

PORTFOLIO REVIEW & MONITORING • FOR INSTITUTIONAL INVESTORS AND FAMILY OFFICES

Make every asset *earn* its place.

An independent, ongoing view of a UAE property portfolio: what to keep, what to sell, what to buy with the proceeds, and the rent every unit should let for each quarter.

The question we answer

- Which assets still earn their place on forward return and risk?
- What should be sold, repositioned or held, and when?
- Where should the proceeds go next?
- What should every unit let for this quarter?

What we do

- Portfolio clean-up study of every asset against the rest of the portfolio.
- External risk watch: road works, bridges, metro, master-plan changes, new supply.
- Opportunity screening on the same model as our Viability Reviews.
- Quarterly rent guidance your leasing agent works to, checked against achieved rents.

How it works

- i* Scope and fee in writing
Asset list and data reviewed; scope, cadence and fee agreed by email before work starts.
- ii* Baseline study • weeks 1–4
Every asset modelled on current income, costs and transacted evidence; hold, dispose or reposition calls.
- iii* Quarterly cycle
Rent guidance issued two weeks before each quarter; achieved rents reviewed; risks and opportunities updated.

What the committee receives

Deliverable	When
Portfolio clean-up study	Week 4
Hold / dispose / reposition calls	Week 4
Quarterly rent guidance bands	Each quarter
Quarterly portfolio report	Each quarter
Opportunity screens	As they arise

WHY INDEPENDENT

We take no commission on any sale, purchase or lease and act for no seller, broker or developer. Every number starts with registered transactions, not asking prices.

CASE STUDY • SHEIKH ZAYED ROAD

Published road plans showed a bridge that would block a plot's visibility. We advised disposal two years before it was built, while the plot still traded on full frontage.

Engagement	Fee	Cadence	Not included
Per study or annual retainer	On scope, in writing	Quarterly	Valuation, brokerage, property management

To request a proposal: send the asset list and current rent roll through the enquiry form on our website, email info@plotlineuae.com, or WhatsApp +971 52 690 0717.