



OAKBRIDGE
DEVELOPMENTS

British Craftsmanship Dubai Vision

A Trusted British-Led Team Building Dubai's Future



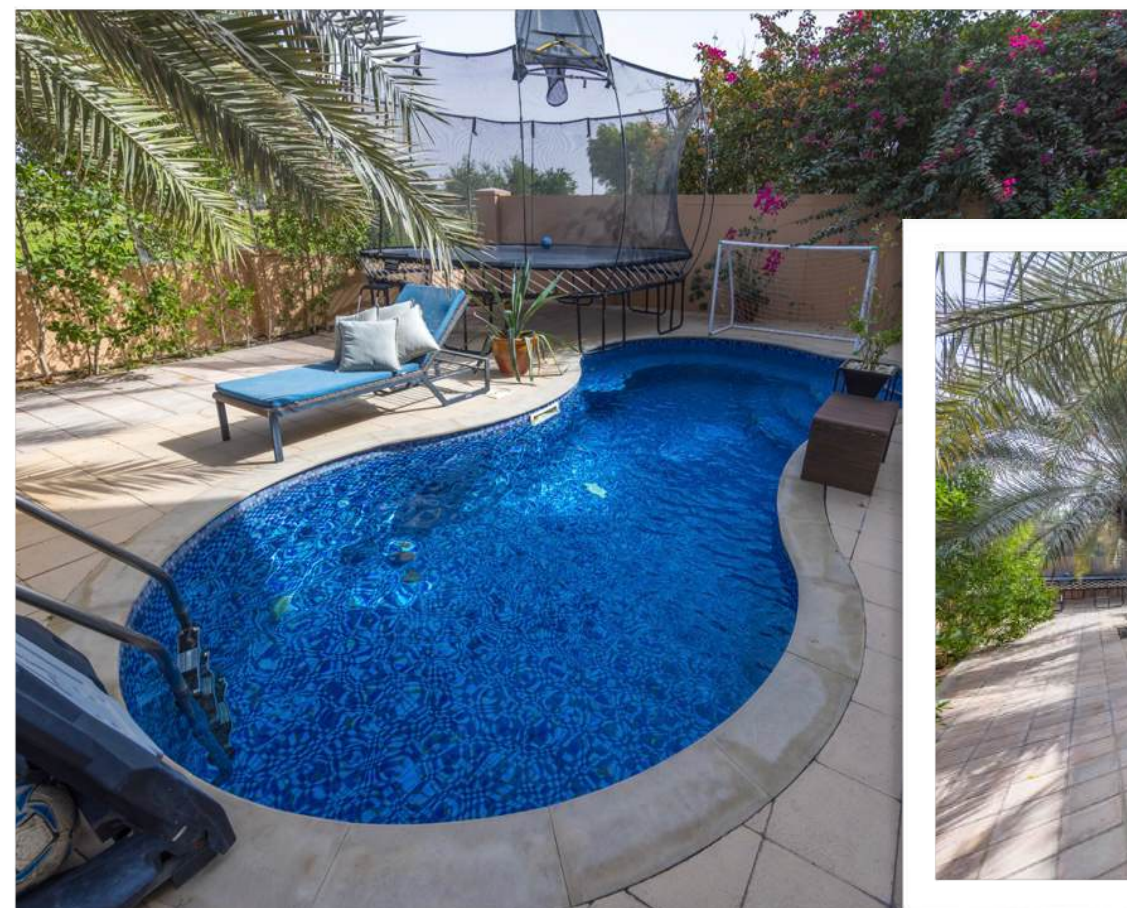
