Marasi Riverside, Tower B

Business Bay · 1 bed · 742 sq ft · Off-plan

PREPARED FOR	Rental income
PREPARED BY	Mansoor Charaniya
DATE	22 August 2026

Summary

Priced with the market. The service charge is what makes the income work. For rental income at this price, we would proceed.

The comparables are recent and in the same building, the charge is taken from a delivered budget, and the downside case still clears four per cent net.

ASKING PRICE
USD 441,116
(AED 1,620,000)

NET INCOME A YEAR, BASE CASE
USD 23,924
(AED 87,860)

NET YIELD, BASE CASE
5.4%

CONFIDENCE
Moderate

SCOPE OF THE VIEW

For rental income only. For capital appreciation we would not proceed, because the 2027 supply caps the exit for the first two years.

The property

Marasi Riverside, Tower B

Business Bay · 1 bed · 742 sq ft · Off-plan

Asking price	USD 441 K (AED 1.62 M) Developer price list, 22 Aug 2026
Layout and area	1 bed, 742 sq ft, mid floor Sale agreement plan
Tenure	Freehold, one allocated parking space Sale agreement
Stated handover	Q3 2028 Developer, 22 Aug 2026
Service charge	3.87 USD / sq ft (AED 14.20) per year 2026 budget of the delivered tower
Developer delivery record	First tower delivered within four months of its stated date Handover notices, 2025

Developer and market

Two towers delivered in the community by this developer since 2022, both let within a quarter of handover. Roughly 1,900 units are scheduled to complete in Business Bay across 2027 and 2028, which is more than the last two years combined; absorption over the last twelve months ran ahead of that pace, but not by much.

THE RECORD, DATED

2022	First tower in the community delivered
2025	Second tower delivered, four months late, let within a quarter
2027 to 2028	About 1,900 units scheduled to complete in Business Bay
Q3 2028	Stated handover for this tower

> The 2027 supply caps the exit for the first two years. For capital appreciation we would not proceed; for income the comparables hold.

Assumptions

Rent, void and exit yield move together, never one at a time. The downside is built from a specific event: the 2027 deliveries landing before this one lets.

	Downside	Base modelled	Upside
Rent	8% below the comparables	As the comparables	Not stated in this sample
Void	Eight weeks a year	Four weeks a year	Not stated in this sample
Exit yield	One point wider	As today	Not stated in this sample
Net yield	**4.3%**	**5.4%**	**6.0%**

> The downside clears 4.3% net. The upside is not evidenced in this sample and is shown as such.

Income

Annual figures, base case, one line at a time.

Gross rent Six comparable lettings in the delivered tower, last nine months	USD 30,688 (AED 112,700)
Void, four weeks a year Base case allowance	−USD 2,361 (AED 8,669)
Service charge, 742 sq ft 2026 budget, delivered tower	−USD 2,869 (AED 10,536)
Letting and management, 5% of rent Assumed for this sample	−USD 1,534 (AED 5,635)
Net income 5.4% of the asking price, base case	**USD 23,924 (AED 87,860)**

> USD 23,924 (AED 87,860) a year, 5.4% of the asking price in the base case. Priced with the market. The service charge is what makes the income work.

Risks

Supply: about 1,900 units completing in Business Bay in 2027 and 2028, in the same segment

POSSIBLE EFFECT Rent below the comparables and a slower first letting; the downside case

OPEN QUESTION Whether absorption holds its recent pace through the first wave

Delivery: a slip past the stated quarter

POSSIBLE EFFECT The first rent a year later while the payment plan continues

MITIGATION Handover terms in the sale agreement, and the developer's record on the last two towers

Service charge: a budget a fifth above the delivered tower

POSSIBLE EFFECT About one point off the net yield

MITIGATION Modelled on the delivered tower's budget, not the estimate; to be confirmed at handover

Sources and conditions

Moderate. A further quarter of lettings in the delivered tower, or the developer's own budget for this tower, would move it to high.

SOURCES

- Six comparable lettings in the delivered tower
- DLD transaction records for the community
- The developer's price list, plan and handover notices
- The delivered tower's 2026 service-charge budget

LIMITATIONS

- Six lettings is enough to model on and not enough to be sure of
- No service-charge budget exists yet for this tower
- The upside case is not evidenced in this sample

CONDITIONS OF THE VIEW

- Handover terms confirmed in the sale agreement before exchange.
- The view is revisited if the 2027 launch pipeline grows.

Mansoor Charaniya, 22 August 2026