



RIVERIA CITY KL BRICKFIELDS

PROPERTY MANAGEMENT

About Riviera City

Redefine your working space with the lifestyle suites at The Riv. Phase 1,2 &3. The Riv offers 2,825 units of office suites and SOHO on 54 levels, with built-up ranging from 250sf to 486sf.

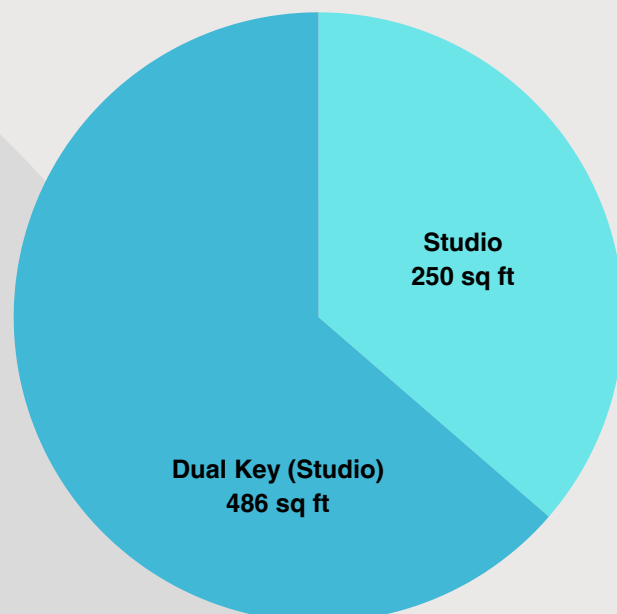
Have peace of mind at The Riv's suites with a safe and secure environment through the controlled entry using card access, multi-tiered security system and 24/7 guard service and patrols.



■ Dual Key Units ■ Studio Units

TOTAL NUMBER OF UNITS IN RIVERIA CITY

2825



Brickfields: A Neighborhood Breakdown of Long Term Rental Rates



DUA SENTRAL (220 sq ft)
RM 1,200 - rm 1,400



MUTIARA RESIDENCY (350 sq ft)
RM 1,500 - rm 1,700



RIDE ON THE TREND, VACATION RENTAL PLATFORM. CONNECT WITH THE GUEST FROM GLOBAL, INSTANT BOOKING

Property Earning Potential

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Brickfields, Kuala Lumpur, Federal Territory of Kuala Lumpur, Malaysia

Market: [Kuala Lumpur](#) Market Score: 96 Type: N/A



Studio



1 Bath



2 Guests

Update

RM38.8K

Projected Revenue

72%

Occupancy

RM148

Average Daily Rate

Property Earning Potential : Estimates of potential revenue, occupancy rates, and average daily rates for a specific property (in this case, a studio apartment in Brickfields, Kuala Lumpur).

Market Insights :The "Market Score" indicates the potential profitability of the property's location. A higher score suggests a more favorable market for vacation rentals.

Comparable Short - Term Rental Listings Around KL Sentral

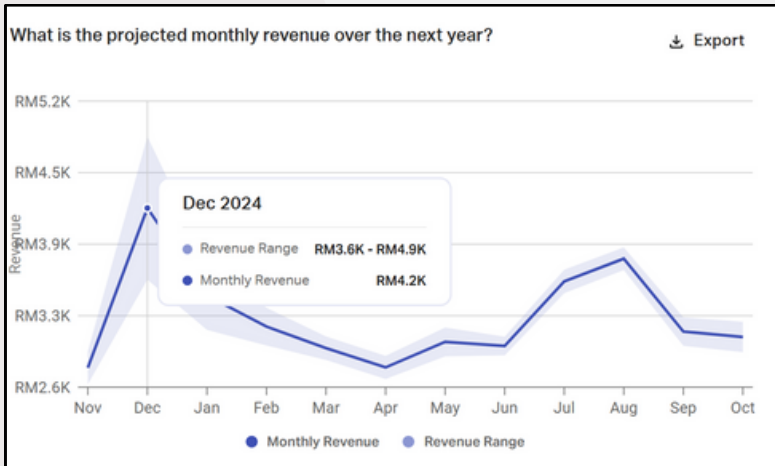
<p>2 Bed 2 Bath 2 Guests ★ 5.0 (5)</p> <p>Urban Oasis Home @ KL S...</p> <p>rm36.2k 207 Revenue Potential Days Available</p> <hr/> <p>rm26.2k 47% rm267 Revenue Occupancy Daily Rate</p>	<p>2 Bed 2 Bath 4 Guests ★ 4.9 (16)</p> <p>KL's new luxurious apartm...</p> <p>rm36k 289 Revenue Potential Days Available</p> <hr/> <p>rm35.2k 61% rm201 Revenue Occupancy Daily Rate</p>	<p>2 Bed 2 Bath 6 Guests ★ 5.0 (21)</p> <p>Ur Cozy Extended Stay</p> <p>rm31.8k 253 Revenue Potential Days Available</p> <hr/> <p>rm21.7k 35% rm246 Revenue Occupancy Daily Rate</p>
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Market Potential: The data is strong demand for short-term rentals in the Brickfields area, with potential for significant revenue.

