



SIX HOSPITALITY HOTEL MANAGEMENT





Olivia

JAZZ HANGOUT

OLIVIA IS THE BEST-KEPT SECRET FOR THOSE SEEKING A LATE-NIGHT JAZZ FIX WITH AN ELEGANT AMBIANCE.

WITH ITS SOULFUL JAZZ TUNES, LIP-SMACKING CUISINE, AND SNUG ATMOSPHERE, OLIVIA IS SOON TO BE THE TALK OF THE TOWN.

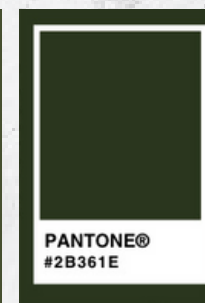
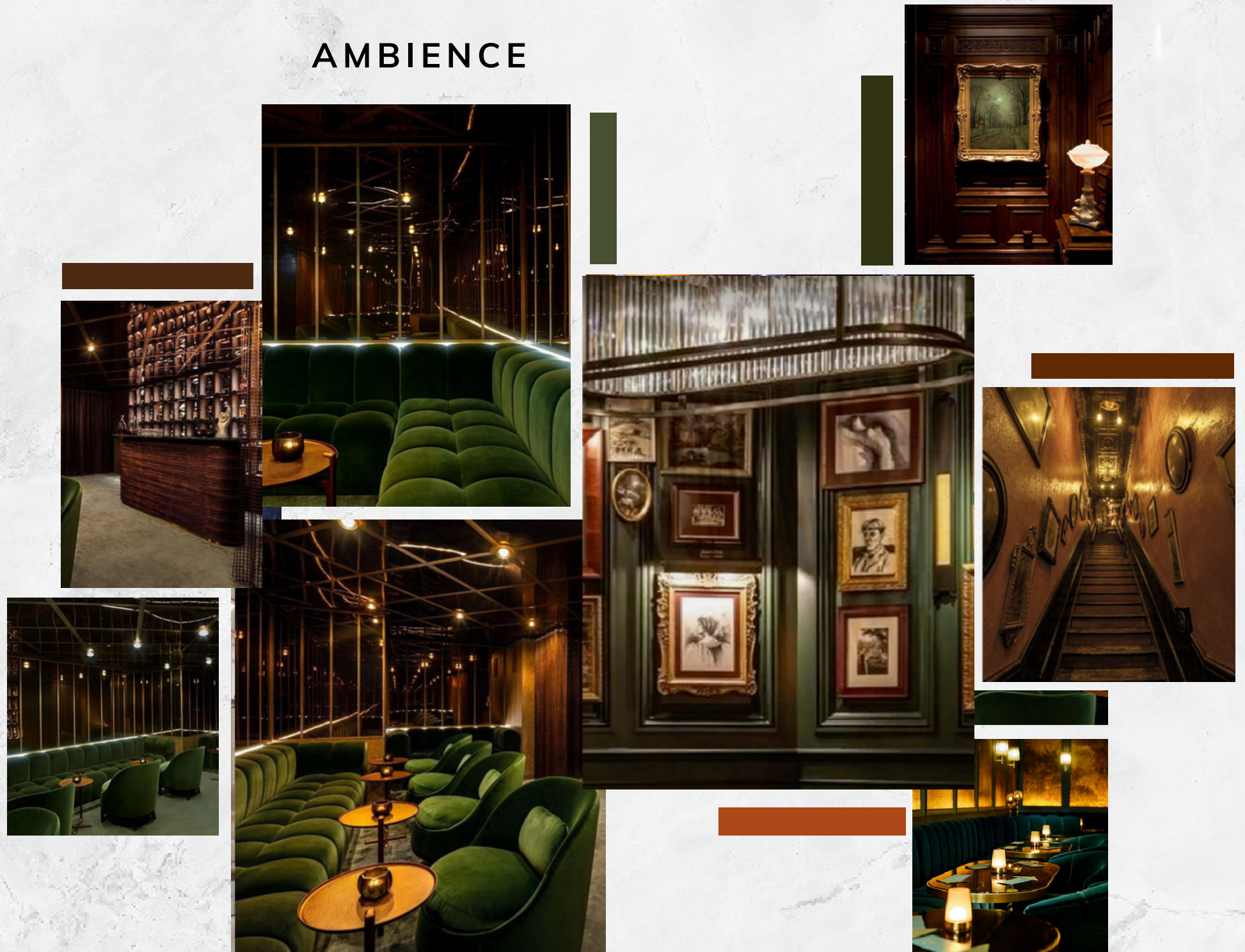
INDULGE IN THE COMFORTS OF HOMEMADE NEW ORLEANS CUISINE

