

01 / OWNERSHIP REVIEW

Park Heights II T2

2026-09-05 · Apartment · 670 sqft · 1 bedroom

HOME PULSE CONCLUSION

Estimated current value: AED 1,447,251

Based on comparable registered sales. The following pages compare rental income with estimated proceeds from selling.

REGISTERED RANGE

AED 1,382,299 – AED 1,453,596

Registered evidence, not a guaranteed sale price.

MODELED NET INCOME / YEAR

AED 66,450

Before financing. See cost assumptions.

EVIDENCE

8 records

This building · 12 months · quality 57/100

The following pages show comparable records, costs and questions to discuss before signing.

SAMPLE · Illustrative inputs, not a live listing.

02 / PRICE & EVIDENCE

How the price compares with the market

This building · 8 selected records

MEDIAN REFERENCE

AED 1,447,251

Weighted for size and recency.

OBSERVED RANGE WIDTH

AED 71,296

Registered evidence, not a guaranteed sale price.



Weighted 25th–75th percentiles

The range reflects selected sales. It does not guarantee a sale price or replace an official valuation.

A CLOSER LOOK AT COMPARABLES

PARK HEIGHTS II T2

2026-07-17 · 645.4 sqft · 1 bedroom · Existing Properties

AED 1,250,000

PARK HEIGHTS II T2

2026-07-03 · 645.2 sqft · 1 bedroom · Existing Properties

AED 1,370,000

PARK HEIGHTS II T2

2026-06-30 · 644.7 sqft · 1 bedroom · Existing Properties

AED 1,330,000

PARK HEIGHTS II T2

2026-02-13 · 656.9 sqft · 1 bedroom · Existing Properties

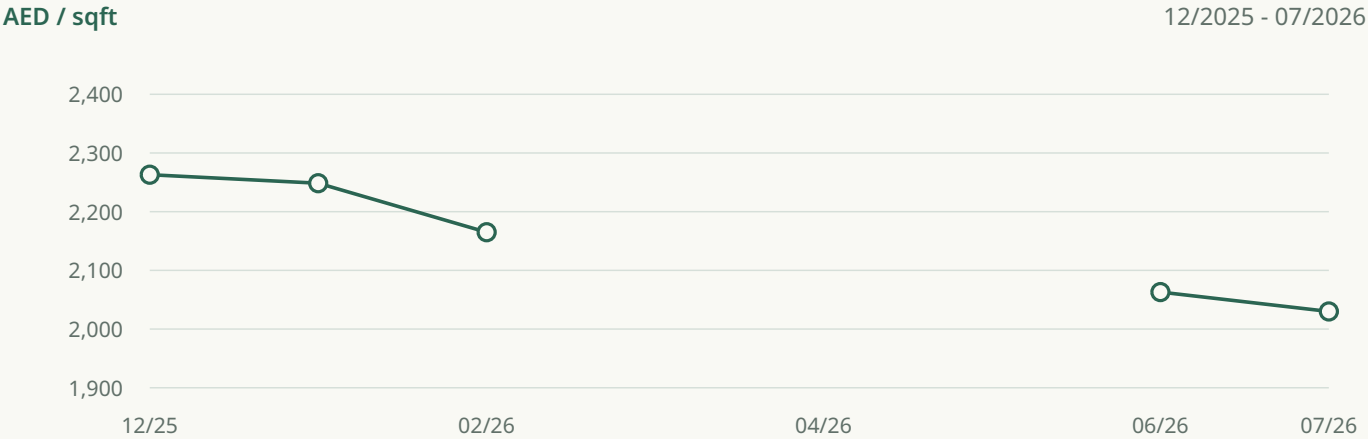
AED 1,419,000

All selected records, identifiers and weights are in the appendix.

03 / MARKET HISTORY

Sale price history

Monthly medians



Hollow points: 1-2 records. Gaps: no data.

