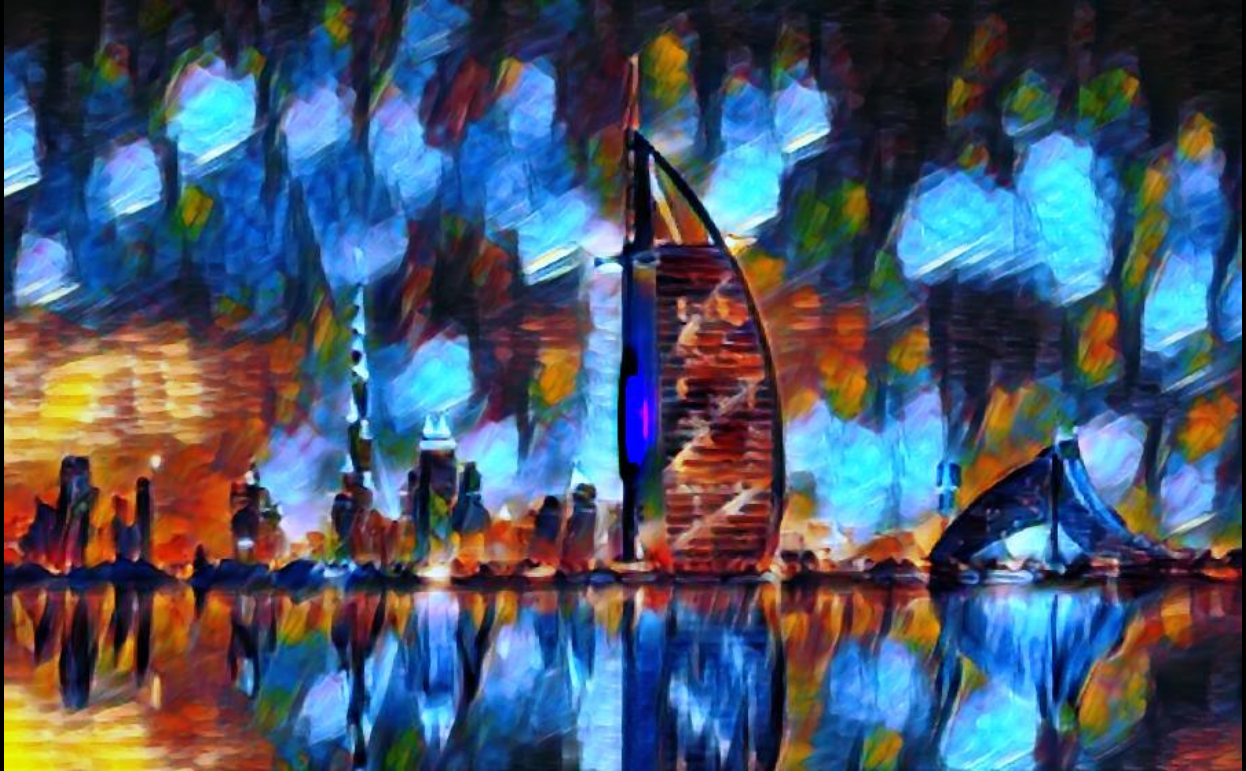




GEORGE CONNECTS

Getting it done!

Real Estate Consultation and Management



Why retain us as your real estate consultants?

George Connects is a competent, unbiased, and highly experienced real estate consulting firm for Private UHNW clients.

Our primary focus is the affluent Dubai market, where we have vast experience and a strong network of contacts. We provide excellent advice and guidance based on extensive research and market analysis.

For those who neither have the time nor the micro knowledge, we do the legwork. And we keep our clients 'at arm's length' when it comes to conducting negotiations, guiding the purchase through to completion. Our full service extends to the recommendation of interior designers, maintenance of the property, relocation specialist, etc.

Real estate investment is a serious business. The additional outlay on having trusted advisors ensures you secure the right property on the best terms. It generally pays off handsomely.

Once terms have been agreed we steer the purchase through to exchange of contracts and closing, handling, and advising on any complex matters as they arise. We are problem solvers and not afraid to identify areas where we believe there are deal-breaking issues that may involve renegotiation of terms.



Terms of Business

We charge a one-time registration fee of AED 2,500 when we sign up a new client. Whenever a suitable property is secured and the transaction proceeds to exchange of contracts, we will raise an invoice for our success fee, which is 2% of the purchase price, settled upon closing (completion of the transaction).

How we differ from brokers, estate agents and other real estate selling services

We differ from a broker or estate agent in that we are not selling anything. We work solely for retained clients in the search and purchase. We cover several areas within Dubai market exclusively within the super-prime and ultra-prime properties.

Real estate agents and brokers act solely for the seller to achieve the best price and are paid by the seller. We act for clients, with the goal of securing the finest real estate on the best possible terms.

Our services

We offer a complete property buying service. It generally begins with an initial meeting to understand and discuss requirements and criteria. Once you agree to retain us, we commence the search process and preview on your behalf. When a property has been identified as being of serious interest, we will carry out extensive due diligence, advising on price and strategy for purchase. We will then negotiate on your behalf. When terms are agreed we work with your lawyer and any other advisors, guiding the purchase through to a successful completion.

Due diligence

We look into every aspect of purchase, from advice on price, backed up by comparable sales evidence, to all other matters that may affect enjoyment of the property. These may include planning issues; enfranchisement (ability to purchase freehold or a long leasehold, for example); All of this will be summarized in our property report which you will receive prior to exchange of contracts.

Confidentiality

We will uphold confidentiality as always required.