CONCEPT WILL BENEFIT FROM FOOTFALL AT ALL HOURS OF THE DAY, WHETHER THAT EARLY LUNCH OR LATE NIGHT DRINKS, OLIVIA IS SUITED FOR ALL HOURS OF THE DAY



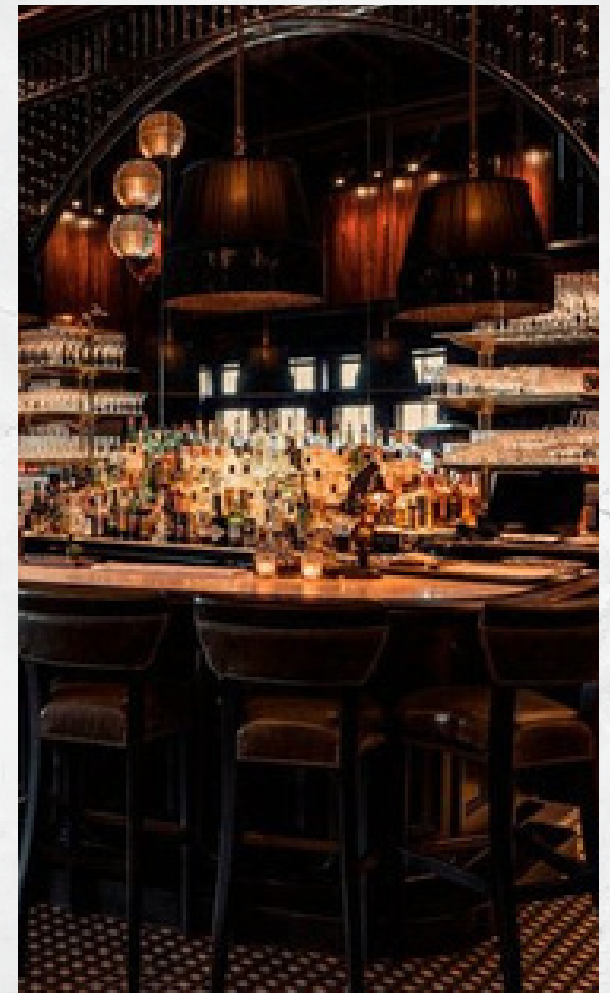
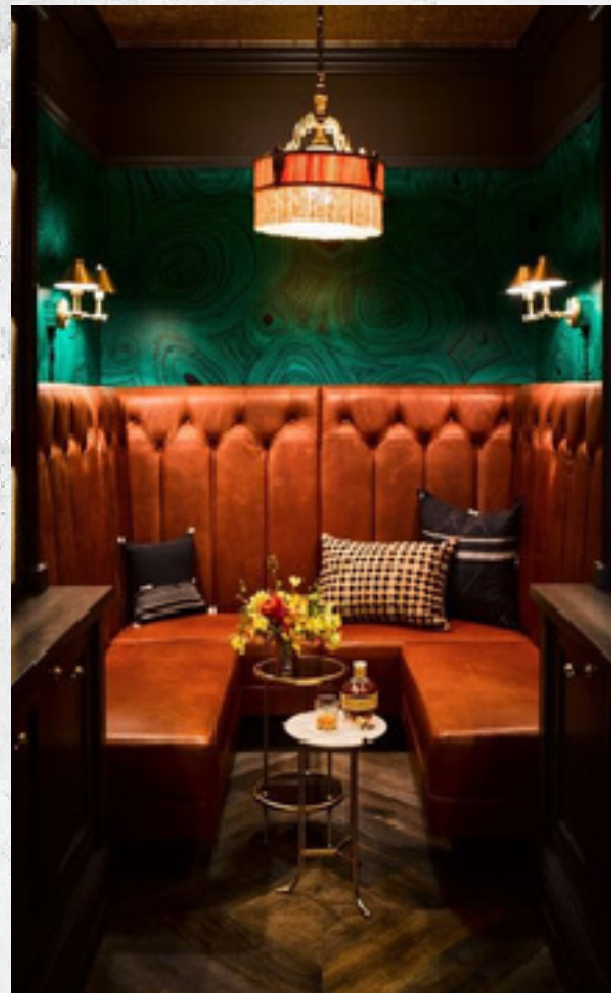
ENTRANCE

