



Cityplex

Real Estate

Seminar Dec 16, 2009

Jordan real estate:

◀ Past present future ▶

Popular Quote

“Ninety percent of all millionaires become so through owning real estate.”

Andrew Carnegie

Businessman & philanthropist

1835 - 1919

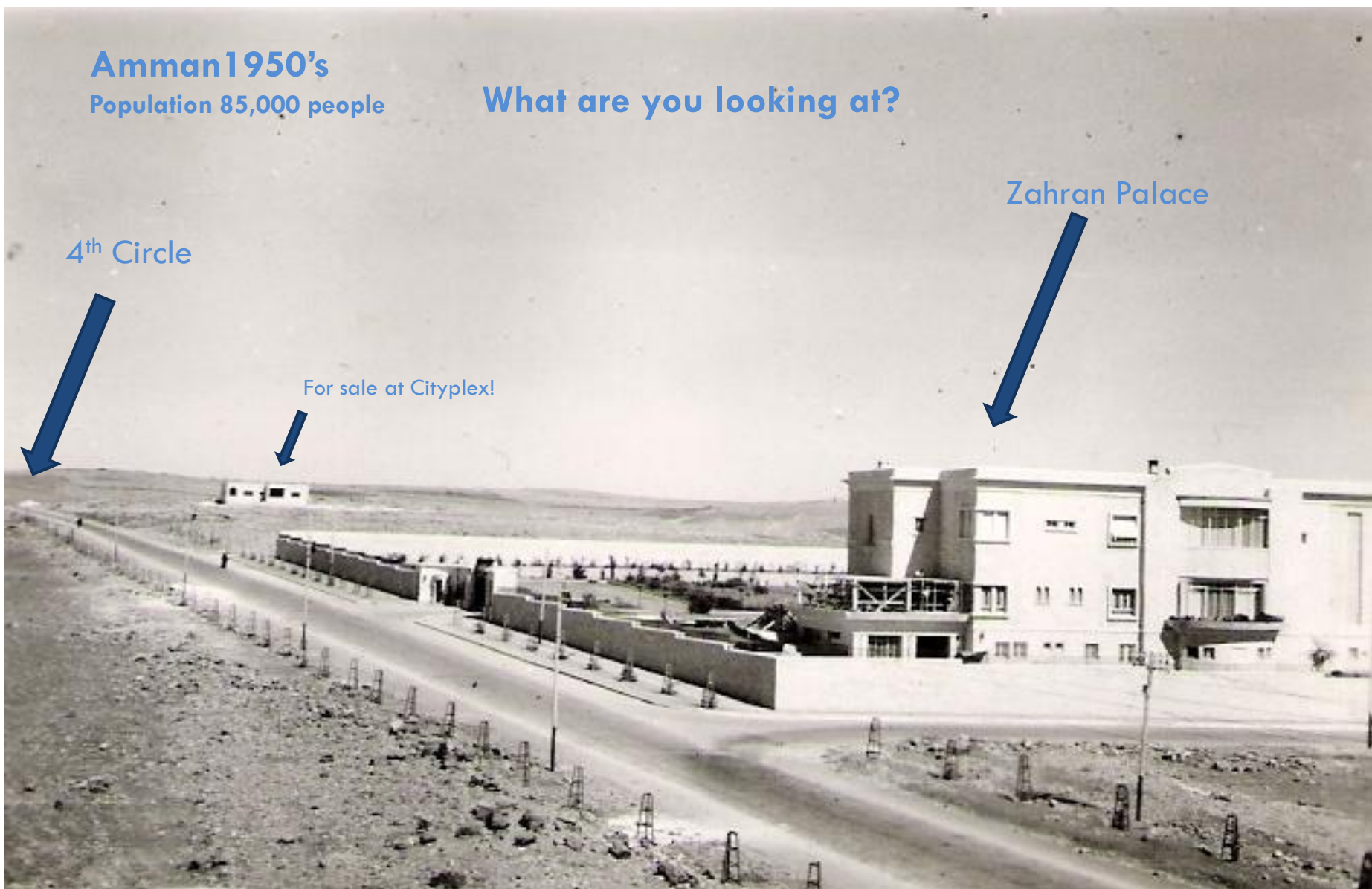
Amman 1950's
Population 85,000 people

What are you looking at?

