



BLACK
BOOK
OFFER

Private & Confidential

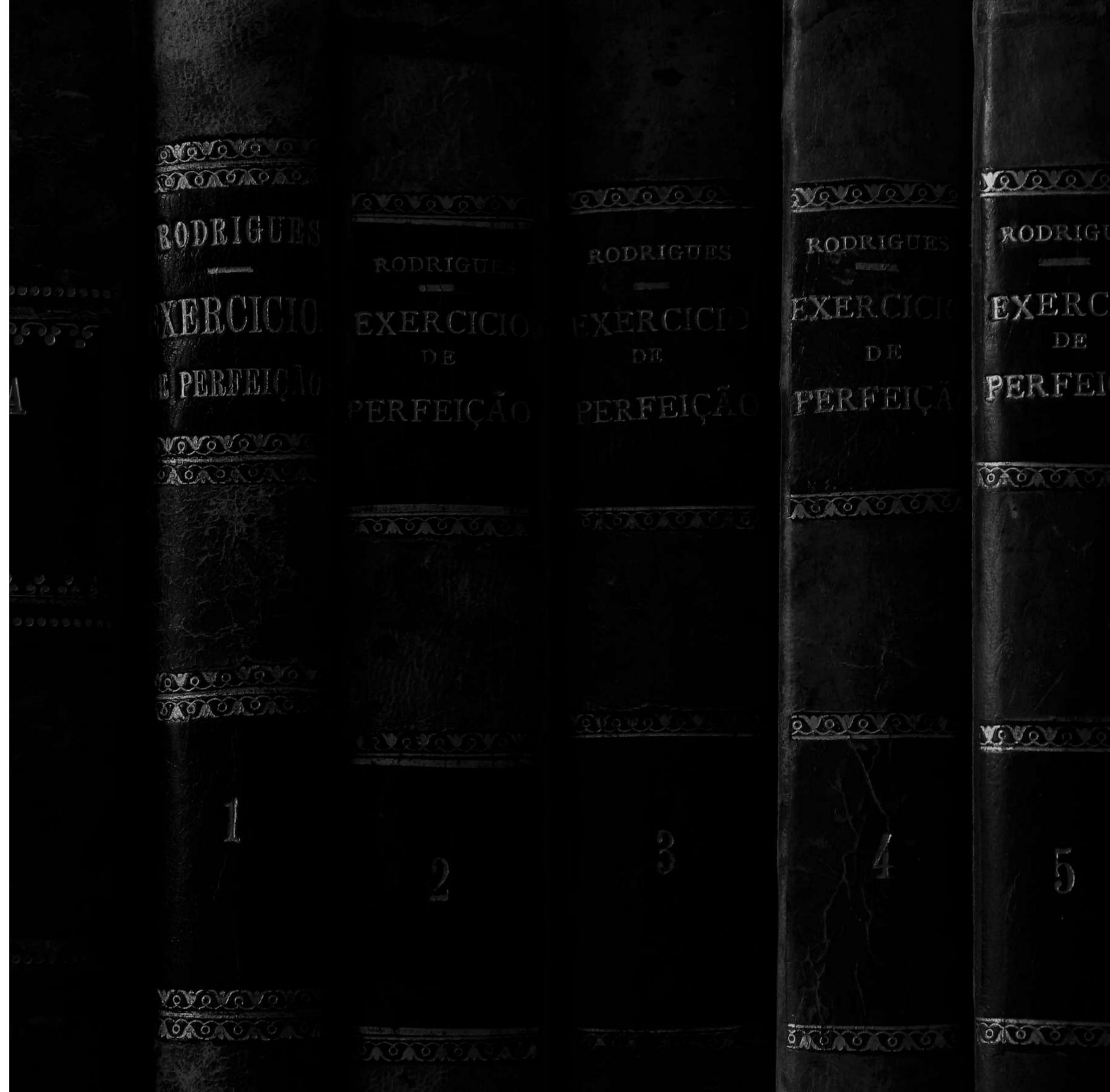
The Black Book Offer is extended to you by Memorable Dubai (a division of Pledge Capital Ltd, registered in the UK under the UK Companies House no. 10592284).