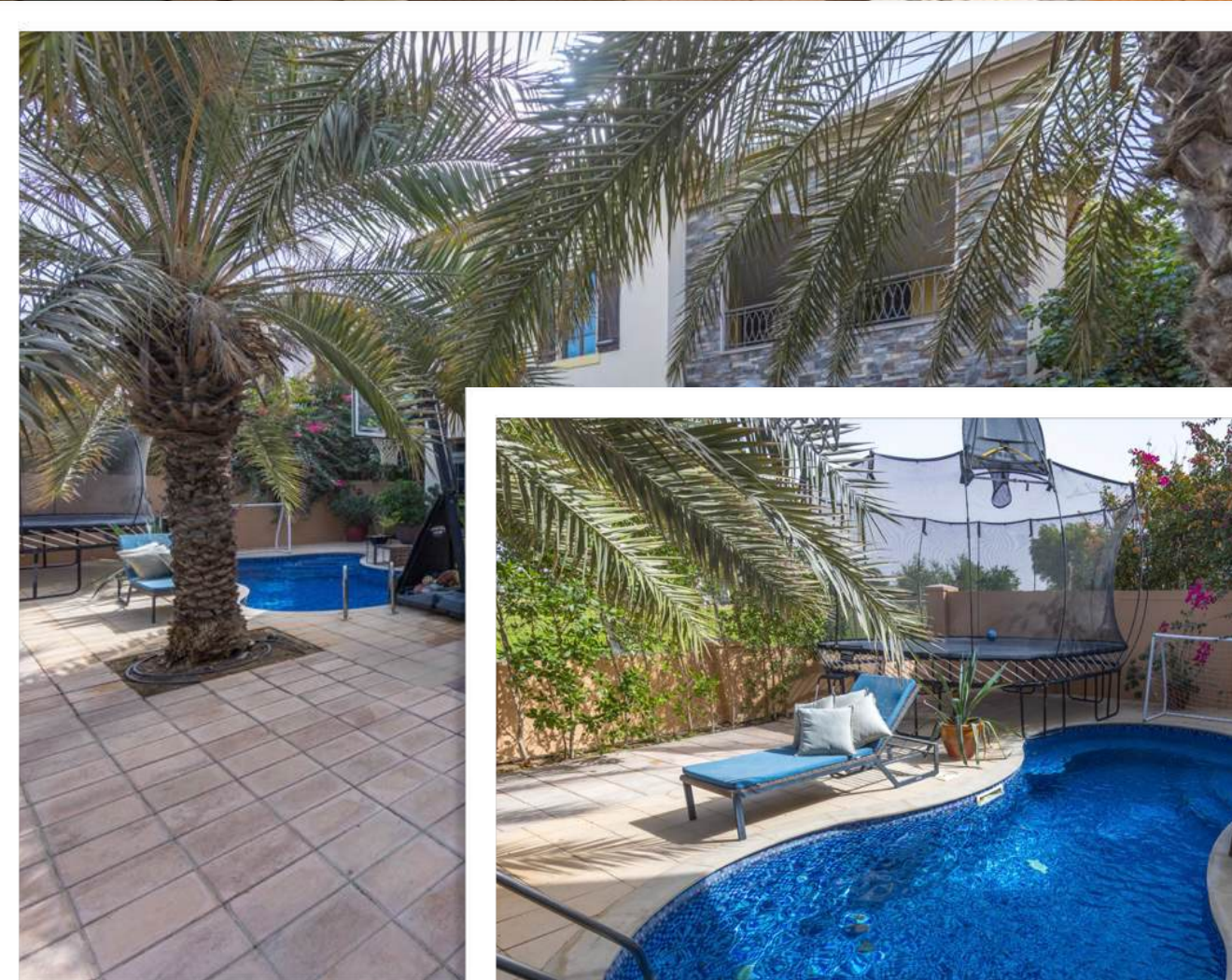
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Oakbridge – Project Development Partnership