Month	Median	Sales
12/2025	2,263	1
01/2026	2,248.5	2
02/2026	2,165	2
03/2026	No data	0
04/2026	No data	0
05/2026	No data	0
06/2026	2,063	1
07/2026	2,030	2

Selected sale sample; this is not the history of the same apartment. Monthly values are unweighted.

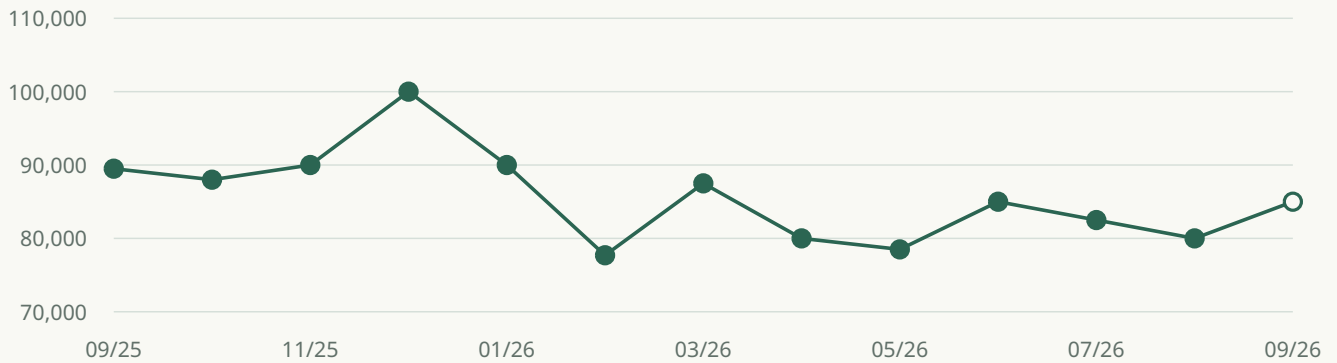
04 / MARKET HISTORY

Rental history

Monthly medians

AED / year

09/2025 - 09/2026



Hollow points: 1-2 records. Gaps: no data.

Month	Median	Contracts
09/2025	89,500	12
10/2025	88,000	13
11/2025	90,000	21
12/2025	100,000	5
01/2026	90,000	6
02/2026	77,700	8
03/2026	87,500	4
04/2026	80,000	7
05/2026	78,500	6
06/2026	85,000	3
07/2026	82,500	10
08/2026	80,000	22
09/2026	85,000	2

This saved report did not match rental contracts by bedrooms. Run a new rent check before using its range. Monthly values are unweighted.

05 / YOUR ECONOMICS

What remains after costs.

Inputs and model assumptions are shown separately. Missing costs remain unknown.

NET OPERATING INCOME / YEAR

AED 66,450

Before financing

MODELED YIELD

4.6%

On current estimated value; before purchase costs and financing

Annual rent

AED 85,000

Ejari contract benchmark

Service charge

AED 10,050

15 AED/sqft · Assumption

Operating reserve

AED 8,500

10.0% · Assumption

IF SERVICE CHARGES ARE HIGHER

15 AED/sqft		4.6%
25 AED/sqft		4.1%
35 AED/sqft		3.7%

Only the service-charge assumption changes. These are scenarios, not verified tariffs or forecasts.

<https://dubailand.gov.ae/en/eservices/service-charge-index-overview/service-charge-index/>

06 / PERSONAL SCENARIOS

Keep renting or sell?

Calculated from this report's inputs; update them when you receive confirmed figures.

KEEP RENTING · NET INCOME / YEAR

AED 66,450

Modeled; before mortgage payments

SELL · ESTIMATED NET PROCEEDS

AED 902,251

Median minus debt and selling costs

Outstanding mortgage

AED 500,000

Selling costs

AED 45,000

Entered purchase price

AED 950,000

Annual cash after mortgage

AED 30,450

Check the range, not just the midpoint

Modeled proceeds: AED 837,299 – AED 908,596. Registered evidence, not a guaranteed sale price.