This offer is only available by invitation and is restricted to clients of Memorable Dubai only.

Memorable Dubai, along with its financial and property partners, can accept a limited number of proposals under the Black Book Offer, with a guaranteed return on investment of 51% on a property purchased from one of our developer partners.

These returns will be guaranteed by a financial partner by means of surety, a signed agreement and post-dated cheques drawn from the bank in UAE and governed by the laws of the United Arab Emirates.

Intended Recipient Only



About Memorable Dubai

We Are Memorable. A Global Hi-Tech Property Service. We're here to help you buy, sell or rent property in a new way, for a property experience to remember.

With prestigious investors, running multi-billion dollar portfolios in London and New York – and a network of international offices that can support a host of global clients – we are creating a first-class experience and truly professional property service. We are highly regarded for our ground-breaking technology and our research grant from the UK government (for furthering advancements in Deep Learning and Artificial Intelligence).

Our management team has a combined experience of over 45 years in property transactions, having supervised teams of 700+ property specialists and executed \$2 billion property deals across 3 continents (Europe, Asia, North America), over the last 10 years.

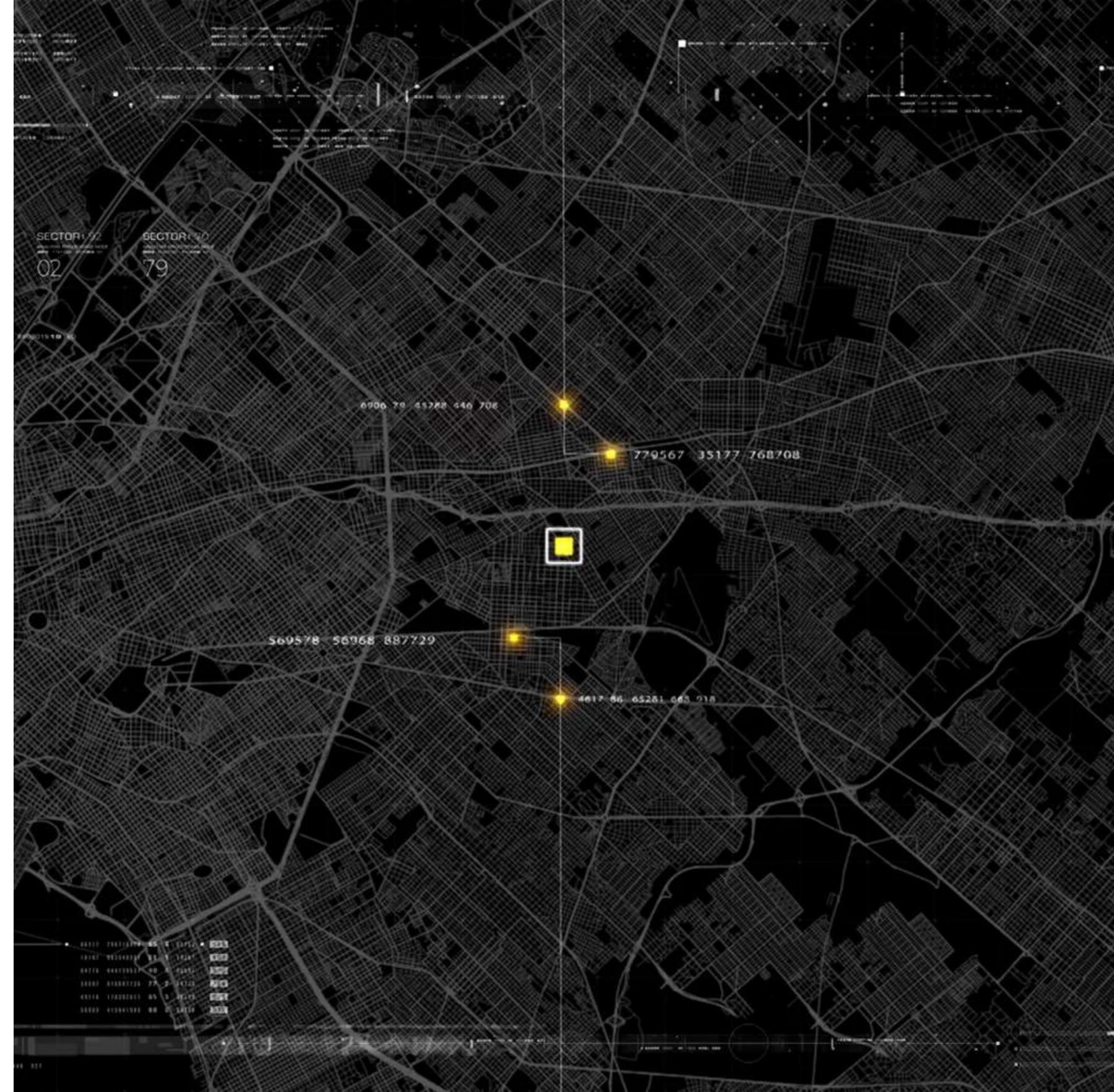


About Black Book Offer

Congratulations on your invitation to participate in our Black Book Offer, from Memorable Dubai and our financial and property partners. We only extend this offer to our VIP clients, public figures or high-value property owners who wish to make further investments in the exciting property market of Dubai.

The Black Book Offer allows you to buy your dream Dubai property and get back 51-72% of the value of the property within 3-5 years. We are offering the opportunity to make further investments in Dubai, getting very high returns whilst retaining and owning your property.

This is an exclusive way to buy with Memorable, with a fully-documented agreement between us, our financial partners and the property partners involved in the transaction. There is full transparency - all agreements are in writing and are governed by UAE laws.



VIP Client Benefits

The Black Book Offer from Memorable Dubai is limited to a select few clients and is by invitation only. The offer is finalised in partnership with our property partners (that include Dubai's top developers) and our financial partner (a highly respected investment management company, backed by one of the largest multi-billion dollar conglomerates based in the UAE).

Benefits Include

- The latest property advice from Memorable, to buy and invest in projects before they are even launched.
- 51-75% returns, in addition to the usual returns that come from normal appreciation on rising values of Dubai properties.
- Capital appreciation from the purchase of the property long term, if the property is already fully-constructed and ready to move in.
