



OWN HIGH-END PROPERTY WITH ONLY 30% DOWN

LET AIRBNB COVER THE REST

UNLOCK BIG RETURNS FROM THE COMFORT OF YOUR COUCH



What is Golden Units?

Golden Units is an Airbnb arbitrage investment company that helps investors grow wealth through mortgage backed short term rental properties. With as little as 10% to 30% of a property's value as a down payment, investors can access luxury real estate while Golden Units arranges up to 90% financing through favorable mortgage deals.

Once the property is secured, Golden Units takes full control of the Airbnb operation. From furnishing and listing the home to managing guest bookings and maintenance, every aspect is handled professionally. The income generated from these short term rentals is used to pay off the mortgage while also delivering steady monthly returns to the investor, typically ranging between 10% to 25%, depending on the property's location and performance.

Beyond the monthly income, investors also benefit from the appreciation of the property over time. Should they choose to sell, they enjoy the gains in value without having to pay the full cost of the home upfront. Golden Units strategically targets high performing markets such as Dubai, where income is tax free, as well as Greece, the UK, and Monaco, ensuring properties are in locations with strong demand and high occupancy.

This model allows investors to tap into the short term rental market with minimal effort, reduced risk, and the potential for high returns, all without the stress of daily management.



How It Works

Small Up-Front Investment

- You contribute just 15%–30% of the property's value. We secure a favorable mortgage while you retain ownership rights. No large lump sums. No real estate headaches. Just easy entry into premium property markets.

Five-Star Property Makeover

- Our in-house design team transforms each space into a luxurious escape that stands out on Airbnb and other short-term platforms. Think hotel comfort with a homely twist engineered to command top-dollar bookings.

Full-Service Management

- We run everything. Smart pricing algorithms, guest communication, check-ins, cleanings, restocking, maintenance, and reviews. You won't have to lift a finger, take a call, or worry about a thing.

High-Speed Loan Reduction

- Rental income isn't just passive cash flow. It actively reduces the mortgage every month. Compared to traditional rentals, our strategy accelerates your ownership journey and wealth accumulation.

Easy Exit, Big Upside

Want to sell after a few years? No problem. By then, your property will likely have appreciated significantly, and your loan balance will have dropped. Whether you sell or keep earning, the upside is all yours.

Why Investors Trust Golden Units

Predictable Monthly Returns

Our projects consistently yield 10%–25% monthly returns depending on location, demand cycles, and property type.

Zero Operational Stress

No landlord calls, no tax headaches, no permit issues. We take care of everything so you don't have to.

Expert Location Targeting

From Dubai to Monaco, we choose only high-yield, regulation-friendly zones backed by strong tourism and business demand.

Transparency at Every Step

Track your earnings, bookings, occupancy, and equity in real time through your investor dashboard. We also provide detailed quarterly reports so you always know how your investment is performing.

No Credit Checks or Income Proof Required.

Forget the red tape of conventional financing. With Golden Units, you don't need a high credit score or verified income to qualify. Our investment model is based on the performance and profitability of the Airbnb property not your personal financial history.

Returns-Powered Mortgage Financing.

Instead of relying on banks, our mortgage structure is funded

directly from the Airbnb rental income generated by the property. This innovative approach allows investors to own high-value real estate with as little as 10% to 30% down, making luxury ownership more accessible than ever.

Golden Visa-Eligible Properties.

We offer select real estate opportunities that qualify for Golden Visa programs in countries like Greece, Portugal, and the UAE. These properties come with exclusive ownership privileges, residency options, and long-term wealth growth potential. Perfect for global investors seeking both ROI and lifestyle benefits.

Built-In Flexibility

You're never locked in. After year two, you can refinance, hold, or exit completely. Whatever suits your goals.

Take the Next Step

Why settle for mediocre returns and high effort? Let Golden Units turn your small investment into a luxury real estate asset that pays for itself and pays you monthly.

Your journey to passive income and long-term wealth starts here. All from your couch.

TURN KEY CASH-FLOW IN FOUR WORLD-CLASS DESTINATIONS

Golden Units takes the everyday hassle out of owning a short-term rental and leaves you with the two things you really want: steady monthly income and fast-growing equity. Below you'll find four flagship investments with details to show how little capital you need and how quickly the money can start rolling in.

