



INVESTOR REPORT

Why Dubai | Why My Prop Shop



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Building Wealth Through an Intelligent Global Real Estate Portfolio



At **My Prop Shop**, we believe real estate is not just about ownership – it’s about building sustainable, long-term wealth.

Our mission is to help investors participate in the world’s most rewarding property markets through **data-driven, professionally managed, and risk-mitigated investment strategies**.

Dubai stands today as a global benchmark for growth, safety, and returns. Coupled with our **LE.AS.ED Investment Model**, investors can enjoy **predictable income, capital appreciation, and complete portfolio management** from acquisition to exit.

Why Dubai – The World’s Most Rewarding Market

1. A Global Hub for Growth and Opportunity

- Home to over **200 nationalities**, Dubai represents a truly global business ecosystem.
- Ranked **Top 3** globally for infrastructure and safety.
- **#1 city** worldwide for Greenfield FDI Projects (2023).
- Headquarters destination for **62% of Fortune 500 companies**.

Dubai’s positioning as a financial and innovation hub offers unmatched opportunities for investors seeking stable, globally recognised returns.

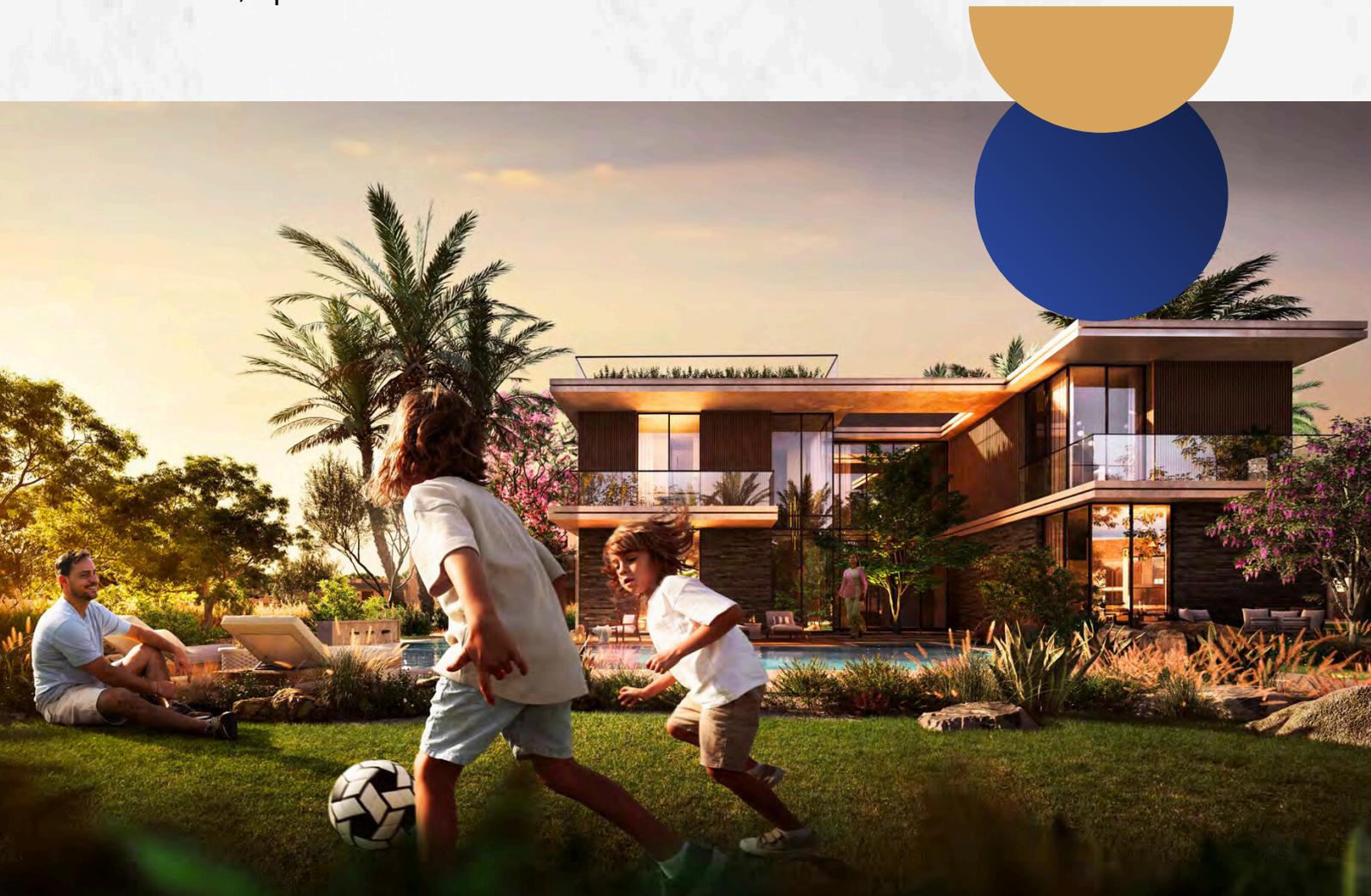
2. Attractive Rental and Capital Returns

