

BUSINESS BAY DUBAI



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A BRIEF OVERVIEW

A simple, discounted commercial property investment is what most investors in the current climate are looking for and more importantly a clear exit strategy.

Best Car Parks offers all of this and a low entry investment into the lucrative commercial property market

There are over 700 million cars in the world today and if predictions are correct this amount will double in the next 30 years to well over a billion, doubling demand for parking and increasing prices due to the limited available space.

The parking industry generates over \$20 billion a year and is one of the most maintenance free property assets available in today’s real estate market.

Well-located car parks offer long-term profitability and high yields

LOCATION

Car Park purchases have already witnessed substantial success and favorable statistics, which have proved it to be both reliable and rewarding. Within Central Business Districts in particular there is a massive shortfall in the number of car parking spaces in comparison to commuter volume and subsequently demand far out weighs supply.

An increasing number of companies are now renting long-term car parking facilities for their employees in major cities, including the UK, Hong Kong, USA and Dubai. This growth sector therefore certainly shows no signs of slowing down. With Dubai’s rising population and increased number of cars expected on the road, the demand for car parks is only anticipated to increase.

GLOBAL ATTENTION AND HIGH REWARDS

In Q3 of 2013, it was reported that a car parking space went on the market for £275,000, more than the UK’s average house price and ten times the UK’s average annual salary. Similar stories were reported in Dubai, Hong Kong and Boston, highlighting the demand for Car Parks and their increasing appeal globally.

BUSINESS BAY, DUBAI

Business Bay is Dubai’s central business hub and presents an attractive investment, plus there are no taxes payable on profits or incomes in Dubai.

It was recently reported that Dubai commercial space gained big deals during the first quarter of 2013, as prices rose for the first time in a 4-year period. Business Bay often likened to New York’s Manhattan registered the biggest office transaction during the first quarter of the year according to the report.

APPROVED FOR SIPP

Purchasers are normally able to purchase this property utilising cash held in SIPPs. SIPP trustees frequently have their own policies, and not all SIPP providers will accept property assets.

EXIT STRATEGY

Owners can opt to sell their space at anytime.

INVESTMENT SUMMARY

- **Minimum Entry Level:** £27,000 (circa 23% below market value)
- **Average Investment:** £54,000
- **Asset:** 99-year renewable lease of a commercial property
- **Exit Strategy:** Structured exit routes in place
- **Valuation:** £35,000 – Buy at circa 23% discount
- **Option for Guaranteed Returns with certain operators**

RETURNS AFTER POTENTIAL GUARANTEE PERIOD

You have the option to change your selected operator at any time, however certain notification terms may apply dependant on the chosen operator. The operator will then normally offer to continue managing the space and achieving the best return possible after the initial guarantee period where applicable. However, owners are entitled to engage alternative operators should they wish.

YOUR CHOICE OF OPERATOR:

Please find below a summary of the choice of operators available to you as part of a Best Car Park Investment:

EXPERIENCED OPERATORS	POTENTIAL FOR GUARANTEED RETURNS	TERMS OF GUARANTEE	DETAILS	BACKGROUND
TPS	5 Year Guarantee Return with an average of 8.28% Breakdown as follows: Year 1: 6.44% Year 2: 7.36 % Year 3: 8.28% Year 4: 9.20% Year 5: 10.12%	At the end of the 5-Year term, clients will be given an option to extend the guarantee period.	The Asset is guaranteed via the Channel Island Trust	Best International have created 2 listed regulated funds with TPS
ACI FACILITIES MANAGEMENT	2 Year Guarantee Return at 8%	Achieved on the open-market less 12.5% of the income for management charges	Company Promise	ACI are a UAE developer with a sizeable asset base.
OPAQUE LIMITED	Open-Market	N/A		Opaque are a new company

OUR PARTNERS

THE OPERATOR: [TPS](#) / [ACI](#) / [OPAQUE](#)

Best International will support you in managing your investment with your own choice of operator available. Performance and industry data will be provided to help you and your adviser make the most informed decision

THE VALUER: [ALLSOPP & ALLSOPP](#)

A customer-centric organization specialising in property services

THE TRUSTEE: [HERITAGE](#)

A group of companies, each specialist in their field, providing expert financial services

TAXATION

Investors should seek taxation advice from a suitably qualified taxation specialist.

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