*Secure Property Investment with
Balanced Returns*

Executive Summary

Oakbridge Developments presents a premium investment opportunity in Flame Tree Ridge, Jumeirah Golf Estates. The target property (Villa 1) will be acquired for AED16.5m and redeveloped with AED5m capital. Once renovated, the property is expected to achieve a resale value of AED 31.5m, based on (AED4,500/ft on 7,000ft) a directly comparable villa in the same community already marketed at this level



Design & Delivery Excellence



Our success is driven by:

A highly experienced team of developers, architects, and project managers with proven results.

A trusted network of local craftsmen and trade specialists, ensuring the highest quality finishes.

A curated mix of imported materials and bespoke design details that elevate each property's market value.

The Oakbridge brand represents precision, quality, and vision transforming Dubai's residential landscape through disciplined project development and investor-focused returns.

Investment Strategy

Oakbridge Developments focuses on acquiring and transforming select villas, townhouses & offices into bespoke residences/commercial builds to exceptional standards, creating substantial capital appreciation for our investors.

Our disciplined execution model consistently targets annual investor returns exceeding 25%, achieved through value-add development, cost control, and strategic resale positioning.

About Oakbridge

Oakbridge Developments is a property development and investment firm that manages the complete lifecycle of premium real estate projects from acquisition to completion and sale. We identify, design, and deliver high-return villa and townhouse developments in Dubai's most established and desirable communities.

Our Expertise Includes:

Sourcing and acquiring villas and townhouses with high redevelopment potential.

Managing the full design, build, and sales process in-house with complete transparency

Structuring projects through secure SPVs that align investor capital with tangible, high-value assets.

Experience

With over 35 years of combined development experience, Our team have successfully delivered multiple residential projects, applying international expertise to Dubai's dynamic property market.

Our track record demonstrates consistent delivery, financial discipline, and alignment with investor objectives.



17 photos

Map

AED 21,500,000

5 | 5 | 5,633 sq.ft

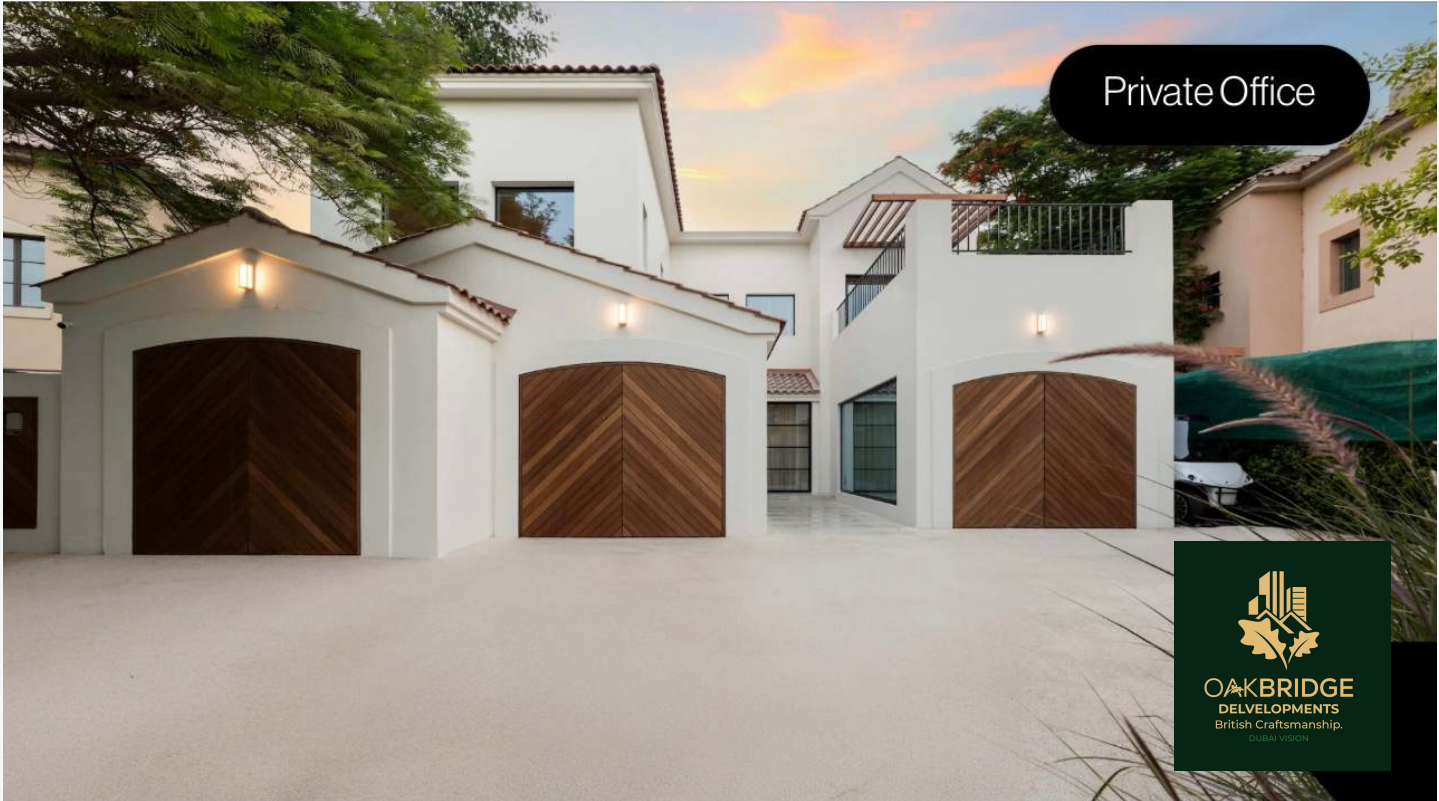
Exclusive - Fantastic Investment Opportunity with Dual Golf View