- Average **net rental yield exceeding 6.7%**.
- Strong capital appreciation potential in growth corridors.
- **AED–USD currency peg** ensures **stable returns in USD**.
- Dubai offers **3x more prime space per USD 1M** than cities like New York, London, or Singapore.

Dubai's real estate market continues to outperform global peers on both yield and value metrics.

3. Real Numbers, Real Performance

- **UBS Global Real Estate Index** ranks Dubai at -0.28 , indicating a fair value zone.
- For USD 1 million, investors acquire approximately **1,300 sq.ft** in Dubai versus **370 sq.ft** in London or **340 sq.ft** in New York.
- Multiple rental models — **long-lease, short-term, and hybrid** — enable flexible, optimised returns.





Why My Prop Shop — Your Global Real Estate Partner

Our Philosophy

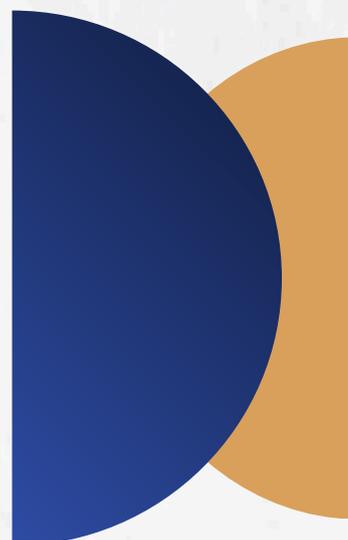
We don't just sell properties — **we grow your wealth through real estate.** Our goal is to ensure every client investment aligns with clear financial objectives and measurable outcomes.

Our Expertise

We are researchers, strategists, and long-term partners — providing **end-to-end investment management**, from market discovery to reinvestment.

Our integrated advisory services include:

- Goal-Based Investment Profiling
- Property Shortlisting through Real-Time Market Analysis
- Legal & Documentation Support (Developer, Escrow, Title, Tax)
- Rental and Property Management — Short & Long-Term
- Exit Planning & Reinvestment Advisory
- Golden Visa and Residency Investment Assistance
- Macro & Micro-Market Research & Benchmarking

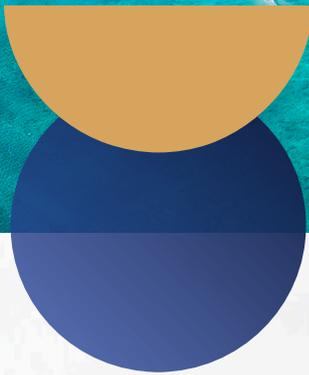




Our Proven LE.AS.ED. Investment Model

The LE. | AS. | ED. Framework

At My Prop Shop, we follow a structured investment methodology designed for **predictable income and sustainable capital growth**:



Element	Focus	Outcome
LE – Location Economics	Market demand, infrastructure, & connectivity	Identifies high-growth, low risk zones
AS – Asset Specification	Product quality, pricing, & rentability	Ensures liquidity & rental efficiency
ED – Developer Dynamics	Track record, delivery consistency, financial strength	Reduces construction & default risk

This model enables us to identify assets that offer both **steady rental income** and **strong exit appreciation**, creating a balanced real estate portfolio for our clients.

Our Track Record

- Over ₹1,800 Crore in global real estate transactions.
- Diverse client base including HNIs, NRIs, and institutional investors.
- Offices across India and the UAE, offering on-ground expertise and after-sales management.



Conclusion – Let’s Build Your Global Portfolio

Dubai is not just a market; it’s an ecosystem of stability, innovation, and growth. With My Prop Shop, you gain a strategic partner who ensures that your investments are guided by data, backed by governance, and optimized for performance.

Let’s create wealth that grows beyond borders – one intelligent investment at a time.

Contact Information



Phone

+91 9355536474



Website

www.mypropshop.in



Email

info@mypropshop.in



Address

1620, 16th Floor, Max Towers,
Sector 16B, Noida – 201301

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