Annualized capital growth versus entered purchase price: 10.4%

What could change the decision

A vacancy, repair, financing change or selling delay changes the outcome. Confirm the property condition and contract. Future prices and time to sell are not established by these records.

07 / THE AREA AROUND YOUR PROPERTY

What is happening in the surrounding area?

Area snapshot · 2026-09-03

REGISTERED SALES / 12 MONTHS

3,168

Across the cadastral area

EJARI CONTRACTS / 12 MONTHS

4,755

Area total, not this building

REGISTERED PROJECTS

34

Active at the snapshot date

FUTURE UNIT PIPELINE

8,989

Timing and delivery are not guaranteed

What this changes for you

Ask which nearby projects compete for the same tenants or buyers, and when units may enter the market. The pipeline is a prompt for investigation, not proof of oversupply or a price forecast.

Area statistics include a wider property mix than your valuation sample. Keep these two levels separate when negotiating. Explore current area comparisons for free in Home Pulse.

08 / ALTERNATIVES

Other registered sales to compare

Historical registrations, not available listings. Check availability and the actual unit before comparing offers.

Amount used to select these comparisons: AED 1,447,251.

MAG EYE 920

Hadaeq Sheikh Mohammed Bin Rashid

AED 1,075,000

Matched sales: 2

802 sqft · size difference 19.8% · 2026-07-13

Difference from that amount: AED -372,251. View, floor and condition still need checking.

ID: 1-11-2026-21503

Prive Residence

Hadaeq Sheikh Mohammed Bin Rashid

AED 1,350,000

Matched sales: 14

672 sqft · size difference 0.3% · 2026-08-11

Difference from that amount: AED -97,251. View, floor and condition still need checking.

ID: 1-11-2026-24809

09 / ACTION PLAN

Your next steps as an owner

Use these checks to compare continuing to rent with selling.

01 Compare the net outcomes

Compare annual rental income after costs and mortgage payments with sale proceeds after debt settlement and selling fees. These are different time horizons, not two annual returns.

02 Replace assumptions with actual costs

Use the current service-charge statement, maintenance costs and mortgage payment schedule. Check the tenancy end date and periods when the property may be vacant.

03 Confirm the cost and terms of selling

Request the mortgage settlement amount and an itemized estimate of selling fees. Confirm occupancy, required documents and timing with the responsible parties; the report has not verified these details.

04 Check the range before accepting an offer

Review the full estimated range and the resulting net sale proceeds. Recalculate when a confirmed cost changes. Past sales do not guarantee your sale price or the time needed to find a buyer.

10 / METHOD & SOURCES

How we reached this conclusion

Based on registry data available when this report was created.

MATCHING SCOPE

This building

Selected / reviewed: 8 / 9

EVIDENCE QUALITY INDEX

57/100

Internal index, not accuracy probability

Period	12 months
Size tolerance	15.0%
Outliers excluded	1
Area data as of	2026-09-03

The weighted 25th–75th percentiles and median use the selected records and their size/recency weights. The quality index reflects sample size, scope, tolerance and age. Monthly history uses unweighted medians and can include a different sample. Area totals do not establish individual-property certainty.

Dubai Land Department / Data Dubai

<https://dubailand.gov.ae/en/open-data/real-estate-data/>

11 / EVIDENCE APPENDIX

Selected sale registrations

8 records shown in full

PARK HEIGHTS II T2 · 1 bedroom · Existing Properties

Date / record ID	Amount · AED	Size · sqft	Weight
1. 2026-07-17 1-11-2026-22091	1,250,000	645.4	0.896
2. 2026-07-03 1-11-2026-20697	1,370,000	645.2	0.871
3. 2026-06-30 1-11-2026-20170	1,330,000	644.7	0.864
4. 2026-02-16 1-11-2026-7172	1,400,000	645.3	0.672
5. 2026-02-13 1-11-2026-6827	1,419,000	656.9	0.704
6. 2026-01-30 1-11-2026-4352	1,400,000	645.3	0.651
7. 2026-01-08 1-11-2026-867	1,500,000	644.7	0.622
8. 2025-12-05 1-11-2025-50890	1,460,000	645.3	0.585