5 Bedroom Villa for Sale in Flame Tree Ridge, Jumeirah Golf Estates.

Property Description

Investment Opportunity within Flame Tree Ridge in Prime Location

- 5,633 Sq. Ft. BUA
- 7,975 Sq. Ft. PLOT
- Unique double golf course view
- Prime Investment Opportunity
- 5 Bedrooms
- Golf Buggy included
- Best Villa in the market at this price
- Agent: Darren Murphy, RERA BRN No.: 11297



Private Office



24 photos

Map

AED 37,500,000

5 | 6 | 6,598 sq.ft

Incredibly High Specification Villa with Perfect Golf and Lake View

5 Bedroom Villa for Sale in Flame Tree Ridge, Jumeirah Golf Estates.

Property Description

Luxury Living in Flame Tree Ridge

Embrace an extraordinary lifestyle in this meticulously renovated villa, offering 6,598 sq. ft. of luxurious living space on a sprawling 8,847 sq. ft. plot.

Wake up to breathtaking, direct views of this World Championship golf course legendary 17th hole island green and savor stunning sunset vistas over the tranquil lake.

This exceptional residence, upgraded to an ultra-high specification by the acclaimed BBH, offers unparalleled elegance and quality throughout.

The Opportunity

Our Mission

Deliver secure, high-return property investment opportunities through structured partnerships in Dubai

Focus: redevelopment of luxury villas & townhouse

Approach: design-led construction & disciplined financial control

Objective: transparent, secure, performance-based investor returns

Our Strategy

- Identify undervalued villas in prime Dubai communities
- Acquire, renovate, and reposition for resale
- SPV structure ensures clear ownership and capital protection
- Investor capital secured by first charge on property title

The total development cost remains at **AED 22.87 million**, producing a **project-level ROI of 37.7%** and an **investor ROI of 26.4%** under the standard Oakbridge 70/30 profit-sharing structure.





Benchmark: Current verified transactions within Jumeirah Golf Estates place achievable resale values between AED 29 M and AED 35 M, with a midpoint of **AED 31.5 M (AED 4,500 psf)**..

Sensitivity Analysis Profit Distribution Across Sale Prices (70/30 split)

Sale Price	Gross Profit (AED)	ROI ON Cost %	Investor 70% Share	Investor ROI	Oakbridge 30% Share ROI
29m	6,133,250	26.8%	4,293,275	18.8%	1,839,975
30m	7,133,250	31.2%	4,993,275	21.8%	2,139,975
31m Base Case	8,133,250	35.6%	5,693,275	24.9%	2,439,975
31.5m	8,633,250	37.7%	6,043,275	26.4%	2,589,975
32.5m	9,633,250	42.1%	6,743,275	29.5%	2,889,975

This policy protects investor capital during construction or administrative delays while maintaining fairness once the project is completed and actively marketed. Oakbridge's accountability is limited to six months of post-construction exposure, after which both parties are free to transact at market value.

Daily Compensation & ROI Adjustment Schedule (0.25% Monthly)

Delay After Month 6	Compensation (0.25%)	Investor ROI	Investor Total Profit AED
Month 7	+0.25%	26.65%	6,0100,441
Month 8	+0.50%	26.90%	6,157,608
Month 9	+0.75%	27.15%	6,214,774
Month 10	+1.00%	27.40%	6,271,940
Month 11	+1.25%	27.65%	6,329,106

Month 13 onward, Oakbridge is no longer penalised for holding the property
The investor may instruct a sale at or within 5% below market value, ensuring liquidity
Any discount of up to 5% (AED 1.575 M at AED 31.5 M GDV) is deducted from Oakbridge's 30%share only, preserving the investor's full ROI
No further compensation applies once the project is ready and listed at fair market value.