AMBIENCE



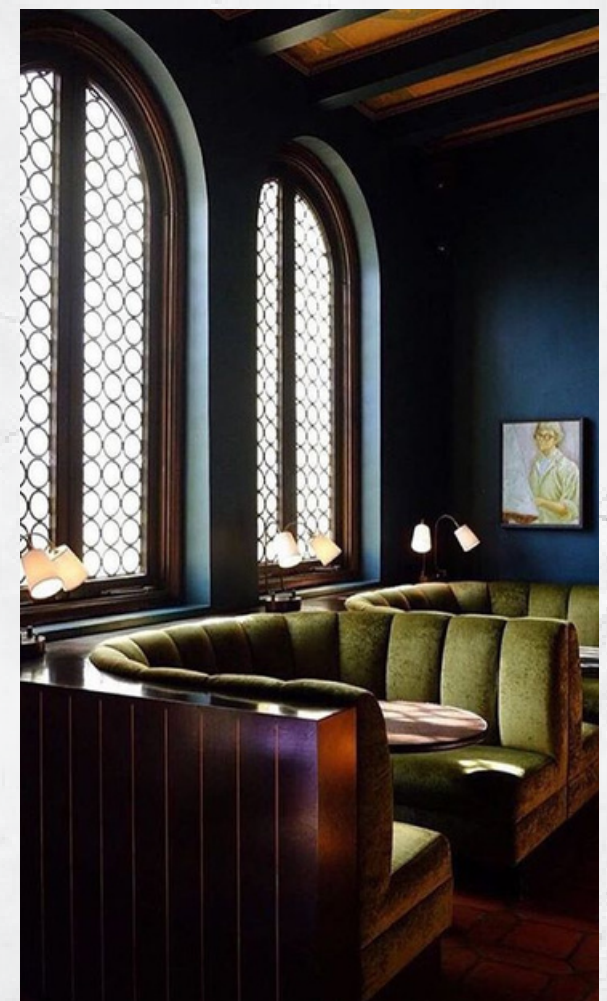
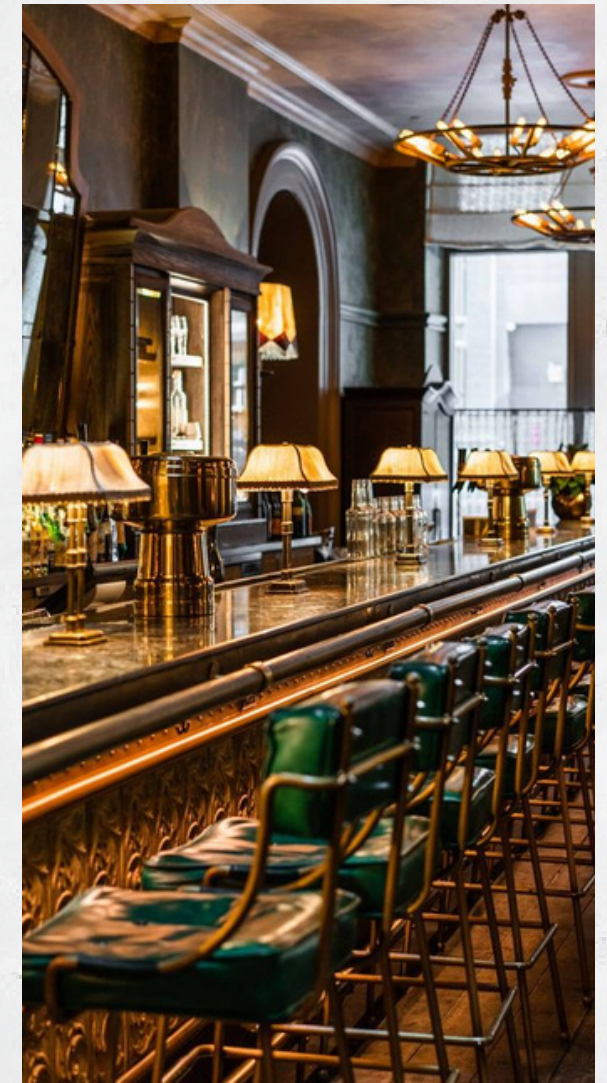
VENUE