12 / EVIDENCE APPENDIX

Selected rental contracts

119 records shown in full

PARK HEIGHTS II

Date / record ID	Amount · AED	Size · sqft	Registration	Weight
1. 2026-09-05 CRT2137029966	85,000	656.9	New	0.943
2. 2026-09-01 CRT2136831056	85,000	645.3	Renewal	0.889
3. 2026-08-29 CNT2137022085	84,000	648.5	Renewal	0.896
4. 2026-08-28 CRT2136968976	75,000	645.3	Renewal	0.882
5. 2026-08-28 CRT2136935136	82,000	645.4	Renewal	0.882
6. 2026-08-26 CNT2136912436	75,000	645.2	New	0.878
7. 2026-08-25 CRT2136929336	88,000	645.5	New	0.878
8. 2026-08-25 CRT2136923812	90,000	645.3	Renewal	0.877
9. 2026-08-25 CNT2136926751	84,000	645.2	New	0.876
10. 2026-08-22 CRT2136925466	80,000	645.3	Renewal	0.872
11. 2026-08-22 CRT2136817435	90,000	644.7	New	0.869
12. 2026-08-22 CNT2136755310	72,000	644.7	New	0.869
13. 2026-08-20 CRT2136775046	80,000	656.9	New	0.915
14. 2026-08-20 CRT2136880806	81,000	645.3	New	0.868
15. 2026-08-17 CRT2136826646	78,000	645.9	Renewal	0.866
16. 2026-08-15 CRT2136892136	82,000	648.5	Renewal	0.873
17. 2026-08-13 CRT2136670866	90,000	644.7	Renewal	0.855

13 / EVIDENCE APPENDIX

Selected rental contracts · continued

119 records shown in full

PARK HEIGHTS II

Date / record ID	Amount · AED	Size · sqft	Registration	Weight
18. 2026-08-08 CRT2136107082	71,400	645.3	Renewal	0.849
19. 2026-08-01 CRT2136648306	79,000	656.9	Renewal	0.882
20. 2026-08-01 CRT2136652276	80,000	645.4	New	0.838
21. 2026-08-01 CRT2136306676	75,000	645.4	New	0.838
22. 2026-08-01 CNT2136625498	78,000	657.1	New	0.883
23. 2026-08-01 CNT2136517195	73,920	645.3	Renewal	0.838
24. 2026-08-01 CNT2136488459	77,000	644.9	New	0.836
25. 2026-07-28 CRT2136551696	75,000	644.7	New	0.829
26. 2026-07-27 CNT2136551774	80,000	645.3	New	0.830
27. 2026-07-25 CNT2136545874	80,000	656.9	Renewal	0.871
28. 2026-07-24 CNT2136546715	77,000	645.3	New	0.825
29. 2026-07-22 CNT2136334430	90,000	645.3	Renewal	0.822
30. 2026-07-06 CNT2136294013	95,000	644.7	New	0.795
31. 2026-07-02 CNT2136236195	85,000	645.3	Renewal	0.791
32. 2026-07-01 CNT2136103494	75,000	645.4	New	0.790
33. 2026-07-01 CNT2136295062	90,000	646.4	New	0.794
34. 2026-07-01 CNT2136255549	85,000	648.5	Renewal	0.801
35. 2026-06-30 CNT2136171715	73,795	645.3	New	0.788

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Selected rental contracts · continued