Fees Breakdown (Dubai 2025)

Investor Returns (70/30 Structure)	
Metric	Value
Investor Profit 70%	6,043,275AED
Investor ROI on Capital	26.4%
Project ROI on Cost	37.7%
Expected Duration	12 months
Exit Strategy	Public / Private Listing

Fees	Amount AED	% of Totals	Notes
Purchase Price	16,500,000	72.2%	Negotiated target
DLD Transfere (4%)	660,000	2.9%	Standard transfer fee
Agency Fees (2% + VAT)	346,500	1.5%	Commission + VAT
Legal & Trustee Conveyancing	25,000	72.2%	SPA / Structuring
Title /Registration/Trustee Transfer fee	5,250	0%	DLD-Regulated
Total Acquisition Cost (Inc fees)	17,536,750		
Hard Build Works	4,200,000	18.4%	High-Spec finish
Soft Build Works (Design, FF&E, Landscape)	800,000	3.5%	High-Spec finish
Miscellaneous / Utilities	330,000	1.4%	Permits/Insurance/Utilities
Total Project Investment	22,866,750	100%	
Acquisition Split	17,536,750	76.6%	
Development Split	5,330,000	23.4%	

GOODWILL PERFORMANCE ADJUSTMENT CLAUSE

To demonstrate Oakbridge Developments LLC's commitment to timely project delivery while acknowledging that external market conditions can affect resale timelines, a limited **Goodwill Performance Adjustment** will apply **only if the project exceeds twelve (12) months** from the commencement date.

Beginning Month 13, Oakbridge agrees to a goodwill adjustment equal to one percent (1%) of its thirty percent (30%) profit share per additional month of delay, capped at six (6) months maximum. After Month 18, no further adjustments or liabilities apply.

The total maximum adjustment shall therefore not exceed six percent (6%) of Oakbridge's profit share (approximately AED 155,000 under the current profit model).

This adjustment is deducted once at the point of final settlement and does not compound monthly

Investor ROI remains unaffected by this clause; it serves solely as a limited goodwill gesture to maintain transparency, accountability, and investor confidence, without implying any guaranteed return or penalty framework.



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Valuation & Exit

Delay Compensation & Below-Market Disposal Policy

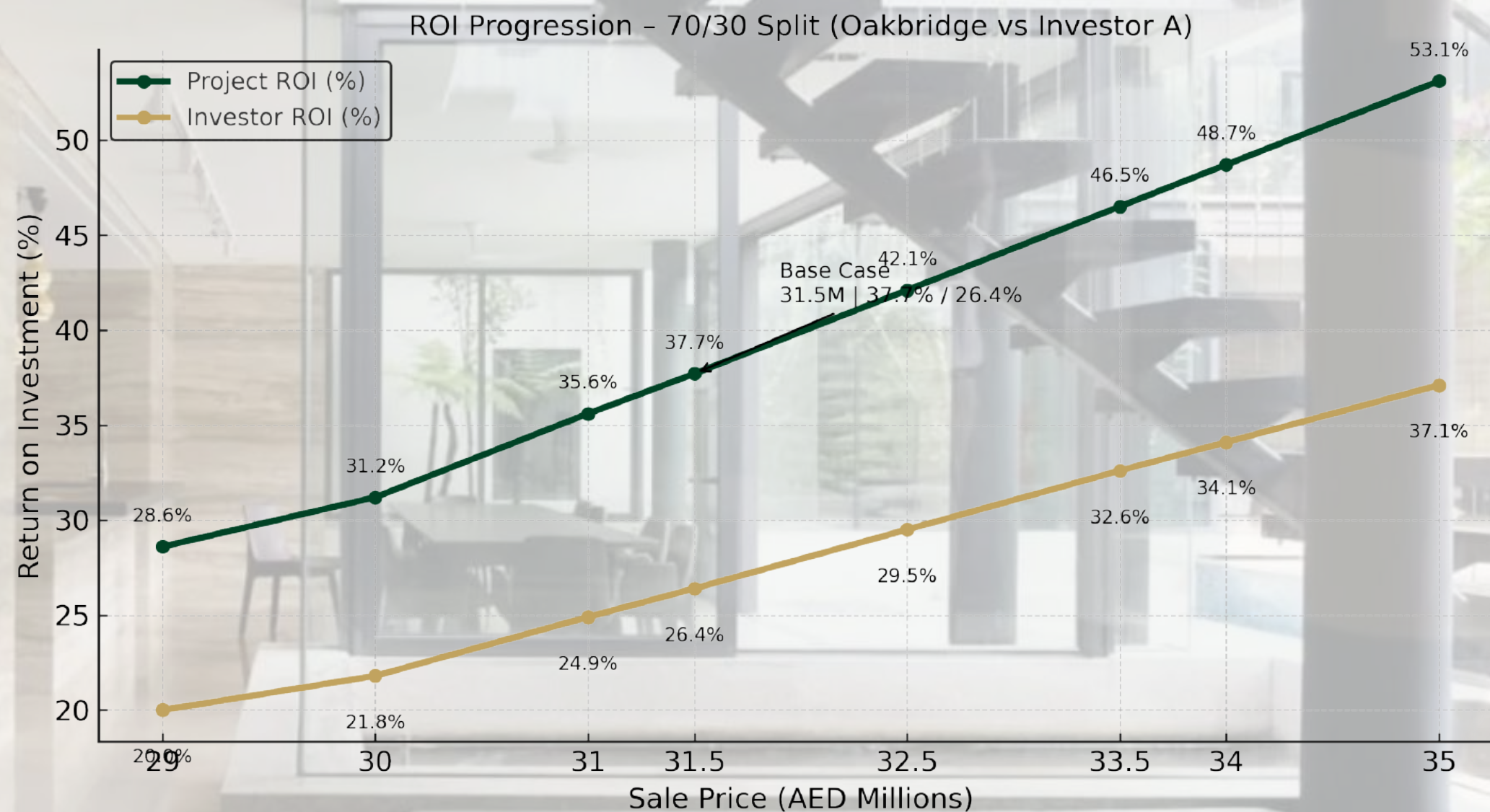
Oakbridge targets completion hard & soft works within 6 months. For each full month beyond Month 6 and up to Month 12, Investor A is paid **0.25% of invested capital** per month (**AED 57,166.88**) from Oakbridge's profit share. No penalty applies after Month 12.