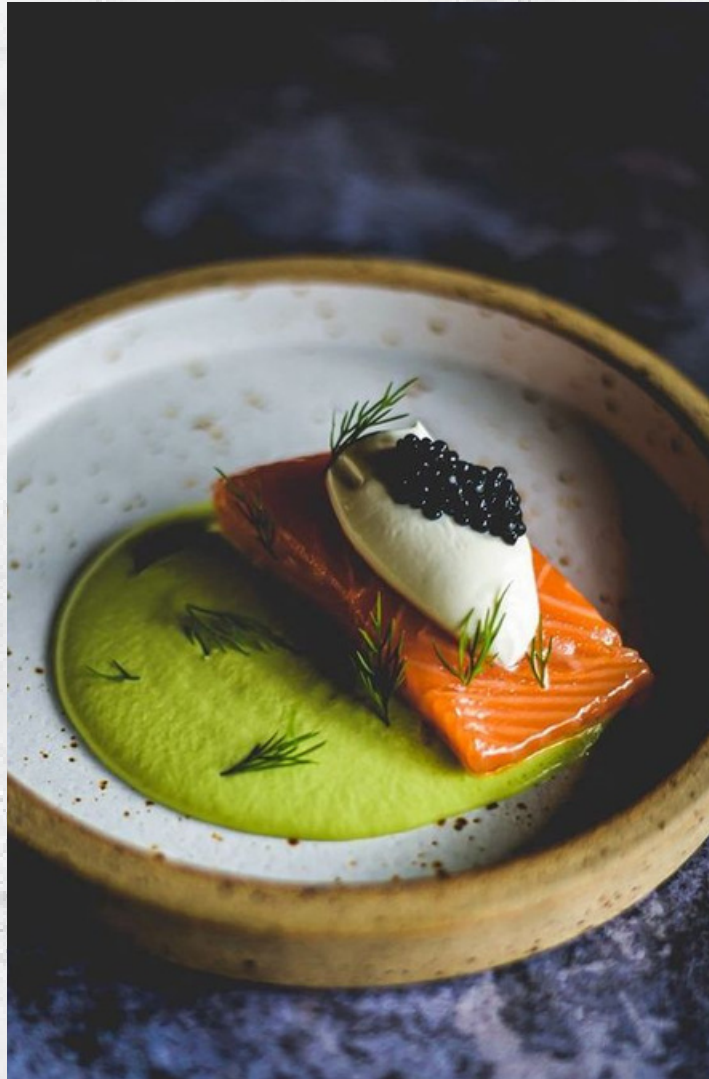
A SECRET ENTRANCE, WELCOMED BY AN ERA
OF CLASS, ANTIQUE ART, CLASSIC COCKTAILS,
STYLISH FURNITURE AND DECOR WITH A
COMFORTABLE WARM SETTING, FEATURING
JAZZ BANDS, SOLO ACTS, AND FUNKY
ENTERTAINMENT