- Rental yield of 7-10%, if renting out the property.



How It Works - 5 Steps

Step 1

You will be contacted by one of our Super-Agents and invited to participate in the Black Book Offer. They will talk you through the details and help you identify an attractive property, in which you would like to invest. Once you decide to proceed, they will introduce you to the CEO of Memorable Dubai, who will further explain all elements of this offer.

Step 2

Once you have finalised the property that you would like to purchase, it will be booked on your behalf with our developer partners. You will then be invited for a joint meeting with the developer, our financial partner and our team. Your exact returns and the stages of your investment will be agreed upon. Any concerns will be discussed. As mentioned, returns vary from 51-72%, in addition to full ownership of the property.



Step 3

Once your investment has been finalised and the entire process has been explained to you, the process of booking or purchasing the property that you have chosen will begin. Our team at Memorable will assist with all stages of your property purchase.

Step 4

Once your property purchase has been agreed (and all details have been finalised between yourself, Memorable and the developer) the finalisation process will commence with our financial partner. Legal agreements would be drawn up and you will need to have the funds available, ready to make the remittances as agreed between all parties.

Step 5

To conclude the transaction you will be provided with signed agreements, the property registered in your name, and a post-dated cheque for your returns. You will be provided with additional supporting information about the financial strength of our investment partner and their backers and the nature of security in the transaction.



Our Partners

Three entities are working together to bring you the Black Book Offer. First is us, Memorable Dubai, the global property service driven by technology.

The second is one of our property partners. We are in official partnership with Dubai's top developers, including Damac, Sobha and more. One of these developers will provide you with your ideal property.

The third is our financial partner, which is backed by some of the most established names in the UAE, controlling over \$2 billion in assets.

With the participation of three strong partners, with established track records and international credentials, the Black Book Offer brings you a unique opportunity to leverage this advantage. Together, we can bring you incredible returns and an exclusive investment in the Dubai property market.



Security of Investment

The Black Book Offer is offered to you in collaboration with three renowned partners, working together to bring you this unique proposition. First and foremost, your investment is secured by the fact that the property you are buying is purchased and booked in your name, and registered as your property with the real estate developer. This means there is no confusion on the title; there is no pledging or mortgage.