HIGHER RENTAL INCOME COMPARED TO TRADITIONAL LONG TERM RENTAL

RENTAL TYPE	LONG TERM	SHORT TERM
MONTHLY RENTAL	RM 1,300	RM 1,500 - RM 3,000
YEARLY RENTAL	RM 15,000	RM 18,000 (Studio) RM 30,000 (Dual Key)
PAID AGENT COMMISSION	YES, 1 Month	NO
INSTANT TENANT	No, it normally takes 2 months to secure a tenant	Yes, Instant bookings and COBNB guaranteed rental income
NET YEARLY RENTAL	RM 11,700	RM 18,000 (Studio) RM 30,000 (Dual Key)

Capitalize on the Rising Demand

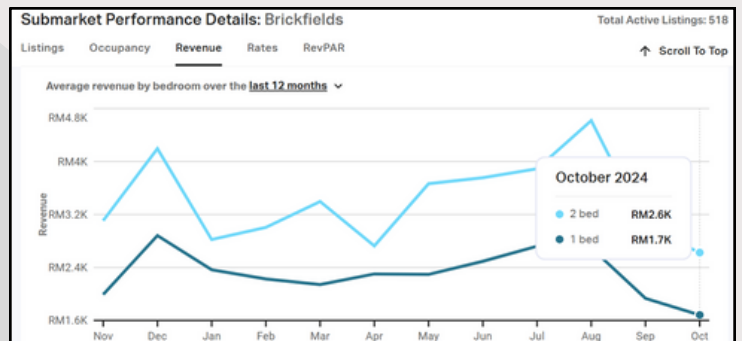
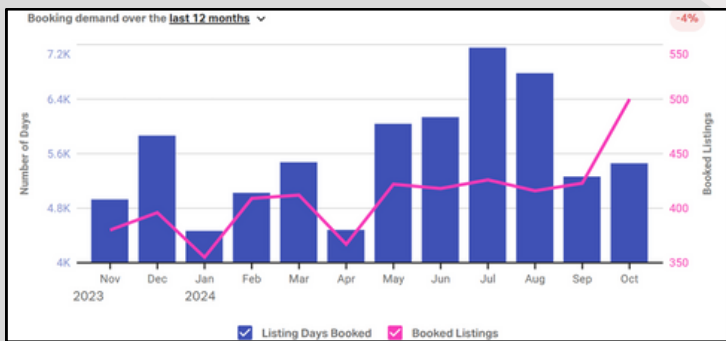
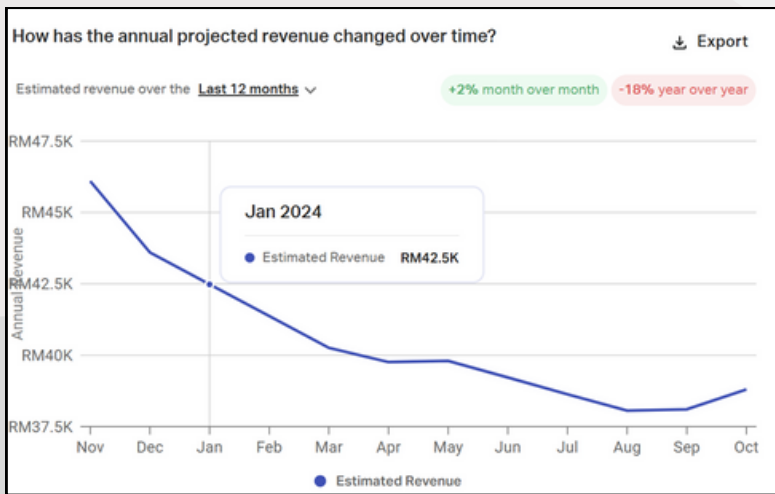


Trend: The graph shows a general upward trend in projected monthly revenue, with peaks and troughs throughout the year.

Seasonal Variation: There might be seasonal fluctuations, with higher revenue during peak seasons (e.g., holidays, summer months).

Revenue Range: The shaded area indicates a range of potential revenue, considering factors like occupancy rates, pricing, and market demand.

Room Type Performance: The comparison of 1-bedroom and 2-bedroom units provides insights into their respective revenue potential.



RIVERIA SHORT TERM & RENOVATIONS PACKAGES

Reno & Deco by COBNB

	STUDIO FULLY FURNISHED CONDITION	STUDIO PARTIALLY FURNISHED CONDITION	DUAL KEY FULLY FURNISHED CONDITION	DUAL KEY PARTIALLY FURNISHED CONDITION
Renovation price	RM 9,850	RM 21,250	RM 15,500	RM 32,700
Guarantee Rental	1st year : Guarantee Rental RM 1,400	1st year : Guarantee Rental RM 1,800	1st Year : Guarantee Rental RM 2,200	1st Year : Guarantee Rental RM 2,800

HOW TO START

- 01 Contact our sales staff for appointment & site visit to actual unit
- 02 Decide on the package you want to sign up
- 03 Do the payment when you are ready
- 04 We will start the renovation and complete the job within 21 working days



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