4th Circle

For sale at Cityplex!

Zahran Palace



Amman 2009
Population 2.3mil

4th Circle



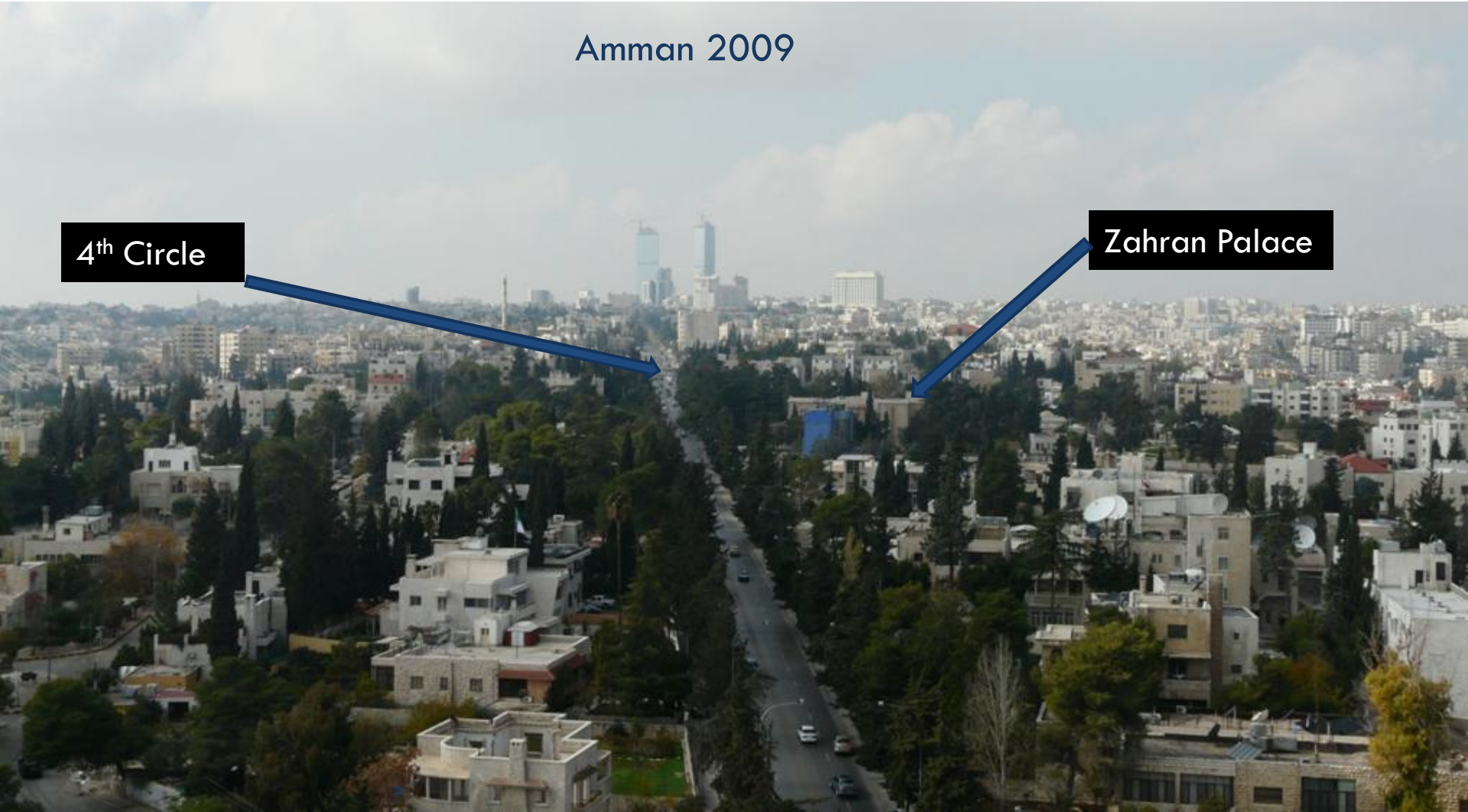
Zahran Palace



Amman 2009

4th Circle

Zahran Palace



Price of 1 dunum in Abdoun

<u>Year</u>	<u>Price (JD)</u>
1970	5,000
1985	17,000
1990	30,000
1995	150,000
2000	200,000
2005	400,000
2007	900,000
2010	700,000
2012	550,000

