Section 7 of the guide: Management fees and net yield in Dubai: how much of the rent is left after expenses

"A yield of X%" from a salesperson? Three questions

Written by Usama Haj Yahia, founder of U810 Properties | Last updated: 18.11.2026

When a sales agent shows you a yield figure, especially in a conversation where you are being pushed to close quickly, ask in writing:

1. **Is that gross or net?** And if net, which expenses were deducted in the calculation?
2. **What are the building's service charges?** Then check them yourself in the Service Charge Index.
3. **Is the "guaranteed return" written in the contract?** If it is not in the contract, it does not exist. If it is, check for how long, who pays it and what happens afterwards. It is a commitment by the developer only, not a figure about the market.

And one more thing: do not sign in the same conversation. See the guide to pushy sales agents.

The full guide on the site: u810properties.com/en-guide-netyield

Want to know how much is really left?

Send me the property you are looking at, and we will calculate the net yield together from its own numbers.

Send a WhatsApp message →

This information is general and correct as of the update date. It is not investment or tax advice. The numbers in the example are assumptions for the calculation, not market data, a forecast or a promise of any yield.