Second, any promises of returns on investment that are made to you, by any of the partners, are all documented by means of an agreement, which is based on legal formats and can be enforced under the laws of the UAE.

Third, the financial partner has a strong balance sheet and is backed by one of the largest business groups in the UAE. You will be introduced to the financial partner, so you may satisfy yourself with their credentials and confirm that they are in fact backed by huge financial resources. and the risk to your investment is mitigated because of their credentials backgrounds and assets.



Lastly, your returns on investment are secured by means of documentation. A signed agreement and a post-dated cheque for the amount of your return will be handed to you on day one of the transactions being executed.

So, upon purchase of your property and conclusion of the transaction, you will have no confusion or complication on your returns, how they will be generated or how they will be paid to you. All calculations of returns are done prior to the transaction execution.

As you are aware a bounced or dishonoured cheque in the United Arab Emirates is a criminal offence, and if any company was to have one of its cheques dishonoured its entire operations are seized immediately. The post-dated cheque is designed to give you optimum security, comfort and flexibility in getting the returns that you have been promised.

Based on all of these features you will find your investment is hugely secure and backed by legal guarantees.



What Are My Returns?

The Black Book Offer will provide you with incredible returns and a chance to participate in the booming Dubai property market. The returns you get from such a transaction are multiple and include appreciation from your investment in the property itself over time.

As the Dubai market has performed strongly, and is expected to continue to grow, the property you buy is likely to give returns of capital appreciation over your holding period. In addition to that, you will be able to achieve returns of between 51-72% of the value of your property, which will be returned to you after the period of the black book offer duration. You can enjoy returns of the capital appreciation on your property, as well as returns of 7-10% for renting out your property.

These three secured income streams, from participating in the Black Book Offer, ensure that offer can be the most profitable property investment that you will ever make.



Documentation & Paperwork

The entire Black Book Offer is backed by strong legally enforceable documentation and agreements. All partners involved in the transaction execute documentation that makes it clear that the transaction has been agreed upon. There is no confusion or fine print and all agreements are drafted in a legally enforceable manner and have a track record of having been used by previous customers to purchase their properties using the Black Book Offer.

You will be provided with all property ownership documentation by a property partner, all investment documentation (including post-dated cheque and legal agreements) and surety details by our financial partner (as well as documentation, forecasts and plans for the capital appreciation and the rental yield you may expect).

With such comprehensive documents made available to you on day one of the execution of the transaction, you are likely to have zero hesitation in proceeding with the transaction, given the nature of the complete and comprehensive legally enforceable documentation in the UAE.



Connect With Our Team

The Black Book Offer is exclusively from Memorable Dubai in partnership with our property and financial partners. This offer is by invitation only and may be discussed confidentially with our team.

If you have any need for further clarification, Memorable Dubai will be happy to arrange joint meetings with our partners. The UK based CEO of our company is available to attend a meeting or a call to address any doubts, concerns or clarifications you may have about taking up the invitation to participate in the Black Book Offer.

www.memorabledubai.com

 BuyInDubai@memdxb.com

 [@memorabledubai](https://www.instagram.com/memorabledubai)

 [@memorabledubai](https://www.facebook.com/memorabledubai)

 [@memorabledubai](https://www.twitter.com/memorabledubai)





