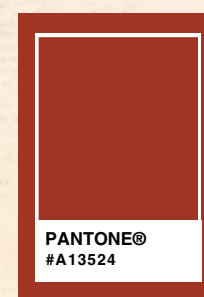
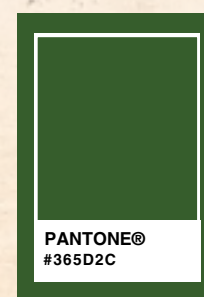
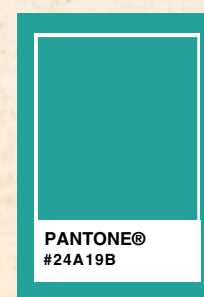
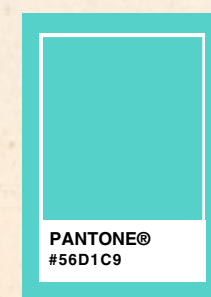
Toco
Caribbean Life

INDULGE IN SOME REFRESHING COCKTAILS & CARIBBEAN CUISINE WHILE ENJOYING THE UPBEAT REGGAE VIBES WITH YOUR FRIENDS. THIS PLACE IS A MUST-VISIT FOR ANYONE SEARCHING FOR A FUN-FILLED EVENING.

TOCO'S INDOOR, OUTDOOR, AND ROOFTOP AREAS MAKE IT THE PERFECT VENUE FOR EVERY SEASON. TOCO HAS THE POTENTIAL TO PROVIDE INVESTORS WITH A CONSIDERABLE RETURN ON INVESTMENT. THIS IS DUE IN PART TO THE HIGH VOLUME OF CUSTOMERS, AS WELL AS THE ELEVATED GROSS PROFIT ATTRIBUTED TO THE SIGNATURE COCKTAILS.

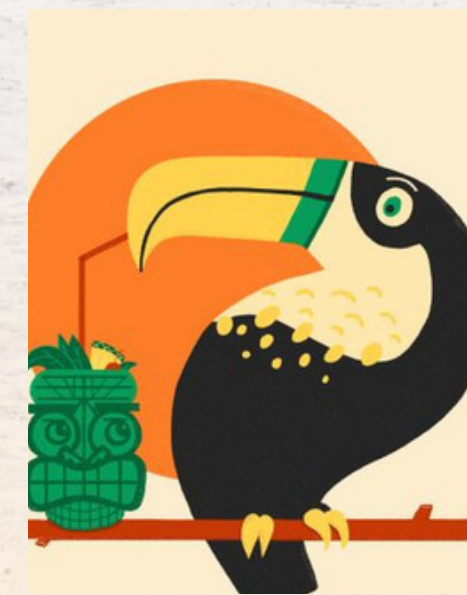
AMBIENCE

ENTRANCE



VENUE & DECOR CARIBBEAN THEME

THIS STYLE IS BRIGHT AND BOLD COLOR
COMBINATIONS, PLAYFUL PATTERNS, AND
NATURAL MATERIALS SUCH AS BAMBOO AND
RATTAN. A CARIBBEAN-INSPIRED SPACE FEELS
RELAXED AND INVITING,.





FOOD CARIBBEAN FUSION

THE CARIBBEAN IS FAMOUS FOR ITS VIBRANT AND FLAVORFUL CUISINE. THE CUISINE IS HEAVILY INFLUENCED BY THE AFRICAN, INDIAN, EUROPEAN, AND INDIGENOUS CULTURES THAT HAVE SHAPED THE REGION'S HISTORY.

THE FOOD IS KNOWN FOR ITS BOLD USE OF SPICES, HERBS, AND FRESH PRODUCE. SOME OF THE SIGNATURE INGREDIENTS USED IN CARIBBEAN CUISINE INCLUDE JERK SEASONING, COCONUT MILK, PLANTAINS, CASSAVA, AND SEAFOOD. WHETHER IT'S SPICY CURRIES, SAVORY STEWS, OR SWEET DESSERTS, THE CARIBBEAN HAS A DIVERSE RANGE OF DISHES TO TANTALIZE YOUR TASTE BUDS.





DRINKS TROPICAL PARADISE

CARIBBEAN COCKTAILS ARE KNOWN FOR THEIR VIBRANT COLORS AND TROPICAL FLAVORS. THESE DRINKS ARE PERFECT FOR SIPPING ON A HOT SUMMER DAY OR FOR ENJOYING WHILE SOCIALISING WITH FRIENDS. NO MATTER WHAT YOUR PREFERENCE, THERE IS SURE TO BE A CARIBBEAN COCKTAIL THAT WILL TRANSPORT YOU TO A SUNNY, TROPICAL PARADISE WITH JUST ONE SIP.



INVESTOR RETURN ANALYSIS

RETAIL UNIT	BRAND	TOTAL (SQ FT)	COST PER SQ FT	INVESTMENT AMOUNT	GROSS SALES (REVENUE)	NET REVENUE (PROFIT)
RETAIL 1	TOCO	6,484.50	USD 1,096	USD 7,106,301	USD 6,662,158	USD 2,664,863
RETAIL 1	TOCO	6,484.50	AED 4000	AED 25,938,000	AED 24,316,875	AED 9,726,750

MANAGEMENT COMPANY COST

FITOUT COST 1000 PER SQ FT	PRE OPERATIONAL CASH OUTFLOW	30% ON PROFIT
USD 1,776,575	USD 547,945	USD 799,459
AED 6,484,500	AED 2,000,000	AED 2,918,025

INVESTOR PROFIT

70% ON PROFIT	70% PROFIT PER SQ FT.	70% PROFIT ON INVESTMENT
USD 1,865,404	USD 432	26.25%
AED 6,808,725	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 461,910	6.50%	USD 1,065,945	15%	USD 1,065,945	USD 247
AED 1685970	6.50%	AED 3,890,700	15%	AED 3,890,700	AED 900

THE CALCULATIONS AND RATIOS IN THIS REPORT ARE CONTINGENT ON CURRENT MARKET CONDITIONS AND POPULATION WEIGHTAGE. THEY MAY FLUCTUATE BASED ON THE EVOLVING MARKET SITUATION IN THE COMING DAYS.

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 ACQUIRE THE PROPERTY, I.E. SELLING PRICE OFFERED 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 OFFERS THE RIGHT TO USE OF THE PROPERTY TO A THIRD PERSON AS PER NORMAL MARKET RATE.

TOTAL RETAIL AREA	4,323.00 SQ. FT.
MEZZANINE AREA	2,161.50 SQ. FT.
TOTAL COMMERCIAL AREA	6,484.50 SQ. FT.

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 ENTITLED 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 COMPANY 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 PURCHASING THE PROPERTY.