119 records shown in full

PARK HEIGHTS II

Date / record ID	Amount · AED	Size · sqft	Registration	Weight
36. 2026-06-25 CNT2136400674	85,000	645.3	Renewal	0.781
37. 2026-06-22 CNT2135900775	89,250	645.3	New	0.776
38. 2026-05-24 CNT2135945741	72,000	645.3	Renewal	0.735
39. 2026-05-15 CNT2135782171	67,037	645.3	Renewal	0.722
40. 2026-05-10 CNT2135697334	67,997	645.3	Renewal	0.716
41. 2026-05-06 CNT2135754079	90,000	645.4	New	0.710
42. 2026-05-05 CNT2135936988	85,000	645.3	Renewal	0.709
43. 2026-05-01 CNT2135307615	85,000	644.7	New	0.701
44. 2026-04-27 CNT2135968159	80,000	645.3	Renewal	0.698
45. 2026-04-27 CNT2134994225	85,000	648.1	Renewal	0.707
46. 2026-04-21 CNT2134499736	72,450	645.3	New	0.690
47. 2026-04-17 CNT2135549211	100,000	648.5	New	0.695
48. 2026-04-13 CNT2135381215	65,148	645.3	New	0.680
49. 2026-04-10 CNT2136069083	69,300	645.3	Renewal	0.676
50. 2026-04-10 CNT2135332095	88,000	644.7	New	0.674
51. 2026-03-17 CNT2134963005	96,000	645.3	Renewal	0.646
52. 2026-03-11 CNT2134889218	85,000	645.3	Renewal	0.638
53. 2026-03-06 CNT2135113212	78,000	645.2	Renewal	0.632

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Selected rental contracts · continued

119 records shown in full

PARK HEIGHTS II

Date / record ID	Amount · AED	Size · sqft	Registration	Weight
54. 2026-03-01 CNT2134891620	90,000	644.9	New	0.625
55. 2026-02-28 CNT2134710796	68,607	645.3	Renewal	0.625
56. 2026-02-25 CNT2135838099	73,500	645.9	New	0.624
57. 2026-02-25 CNT2134787132	90,000	645.3	New	0.622
58. 2026-02-17 CNT2134593092	86,500	644.7	Renewal	0.611
59. 2026-02-17 CNT2134606620	66,000	657.1	Renewal	0.646
60. 2026-02-15 CNT2134729111	81,900	645.3	Renewal	0.610
61. 2026-02-09 CNT2134188722	66,000	645.3	Renewal	0.603
62. 2026-02-01 CNT2134448464	96,000	645.3	Renewal	0.594
63. 2026-01-31 CNT2134568700	90,000	645.4	Renewal	0.593
64. 2026-01-29 CNT2134436527	88,000	645.3	New	0.591
65. 2026-01-20 CNT2135423930	90,000	645.4	New	0.581
66. 2026-01-19 CRT2133520558	90,270	645.3	Renewal	0.580
67. 2026-01-17 CNT2134243956	96,000	648.5	Renewal	0.586
68. 2026-01-07 CNT2134064779	87,000	656.9	New	0.597
69. 2025-12-15 CRT2133726816	105,000	645.3	Renewal	0.542
70. 2025-12-04 CRT2133727456	92,000	645.4	New	0.531
71. 2025-12-01 CNT2133659764	95,000	645.3	New	0.528

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Selected rental contracts · continued