Office No. 0106, Level P3,
Tower A Empire Heights,
Business Bay Dubai, UAE

(800) 0651 2028
+971 585997928



The Pavilion, 96
Kensington High St,
Kensington, London
W85SF, U.K

(080) 8189 0093



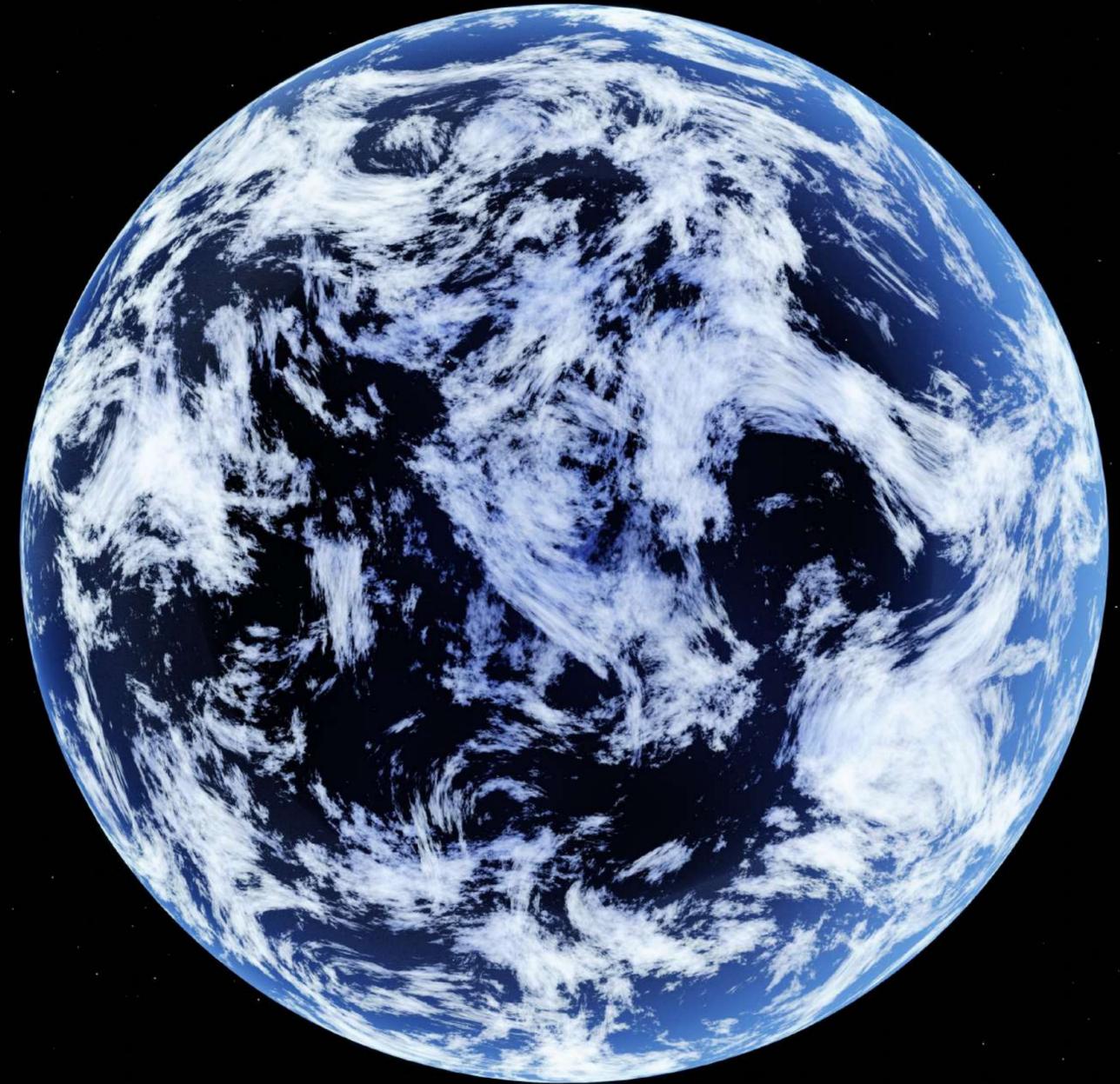
Suite 16E, 16th Floor, 445
Park Avenue, New York
NY - 10022, USA

+1 6462130007
+1 9293883155

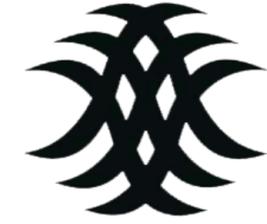


c/o Logicloop DMA, 1st
Floor, Road 11, Premier IT
Park, Andheri East Mumbai
400069, India

+91 1171816838



THANK YOU
شكرا لكم جميعا
JE VOUS REMERCIE
धन्यवाद
DANKE SCHÖN
با تشكر
GRACIAS
धन्यवाद
متشكرم
謝謝



MEMORABLE

DUBAI

THE FUTURE OF PROPERTY ADVICE