1. **Dubai — Investor Favourite, Tax-Free Heaven**

Picture this: a sleek two-bed over the glittering Marina, steps from beaches, malls and the Metro.

Purchase price: \approx US \$600,000

Your cash in (20 %): \approx US \$120,000

Typical monthly return on that cash: 18 %–22 %

Why it sizzles: zero personal income tax, 365-day tourist season, business-friendly rules.

Result: while you sip coffee back home, Dubai's guests are paying down your mortgage and sending you five-figure dividends.





2. Athens, Greece — Old-World Charm, New-Money Yield

Imagine owning a sun-washed flat beneath the Acropolis, booked solid by holidaymakers and digital nomads.

Purchase price: \approx US \$243,000

Your cash in: \approx US \$49,000

Typical monthly return on cash: 14 %–18 %

Extra perk: spend enough time there and you can apply for a Greek residency permit.

Result: collect rent in euros, build equity in a rebounding market, and enjoy a free holiday base whenever you fancy.

3. London, UK — Rock-Solid Blue-Chip Asset

Think chic Zone-2 apartment minutes from the City and West End theatres.

Purchase price: \approx US \$730,000

Your cash in: \approx US \$145,000

Typical monthly return on cash: 10% – 15 %

Why it holds weight: London property has averaged 8% – 12 % annual appreciation for decades.

Result: sterling-denominated rental income today, historic capital-city growth tomorrow.





4. Monaco — The Trophy Address

A tiny principality, a global magnet for wealth, and the tightest housing supply on earth.

Purchase price: \approx US \$6 million

Your cash in: \approx US \$1.27 million

Typical monthly return on cash: 10 %–11 %

Why it matters: near-zero vacancy, prestige tenants, and price charts that only seem to point up.

Result: preserve wealth in a debt-free haven while still pocketing six-figure annual income.

HOW GOLDEN UNITS TURNS BRICKS INTO BANKING

Step - What We Do, What You Enjoy

Source & Close Negotiate best-in-class mortgage (15–30 % down) and handle every document. Minimal capital, no paperwork headaches.

Design & Stage Furnish to boutique-hotel standards; photography that stops the scroll. A listing that commands premium nightly rates from day one.

Operate 24/7 Dynamic pricing, guest vetting, housekeeping, maintenance, permits, taxes. Hands-free income. You never answer a guest message at 2 a.m.

Optimise Cash-Flow Nightly revenue crushes the mortgage and still leaves chunky profit. 10 %–25 % cash-on-cash every month, case by case.

Exit on Your Terms Refinance, hold, or sell, no lock-ups. Full upside from any price appreciation.

Next Step: Secure Your Golden Unit

Whether you want Dubai's tax-free rush, London's blue-chip safety, Greece's lifestyle upside, or Monaco's ultraprime security, we make the process turnkey.

Book a 15-minute discovery call and see how quickly your money can start earning while you relax.

Why Most Investors Start in Dubai

Zero income tax means every dollar you earn is yours.

Year-round bookings from business travellers, holidaymakers and expo visitors.

Streamlined regulation lets hosts operate without red tape.

FAQ AND ANSWERS

1. Do I actually own the property?

Yes. In most cases, your name goes on the property title (deed), especially when you participate in mortgage-backed deals. You're not just earning rental income, You're building equity in a real asset that appreciates over time.

2. What's the minimum investment required?

You can get started with as little as \$15,000 to \$150,000, depending on the property location, value, and whether it's a mortgage or lease-based investment. Your capital covers your share of the down payment, interior setup, and high-end furnishings. Everything needed to launch a fully operational short-term rental.

3. How and when do I receive returns?

Returns are paid monthly, directly to your bank account. We handle all operations, then send you a report and your share of the profits, typically ranging from 10% to 25% monthly ROI based on location and performance.

4. What happens if short-term rentals are banned in a location?

We proactively monitor local regulations and only invest in legally compliant areas. In rare cases where laws change, we pivot the property to mid-term or corporate rentals to maintain strong returns.

5. Can I exit the investment early?

Yes. After 24 months, you can choose to refinance, keep earning passive income, or sell your property to cash out. You're never locked in long-term, and we'll assist you with the best

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Are my returns taxed?

It depends on where the property is located and your country of tax residency. For example, Dubai does not charge income tax, which is why it's a favorite among our investors. We also provide basic tax reporting support and recommend consulting your tax advisor for optimized filings.