To ensure full transparency and verification of development costs, **Oakbridge Developments will appoint an independent, RERA-approved Quantity Surveyor (QS)** to oversee and certify all refurbishment and construction-related expenditures. The appointed QS will provide **monthly progress and cost reports** shared simultaneously with **Investor A** and **Oakbridge Developments**, detailing valuations, payment certifications, and any approved variations. This independent monitoring framework ensures **accuracy, accountability, and proof of costs on both sides**, mitigating any potential discrepancies in project expenditure or progress claims.

Example: If completion and sale occur in Month 16 (four months beyond the 12-month term), Oakbridge's profit share will be reduced by 4%, retaining 96% of its original entitlement.

Investor Company is protected with priority capital return and guaranteed return. Oakbridge Developments is incentivized to maximize sale value, as profits are shared only after Investor Company is secure.

Profit Split



Investor FAQ

Q: What if the property doesn't sell within 12 months?

A: After Month 12, Investor A may enforce a sale, provided the sale price is **not below independently verified fair market value**.

Fair market value is established by **two RERA-approved valuers**, and the average of both forms the minimum exit price.

From Month 13 onward, Oakbridge agrees to a **goodwill adjustment of 1% of its 30% share per month**, capped at 6 months total, after which no further adjustment applies.

Q: How can we trust Oakbridge development?

A: Oakbridge has a proven delivery record across multiple Dubai refurbishment and development projects. Any overruns, delays, or variations are borne entirely by Oakbridge; Investor A's capital exposure and priority return position remain protected and unchanged.

Q. How realistic are the Return on Capital (ROC) figures?

A: ROC is based on conservative assumptions and verified market benchmarks within Jumeirah Golf Estates. At the benchmark exit of **AED 35 million**, the model delivers approximately **26.4% ROI to Investor A** under the 70 / 30 profit-sharing structure, with upside and downside cases clearly detailed in the sensitivity analysis.

Q: What if the market softens and we must sell below target?

A: The waterfall prioritises Investor A nvestor A first recovers **100% of invested capital**.

Profit is then shared **70 / 30** between Investor A and Oakbridge.