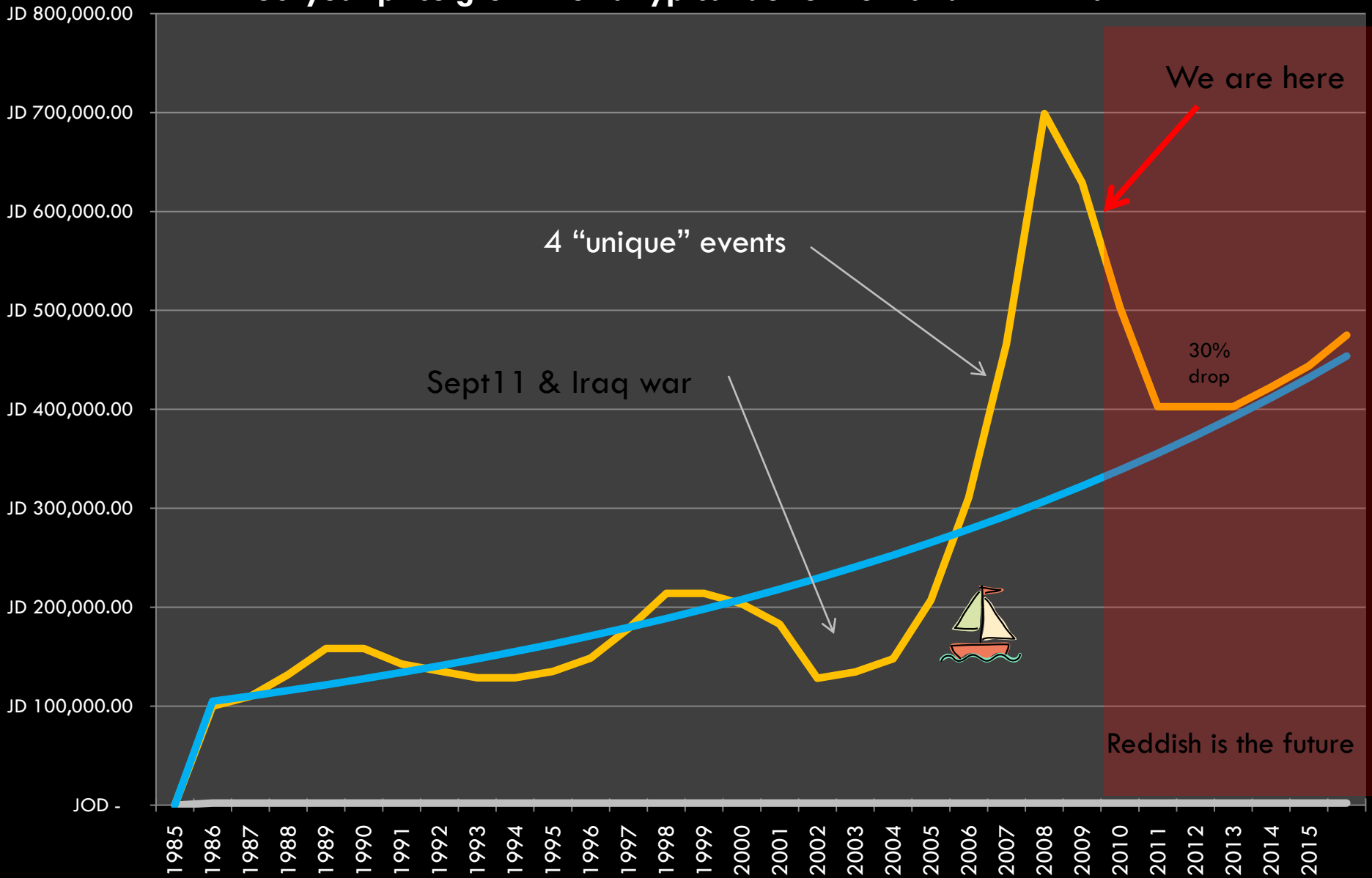
1,800%
Or
180 times

Q: What's the IRR?

**15% year after
year growth**

Source: Wael Jabari, Abdoun Real Estate

30-year price growth of a typical dunum of land in Amman



— Actual price growth – projection

— Expected growth of 5% annually

4 – unique events to Jordan that
contributed to the boom