119 records shown in full

PARK HEIGHTS II

Date / record ID	Amount · AED	Size · sqft	Registration	Weight
72. 2025-12-01 CRT2133466092	100,000	645.4	Renewal	0.528
73. 2025-12-01 CNT2133695464	105,000	646.4	New	0.531
74. 2025-11-30 CNT2134685876	84,000	648.5	Renewal	0.535
75. 2025-11-28 CNT2133596426	89,000	645.2	New	0.525
76. 2025-11-27 CRT2133608526	105,000	644.7	New	0.523
77. 2025-11-21 CRT2133589986	110,000	644.7	New	0.517
78. 2025-11-20 CNT2132611043	85,000	645.3	Renewal	0.517
79. 2025-11-19 CRT2133510876	93,000	645.3	New	0.516
80. 2025-11-18 CRT2133418966	85,000	645.3	Renewal	0.515
81. 2025-11-18 CRT2133578862	110,000	648.1	Renewal	0.522
82. 2025-11-17 CRT2133497445	85,000	656.9	Renewal	0.542
83. 2025-11-15 CRT2133492246	90,000	656.9	New	0.540
84. 2025-11-13 CRT2133617446	68,076	645.4	Renewal	0.511
85. 2025-11-13 CNT2133565898	90,000	645.3	Renewal	0.510
86. 2025-11-12 CNT2133462061	90,000	645.3	New	0.509
87. 2025-11-10 CNT2133341164	90,000	645.3	New	0.507
88. 2025-11-10 CNT2133461289	84,000	644.7	Renewal	0.506
89. 2025-11-10 CRT2133304456	85,000	648.5	New	0.515

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Selected rental contracts · continued

119 records shown in full

PARK HEIGHTS II

Date / record ID	Amount · AED	Size · sqft	Registration	Weight
90. 2025-11-10 CNT2133541026	84,000	656.9	Renewal	0.535
91. 2025-11-06 CNT2133503927	91,350	645.4	Renewal	0.504
92. 2025-11-05 CRT2133323386	90,000	645.3	New	0.503
93. 2025-11-01 CNT2132778566	88,000	645.3	Renewal	0.499
94. 2025-11-01 CRT2133268986	95,000	645.9	New	0.500
95. 2025-10-31 CRT2133265086	90,000	645.3	New	0.498
96. 2025-10-31 CRT2133318846	110,000	645.3	New	0.498
97. 2025-10-29 CRT2132351636	105,000	645.3	Renewal	0.496
98. 2025-10-20 CRT2132778491	85,000	648.5	Renewal	0.495
99. 2025-10-18 CRT2132895446	85,000	657.1	Renewal	0.512
100. 2025-10-16 CRT2132996146	80,000	648.4	New	0.491
101. 2025-10-12 CRT2132914246	87,000	645.3	New	0.480
102. 2025-10-10 CRT2133025716	85,000	645.3	Renewal	0.478
103. 2025-10-10 CNT2132972569	88,000	645.3	New	0.478
104. 2025-10-09 CRT2133129916	95,000	645.3	Renewal	0.477
105. 2025-10-08 CNT2132921228	85,000	656.9	New	0.502
106. 2025-10-08 CRT2133193606	102,000	645.3	New	0.477
107. 2025-10-03 CRT2132813156	105,000	645.3	New	0.472

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Selected rental contracts · continued

119 records shown in full

PARK HEIGHTS II

Date / record ID	Amount · AED	Size · sqft	Registration	Weight
108. 2025-09-29 CRT2132720646	84,621	645.3	Renewal	0.469
109. 2025-09-27 CRT2132796166	88,000	657.1	New	0.492
110. 2025-09-20 CNT2132713608	95,000	656.9	New	0.485
111. 2025-09-19 CNT2132701716	100,000	645.3	New	0.460
112. 2025-09-16 CNT2132650138	100,000	645.3	New	0.457
113. 2025-09-16 CRT2132922976	85,000	645.3	Renewal	0.457
114. 2025-09-15 CRT2132627716	80,000	656.9	Renewal	0.481
115. 2025-09-13 CRT2132754106	90,000	645.3	New	0.454
116. 2025-09-11 CRT2132583226	89,000	645.3	New	0.453
117. 2025-09-10 CNT2132936064	77,000	645.3	Renewal	0.452
118. 2025-09-06 CNT2132459188	100,000	645.2	New	0.448
119. 2025-09-06 CRT2132544386	110,000	645.3	Renewal	0.448