If a sale occurs **within 5% below fair market value**, the adjustment applies only to Oakbridge's profit share—Investor A's ROI remains intact

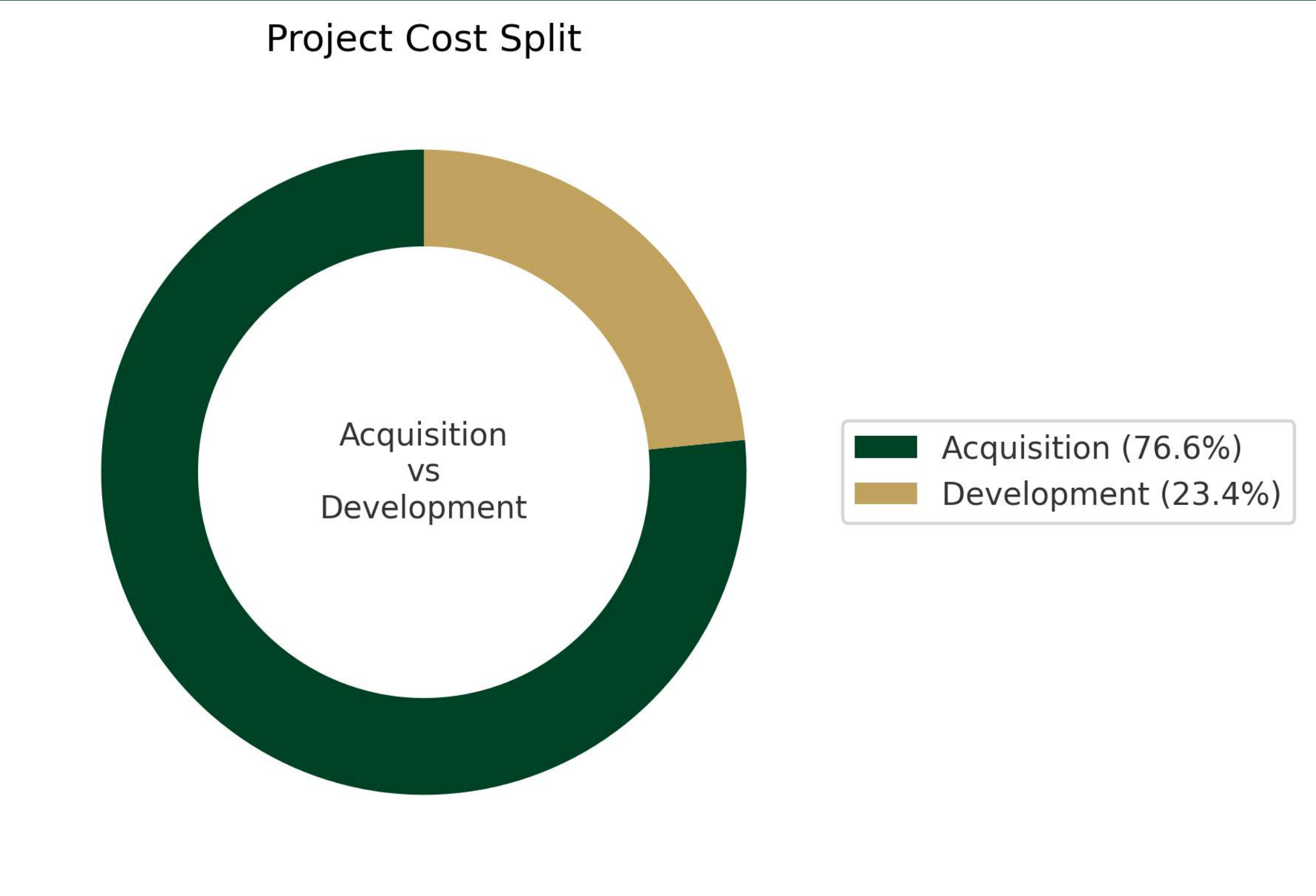
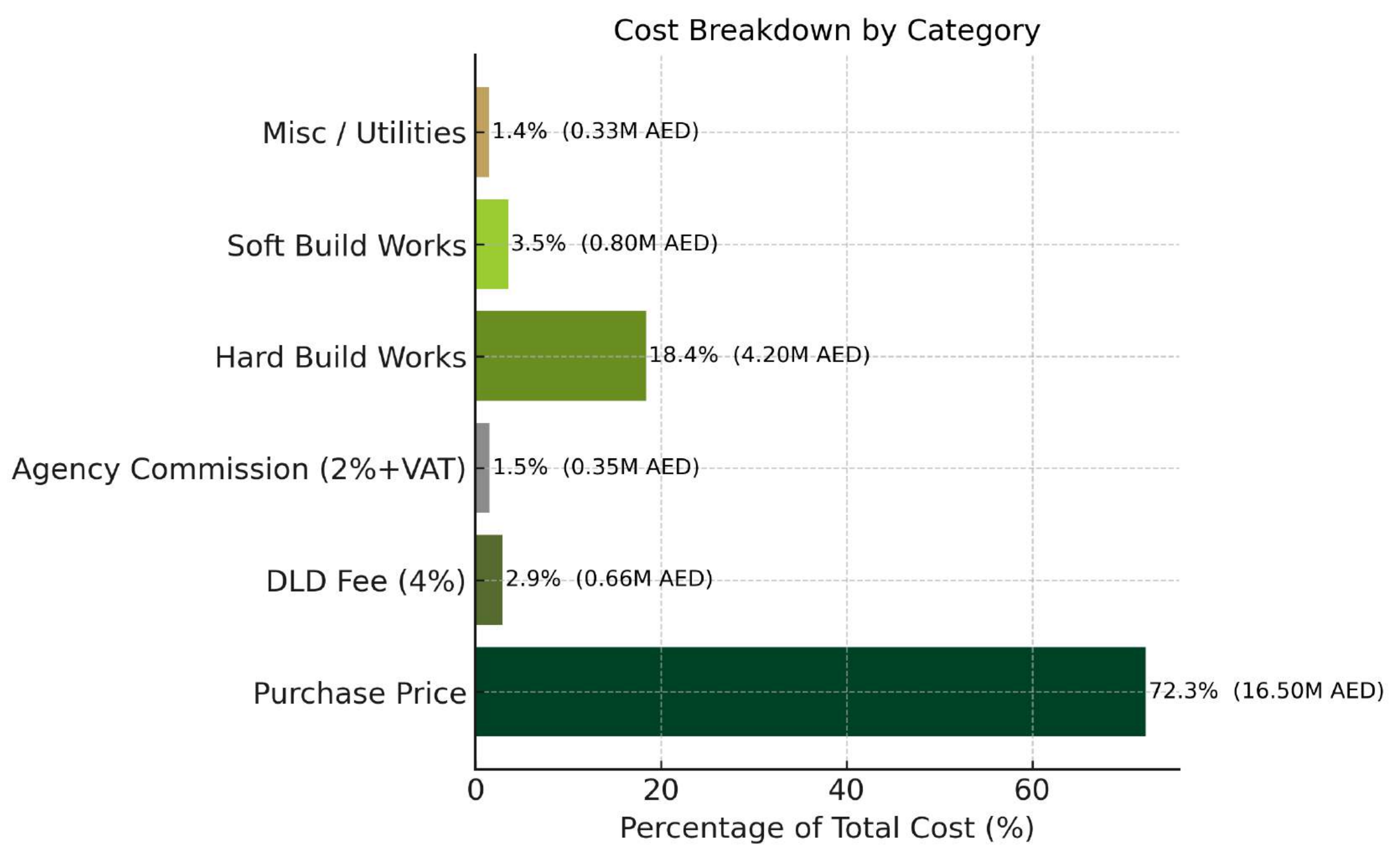
Q: What if the market softens and we must sell lower than target?

A: Investor A recovers capital first, then profit is shared.

Q: How do we know our capital is safe?

A: The project is executed through an **SPV structure** in which Investor A holds a **first legal charge** on the property title. All capital returns are prioritised before profit distribution.

Reserved-matters controls, transparent SPV-audited accounting, and dual-signatory bank governance ensure full investor protection.



Construction & Development Costs

Cost Component	Description	Amount (AED)	% of Total
Hard Build Works	Civil, MEP, joinery, fit-out, finishes	4,200,000	18.37%
Soft Build Works	Design, approvals, FF&E, landscaping	800,000	3.5%
Miscellaneous / Utilities	Permits, DEWA, insurance	330,000	1.4%
Total Costs		5,330,000	23.4%

Designed



Delivered