(aside from the political stability of Jordan)

The four I's

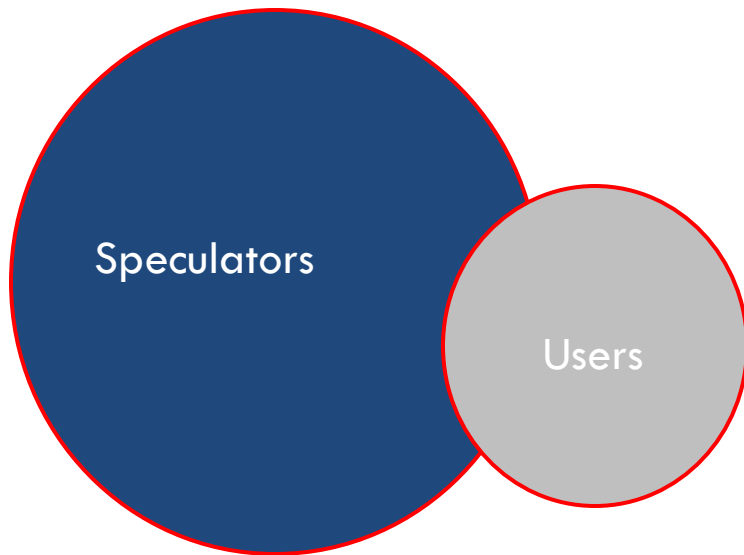
1. Iraq war 2003
2. Immigrants from Iraq
3. Influx of cash worldwide (cheap Money)
4. Increase in oil price

TYPES OF BUYERS

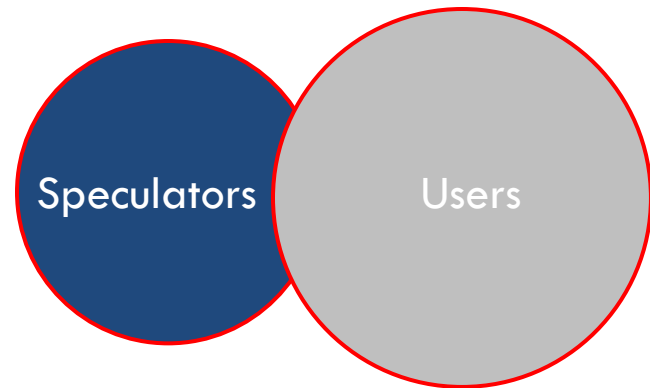
Speculators (investors) Buy for profit

Users.....

