<!DOCTYPE html>

<html lang="en">

<head>

<meta charset="UTF-8">

<meta name="viewport" content="width=device-width, initial-scale=1.0">

<title>Dubai Real Estate Calculator</title>

<style>

body { font-family: Arial, sans-serif; margin: 20px; padding: 20px; }

label, input, select, button { display: block; margin: 10px 0; width: 100%; }

table { width: 100%; border-collapse: collapse; margin-top: 20px; }

th, td { border: 1px solid #ccc; padding: 8px; text-align: left; }

th { background-color: #f4f4f4; }

.container { max-width: 600px; margin: auto; }

button { background-color: #28a745; color: white; padding: 10px; border: none; cursor: pointer; }

button:hover { background-color: #218838; }

</style>

</head>

<body>

<div class="container">

<h2>Dubai Real Estate Investment Calculator</h2>

<label for="propertyPrice">Property Price (AED):</label>

<input type="number" id="propertyPrice" placeholder="Enter property price">

<label for="downPayment">Down Payment (%):</label>

<input type="number" id="downPayment" placeholder="Enter down payment percentage">

<label for="mortgageRate">Mortgage Rate (%):</label>

<input type="number" id="mortgageRate" placeholder="Enter mortgage interest rate">

<label for="rentalIncome">Annual Rental Income (AED):</label>

<input type="number" id="rentalIncome" placeholder="Enter annual rental income">

<label for="serviceCharge">Annual Service Charge (AED):</label>

<input type="number" id="serviceCharge" placeholder="Enter annual service charge">

<label for="dldFee">DLD Fee (4% of Property Price):</label>

<input type="number" id="dldFee" readonly>

<label for="adminFee">Admin Fee (AED):</label>

<input type="number" id="adminFee" placeholder="Enter admin fee">

<label for="timePeriod">Investment Period (Years):</label>

<input type="number" id="timePeriod" placeholder="Enter number of years">

<label for="appreciationRate">Expected Appreciation (% per year):</label>

<input type="number" id="appreciationRate" placeholder="Enter expected appreciation rate">

<label for="marketType">Market Type:</label>

<select id="marketType">

<option value="offplan">Off-Plan</option>

<option value="secondary">Secondary</option>

</select>

<button onclick="calculate()">Calculate</button>

<button onclick="exportToExcel()">Export to Excel</button>

<h3>Results:</h3>

<table id="resultsTable">

<thead>

<tr>

<th>Metric</th>

<th>Value</th>

</tr>

</thead>

<tbody id="resultsBody"></tbody>

</table>

</div>

<script>

function calculate() {

let propertyPrice = parseFloat(document.getElementById('propertyPrice').value);

let downPaymentPercent = parseFloat(document.getElementById('downPayment').value);

let mortgageRate = parseFloat(document.getElementById('mortgageRate').value);

let rentalIncome = parseFloat(document.getElementById('rentalIncome').value);

let serviceCharge = parseFloat(document.getElementById('serviceCharge').value);

let adminFee = parseFloat(document.getElementById('adminFee').value);

let timePeriod = parseFloat(document.getElementById('timePeriod').value);

let appreciationRate = parseFloat(document.getElementById('appreciationRate').value);

let marketType = document.getElementById('marketType').value;

if (isNaN(propertyPrice) || isNaN(downPaymentPercent) || isNaN(rentalIncome) || isNaN(timePeriod) || isNaN(appreciationRate)) {

alert("Please enter valid numbers.");

return;

}

let downPayment = (downPaymentPercent / 100) \* propertyPrice;

let mortgageAmount = propertyPrice - downPayment;

let annualMortgageCost = mortgageAmount \* (mortgageRate / 100);

let dldFee = propertyPrice \* 0.04;

let totalExpenses = dldFee + adminFee + (serviceCharge \* timePeriod) + (annualMortgageCost \* timePeriod);

document.getElementById('dldFee').value = dldFee.toFixed(2);

let totalRentalIncome = rentalIncome \* timePeriod;

let potentialCapitalAppreciation = propertyPrice \* (Math.pow(1 + appreciationRate / 100, timePeriod) - 1);

let netProfit = totalRentalIncome + potentialCapitalAppreciation - totalExpenses;

let roi = (netProfit / totalExpenses) \* 100;

let roe = (netProfit / downPayment) \* 100;

let results = [

{ name: "Total Down Payment", value: downPayment.toFixed(2) },

{ name: "Mortgage Amount", value: mortgageAmount.toFixed(2) },

{ name: "Annual Mortgage Cost", value: annualMortgageCost.toFixed(2) },

{ name: "DLD Fee (4%)", value: dldFee.toFixed(2) },

{ name: "Total Rental Income (over " + timePeriod + " years)", value: totalRentalIncome.toFixed(2) },

{ name: "Potential Capital Appreciation", value: potentialCapitalAppreciation.toFixed(2) },

{ name: "Total Expenses", value: totalExpenses.toFixed(2) },

{ name: "Net Profit", value: netProfit.toFixed(2) },

{ name: "ROI (%)", value: roi.toFixed(2) + "%" },

{ name: "ROE (%)", value: roe.toFixed(2) + "%" },

];

let resultsBody = document.getElementById("resultsBody");

resultsBody.innerHTML = "";

results.forEach(row => {

let tr = document.createElement("tr");

tr.innerHTML = <td>${row.name}</td><td>${row.value}</td>;

resultsBody.appendChild(tr);

});

}

function exportToExcel() {

let table = document.getElementById("resultsTable");

let rows = [];

for (let i = 0, row; row = table.rows[i]; i++) {

let rowData = [];

for (let j = 0, col; col = row.cells[j]; j++) {

rowData.push(col.innerText);

}

rows.push(rowData.join(","));

}

let csvContent = "data:text/csv;charset=utf-8," + rows.join("\n");

let encodedUri = encodeURI(csvContent);

let link = document.createElement("a");

link.setAttribute("href", encodedUri);

link.setAttribute("download", "real\_estate\_calculations.csv");

document.body.appendChild(link);

link.click();

}

</script>

</body>

</html>