



"BETTER HOSTING, BETTER INCOME"

**Double your property's income
Hassle Free**

Client Details

Host	Halla Al Fahmawi
Mobile	+971 50 866 3200
Email	TBA
Report Date	21/10/2023

Property	APARTMENT
Location	Park Heights 2, Dubai Hills
No of Bedrooms	1BED, 2BED, 3BED
Extra Room	TBA
Outdoor Space	TBA
Square Footage	Multi
Furnished	TB Furnished
Availability	Vacant
Standard	Executive



Revenue Assumptions

We have prepared a revenue estimation forecast with a low case scenario and high case scenario based on a fully furnished Property and the specifications you sent us. Our estimation is an indication only and Revenues could increase, or decrease based on demand and various other factors that might impact occupancy levels and pricing. Airbetter will use its best endeavors to market and list the property through online and offline channels but does not guarantee revenues. As soon as you sign our business terms, your Property will be live on the World largest travel sites within 48 hours. Kindly note that patience is key during the first 2 months of going live. Our Team will work very hard to position and optimize your product in order to reach our targets.

Sell at the
Right Price
at the
Right Time.

Revenue Forecast – 1 BED, Park Heights 2 – 650 sq. ft. approx. – 11th floor

Long Let Range AED 85,000 AED 95,000

Report Date 10/21/2023

Year 1

Conservative

YEAR 2023 - 2024	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Y1
OCC %	95%	98%	98%	95%	95%	90%	90%	80%	85%	85%	85%	85%	90%
ADR NET AED	344 AED	383 AED	519 AED	363 AED	388 AED	343 AED	355 AED	250 AED	287 AED	256 AED	256 AED	309 AED	338
NET REVENUES AED	10,136 AED	11,263 AED	15,768 AED	10,699 AED	10,699 AED	9,573 AED	9,573 AED	6,194 AED	7,321 AED	6,758 AED	6,758 AED	7,884 AED	112,625

Optimistic

YEAR 2023 - 2024	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Y1
OCC %	95%	98%	98%	95%	95%	90%	90%	80%	85%	85%	85%	85%	90%
ADR NET AED	502 AED	545 AED	649 AED	356 AED	380 AED	309 AED	320 AED	248 AED	290 AED	257 AED	234 AED	314 AED	367
NET REVENUES AED	14,790 AED	16,023 AED	19,720 AED	10,476 AED	10,476 AED	8,628 AED	8,628 AED	6,163 AED	7,395 AED	6,779 AED	6,163 AED	8,011 AED	123,250

High

YEAR 2023 - 2024	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Y1
OCC %	95%	98%	98%	95%	95%	90%	90%	80%	85%	85%	85%	85%	90%
ADR NET AED	546 AED	592 AED	705 AED	386 AED	413 AED	336 AED	347 AED	270 AED	315 AED	279 AED	254 AED	341 AED	399
NET REVENUES AED	16,065 AED	17,404 AED	21,420 AED	11,379 AED	11,379 AED	9,371 AED	9,371 AED	6,694 AED	8,033 AED	7,363 AED	6,694 AED	8,702 AED	133,875

*Net Revenues

Host income after deduction of channel fees, airbetter fees, cleaning, tax & merchant fees

Revenue Forecast – 2 BED, Park Heights 2 – 1000 sq. ft. approx. – 11th floor

Long Let Range AED 120,000 AED 130,000

Report Date 10/21/2023

Year 1

Conservative

YEAR 2023 - 2024	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Y1
OCC %	95%	98%	98%	95%	95%	90%	90%	80%	85%	85%	85%	85%	90%
ADR NET AED	435 AED	484 AED	656 AED	459 AED	491 AED	434 AED	448 AED	316 AED	363 AED	324 AED	324 AED	391 AED	427
NET REVENUES AED	12,814 AED	14,238 AED	19,933 AED	13,526 AED	13,526 AED	12,102 AED	12,102 AED	7,831 AED	9,254 AED	8,543 AED	8,543 AED	9,966 AED	142,375