2005 – 2007

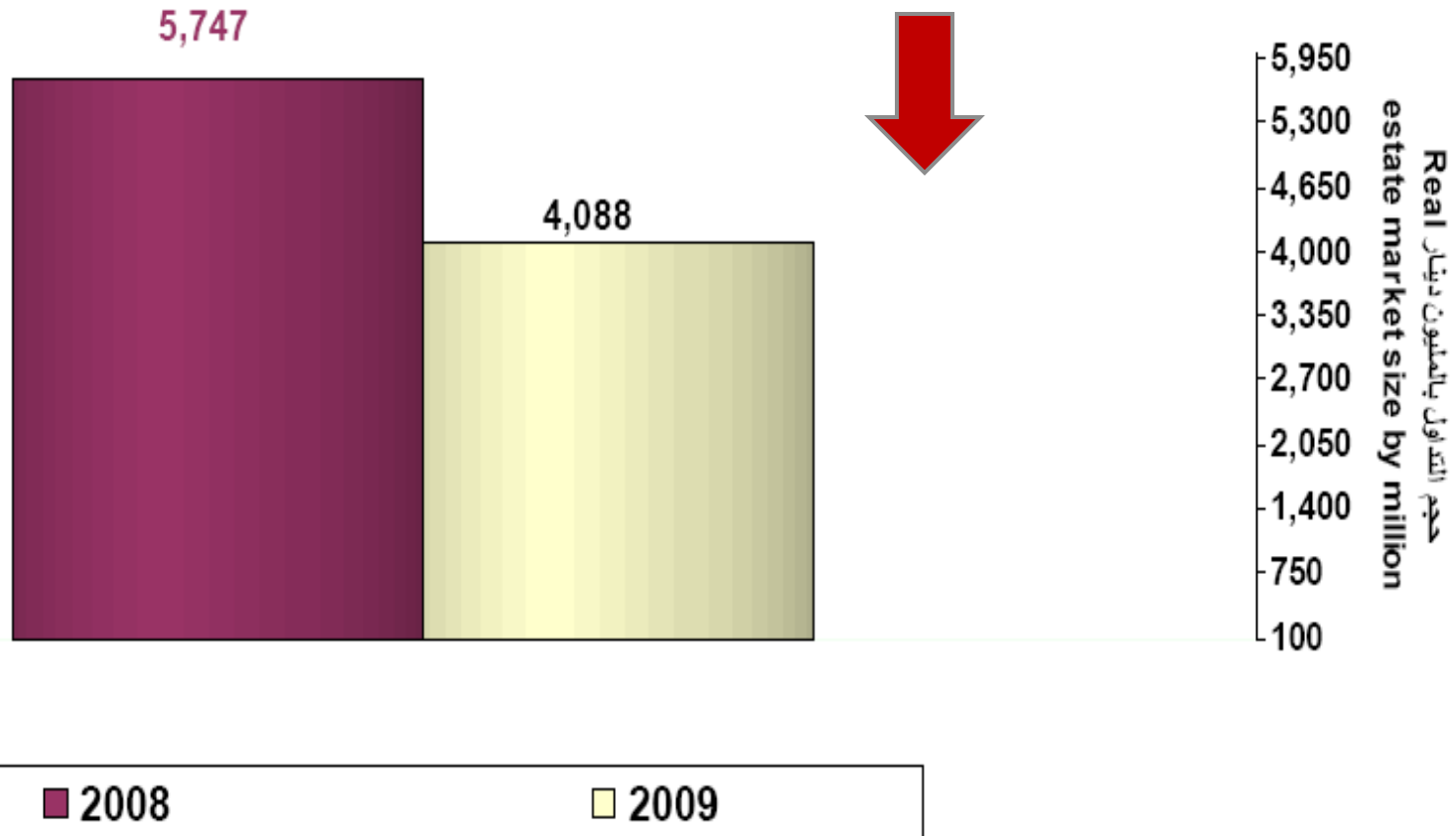


2009 - 2012

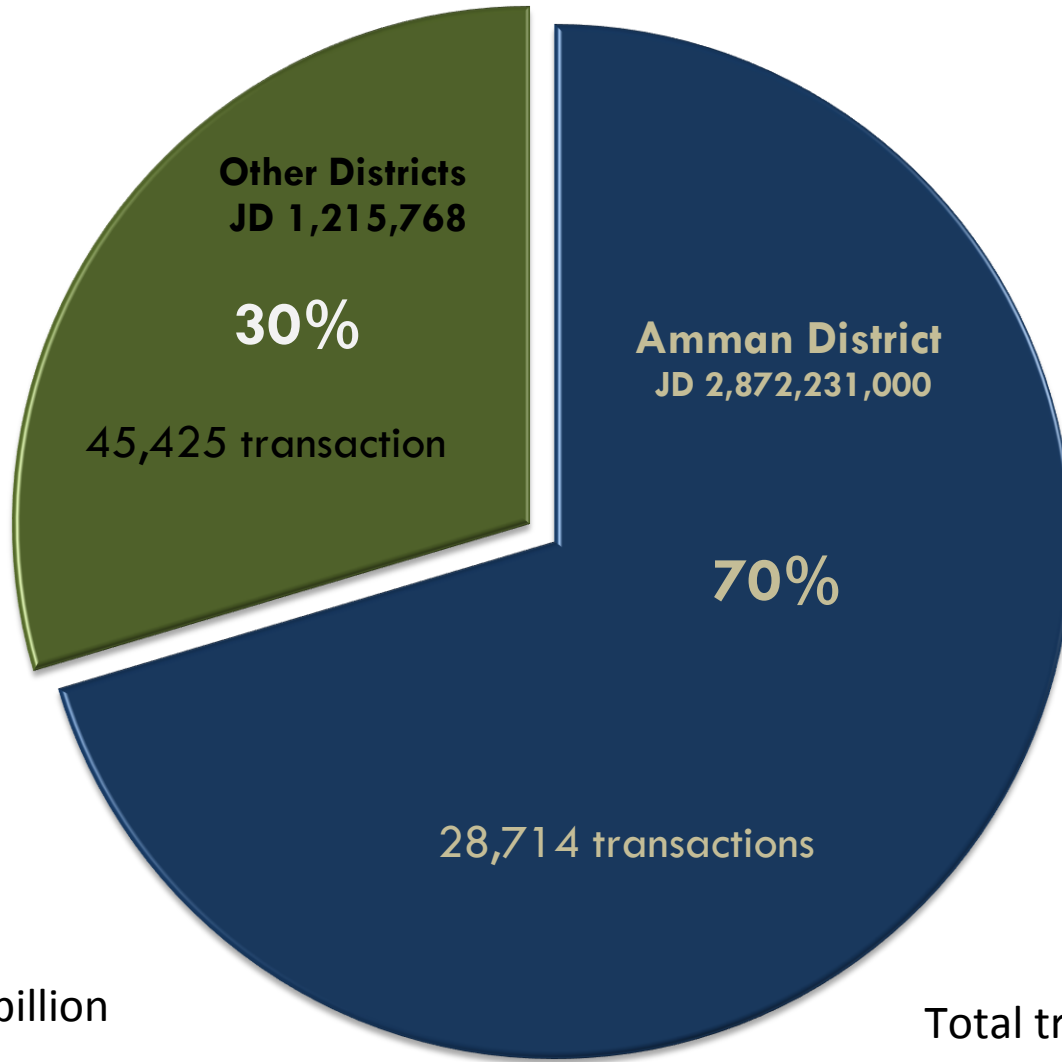


حجم التداول خلال الأحد عشر شهراً الأولى من عامي 2008 - 2009 بالمليون دينار

Real estate market size in the first eleven months from the years 2008- 2009 (in million dinars)



Real Estate Transaction 11 months 2009



Total Sales JD4.1billion

Total transactions: 74,142

Crystal Ball



At Cityplex, we don't have a Crystal Ball but:

- We remove the guess work from your future real estate
- We combine theory and practicality
- We use scientific methods & market research
- We are redefining the brokerage business in Jordan
- We do the *right* things and not do *things* right