DECOR

AN UPMARKET, PROHIBITION-STYLE SPEAKEASY IS A UNIQUE AND STYLISH ESTABLISHMENT THAT TRANSPORTS YOU BACK TO THE ERA OF THE 1920S. THIS TYPE OF BAR IS KNOWN FOR ITS VINTAGE DECOR AND AMBIANCE, WHICH INCLUDES DIM LIGHTING, VINTAGE FURNITURE, AND CLASSIC JAZZ MUSIC PLAYING SOFTLY IN THE BACKGROUND.





FOOD

HOME MADE NEW ORLEANS CUISINE, WARM MEATY SUCCULENT AND PACKED WITH FLAVOR, IS A TRUE DELIGHT FOR ANYONE WHO LOVES FOOD. WHETHER YOU'RE A FAN OF SPICY JAMBALAYA, HEARTY GUMBO, OR SAVORY CRAWFISH ETOUFFEE, THERE'S SOMETHING FOR EVERYONE IN THE RICH AND DIVERSE CUISINE OF NEW ORLEANS..

FROM SLOW-COOKED, FROM FALL-OFF-THE-BONE LAMB ROAST, TO PERFECTLY SEASONED RED BEANS AND RICE, THE FLAVORS OF NEW ORLEANS COME TO LIFE IN EVERY BITE. SO IF YOU'RE LOOKING FOR A TASTE OF THE BIG EASY, ENJOY THE WARM, MEATY, SUCCULENT FLAVORS OF THIS BELOVED CUISINE.



DRINKS

CLASSY COCKTAILS MADE BY RENOWNED MIXOLOGISTS INFUSING NEW ORLEANS FLAVORS WITH CLASSIC RECIPES IS WHAT YOU CAN EXPECT AT THIS UPSCALE BAR. THE ATMOSPHERE IS SOPHISTICATED YET WELCOMING, WITH PLUSH SEATING AND DIM LIGHTING THAT SETS THE PERFECT MOOD FOR A NIGHT OUT WITH FRIENDS OR A ROMANTIC DATE. THE BAR ALSO OFFERS A CURATED SELECTION OF WINES AND CRAFT BEERS, AS WELL AS SMALL PLATES TO COMPLEMENT YOUR DRINKS.

WHETHER YOU'RE A SEASONED COCKTAIL AFICIONADO OR JUST LOOKING TO TRY SOMETHING NEW, THIS BAR IS SURE TO IMPRESS. COME AND SAVOR THE TASTE OF NEW ORLEANS IN EVERY SIP.



INVESTOR RETURN ANALYSIS

RETAIL UNIT	BRAND	TOTAL (SQ FT)	COST PER SQ FT	INVESTMENT AMOUNT	GROSS SALES (REVENUE)	NET REVENUE (PROFIT)
02	OLIVIA JAZZ HANGOUT	4,192.50	USD 1,096	USD 4,594,521	USD 4,307,363	USD 1,722,945
02	OLIVIA JAZZ HANGOUT	4,192.50	AED 4,000	AED 16,770,000	AED 15,721,875	AED 6,288,750

MANAGEMENT COMPANY COST

FITOUT COST 1000 PER SQ FT	PRE OPERATIONAL CASH OUTFLOW	30% ON PROFIT
USD 1,148,630	USD 547,945	USD 516,884
AED 4,192,500	AED 2,000,000	AED 1,886,625

INVESTOR PROFIT

70% ON PROFIT	70% PROFIT PER SQ FT.	70% PROFIT ON INVESTMENT
USD 1,206,062	AED 432	26.25%
AED 4,402,125	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 298,644	6.50%	USD 689,178	15.00%	USD 689,178	USD 247
AED 1,090,050	6.50%	AED2,515,500	15.00%	AED 2,515,500	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	2,795.00 SQ. FT.
MEZZANINE AREA	1,397.50 SQ. FT.
TOTAL COMMERCIAL AREA	4,192.50 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.