Optimistic

YEAR 2023 - 2024	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Y1
OCC %	95%	98%	98%	95%	95%	90%	90%	80%	85%	85%	85%	85%	90%
ADR NET AED	623 AED	677 AED	806 AED	442 AED	472 AED	384 AED	397 AED	308 AED	360 AED	319 AED	290 AED	390 AED	456
NET REVENUES AED	18,360 AED	19,890 AED	24,480 AED	13,005 AED	13,005 AED	10,710 AED	10,710 AED	7,650 AED	9,180 AED	8,415 AED	7,650 AED	9,945 AED	153,000

High

YEAR 2023 - 2024	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Y1
OCC %	95%	98%	98%	95%	95%	90%	90%	80%	85%	85%	85%	85%	90%
ADR NET AED	667 AED	724 AED	862 AED	472 AED	505 AED	411 AED	424 AED	330 AED	385 AED	342 AED	310 AED	417 AED	487
NET REVENUES AED	19,635 AED	21,271 AED	26,180 AED	13,908 AED	13,908 AED	11,454 AED	11,454 AED	8,181 AED	9,818 AED	8,999 AED	8,181 AED	10,636 AED	163,625

*Net Revenues

Host income after deduction of channel fees, airbetter fees, cleaning, tax & merchant fees

Revenue Forecast – 3 BED, Park Heights 2 – 1600 sq. ft. approx. – 11th floor

Long Let Range AED 170,000 AED 180,000

Report Date 10/21/2023

Year 1

Conservative

YEAR 2023 - 2024	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Y1
OCC %	95%	98%	98%	95%	95%	90%	90%	80%	85%	85%	85%	85%	90%
ADR NET AED	649 AED	723 AED	979 AED	685 AED	733 AED	647 AED	669 AED	471 AED	542 AED	484 AED	484 AED	583 AED	638
NET REVENUES AED	19,125 AED	21,250 AED	29,750 AED	20,188 AED	20,188 AED	18,063 AED	18,063 AED	11,688 AED	13,813 AED	12,750 AED	12,750 AED	14,875 AED	212,500

Optimistic

YEAR 2023 - 2024	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Y1
OCC %	95%	98%	98%	95%	95%	90%	90%	80%	85%	85%	85%	85%	90%
ADR NET AED	931 AED	1,010 AED	1,203 AED	659 AED	705 AED	573 AED	592 AED	461 AED	538 AED	477 AED	433 AED	582 AED	680
NET REVENUES AED	27,413 AED	29,697 AED	36,550 AED	19,417 AED	19,417 AED	15,991 AED	15,991 AED	11,422 AED	13,706 AED	12,564 AED	11,422 AED	14,848 AED	228,438

High

YEAR 2023 - 2024	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Y1
OCC %	95%	98%	98%	95%	95%	90%	90%	80%	85%	85%	85%	85%	90%
ADR NET AED	996 AED	1,081 AED	1,287 AED	705 AED	754 AED	613 AED	634 AED	493 AED	575 AED	510 AED	464 AED	623 AED	728
NET REVENUES AED	29,325 AED	31,769 AED	39,100 AED	20,772 AED	20,772 AED	17,106 AED	17,106 AED	12,219 AED	14,663 AED	13,441 AED	12,219 AED	15,884 AED	244,375

*Net Revenues

Host income after deduction of channel fees, airbetter fees, cleaning, tax & merchant fees

Maximum Visibility



In order to achieve our targets, we use different marketing tools and strategies combined with technology to maximise revenues. Promoting your property on +120 travel sites (channels) is key to gain visibility and exposure. Global Reach of + 1 million visitors per day allows us to achieve the highest occupancy levels and ADR (Average Daily Rate). Travellers usually search an average of 10 sites before proceeding with the booking. Our revenue Managers will set the right revenue management rules for your property and implement a price yielding strategy, monitored daily to ensure we achieve the highest booking conversion rates possible. Pricing is dynamic and fluctuates based on various factors including demand, seasonality, booking window, occupancy levels etc..



Our Mission is to Maximize your Revenues



Thank You for your time!

airbetter

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