



# DUBAI LUXURY VILLAS

## Dubai Luxury Fix & Flip Fund

Exclusive Opportunity to Invest in High-Yield Luxury Villa Flips

### Fund Overview

The Dubai Luxury Fix & Flip Fund is a private real estate investment fund structured as a **Limited Liability Partnership (LLP)**. Investors participate as **Limited Partners**, while we act as the **General Partner**, managing acquisitions, renovations, and property sales.

Our strategy is simple: acquire **luxury villas at \$5 million**, execute high-end renovations, and resell them at **\$7 million** within **9-18 months**—delivering strong, predictable returns.

### Why Invest?

**Preferred Return of 9%** – Investors receive a priority return before profit splits.

**70/30 Profit Split in Favor of Investors** – After the preferred return, profits are distributed 70% to Limited Partners and 30% to the General Partner.

**Proven Fix & Flip Model** – Targeting a 30% gross return per flip.

**Limited Investor Spots** – Shares available from just **\$10,000**, making it accessible for all property investors.

**Dubai's Booming Luxury Market** – Rising demand, tax-free capital gains, and strong international buyer interest.

## Investment Structure

- **Minimum Investment:** \$10,000
- **Preferred Return:** 9% preferred return
- **Profit Split:** 70% Limited Partners | 30% General Partner
- **Investment Cycle:** 6-12 months per flip
- **Fund Size:** \$50 million
- **Exit Strategy:** Sell to high-net-worth buyers & international investors

## How It Works

**Acquisition** – We source and purchase off-market luxury villas below market value.

**Luxury Renovation** – High-end interior and exterior upgrades to maximize resale value.

**Strategic Sale** – Targeting global luxury buyers for premium pricing.

**Profit Distribution** – Investors receive a **9% preferred return**, followed by a **70/30 profit split**.

## Why Now?

Dubai's luxury villa market is experiencing **record demand** from global investors. Our strategic approach leverages this trend for high-yield flips, offering **passive investors** the chance to profit from Dubai's booming real estate sector.

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**Secure Your Spot Today – Limited Shares Available!**