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How is my investment protected against risk?

Golden Units uses a multi-layered risk management system:

All properties are insured (property, liability, guest damages)

We operate in legal, regulation-friendly areas only

Our contracts include exit clauses, reserve funds, and backup rental strategies

Your capital and income are protected from unexpected disruptions as much as possible.

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Is this investment Shariah-compliant?

Yes, we offer Sharia-compliant structures upon request. This means:

No interest-bearing loans

Profit-sharing models

Transparent, halal-compliant agreements

This is ideal for our Muslim investors seeking ethical, faith-aligned real estate opportunities.

INTERNATIONAL PRESENCE



Golden Units operates as a fully registered and licensed investment and property management company with company registration number 202462019056. We are compliant with relevant laws in each operating country. We adhere strictly to short-term rental regulations, secure all necessary permits, and ensure tax and legal obligations are met on behalf of our investors.

Our international footprint spans high-demand markets such as United States, Dubai (UAE), Greece, the United Kingdom and Monaco. Each selected for its combination of rental profitability, legal stability, and property appreciation potential. Whether investing through individual ownership or our co-investment model, you can trust that your capital is being deployed within a transparent, legally sound, and professionally managed framework.



Security & Risk Management

Protecting Your Capital While Maximizing Your Returns

At Golden Units, investor protection isn't an afterthought, it's the foundation of everything we do. With over 80 properties under management across Dubai, Greece, the UK, and Monaco, we've developed a proven, risk-conscious system that shields your investment while delivering premium returns.

Our investors consistently enjoy stable, hands-off income streams and long-term equity growth, even through market fluctuations. But don't just take our word for it. See what our investors are saying by visiting our official Facebook page by scanning the barcode below

Comprehensive Insurance Coverage

Every unit is backed by landlord insurance, commercial liability coverage, and a guest-damage policy, providing multi-tier protection for both the property and your capital.

Legal Compliance Across All Regions

Our in-house compliance team handles permits, occupancy taxes, and ongoing legal monitoring in every jurisdiction. A legal reserve fund is maintained to swiftly resolve any regulatory changes without affecting investor earnings.

Smart Ownership & Lease Strategies

Whether via mortgage-backed ownership or long-term master lease agreements, every deal is structured for security and scalability. We include renewal and exit clauses or revenue-share terms to minimize lease-related risks.

Data-Driven Property Selection

We evaluate 50+ variables: tourism demand, corporate travel, regulations, ADR, seasonality to pinpoint resilient, high-yield neighborhoods that consistently perform.

Dynamic Income Models

Revenue is optimized with AI-powered pricing and a mix of short-term tourists, remote workers, and corporate stays, ensuring diversified and steady cash flow.

Strong Financial Governance

With quarterly audits, escrow-controlled payouts, and a built-in 3-month contingency reserve per property, we maintain solid financial discipline to ensure uninterrupted returns.

On-the-Ground Operational Control

Each market has dedicated local teams managing guest experiences, maintenance, and quality assurance keeping ratings high and issues low.

Investor Dashboard & Transparency

You'll have access to a real-time dashboard, receive detailed monthly reports, and can join quarterly investor webinars with leadership for insights and updates.

Flexible Exit Options

After just 24 months, you're free to cash out, refinance, or continue enjoying passive income. We make exits simple and investor-controlled.

Bottom Line:

Golden Units transforms real estate investing into a secure, performance-driven journey backed by strategy, structure, and trust. With dozens of investor success stories and a growing global footprint, your capital is not just safe, it's working smarter than ever.



FACEBOOK PAGE

MEET OUR TEAM



GOLDEN UNITS



TOBIAS NILSSON
Co-Founder



DUY NGUYEN
Co-Founder



CLAUDIO GRANDIA
Chief Executive Officer



REDA ASSEL
Chief Operating Officer



LAURA WHITLOCK
Financial Consultant



CRYSTAL ROCILLO
Chief Financial Officer



ADDINS MLSNA
Investment Analyst



DAVID GREEN
Loan Officer



Tobias Nilsson – Co-Founder

A seasoned property manager with over 12 years of experience, Tobias brings a Scandinavian eye for design and a deep understanding of what creates an unforgettable guest experience. His passion for aesthetics and operational excellence is evident in every Golden Units property, ensuring that each space not only looks stunning but performs at the highest level in the short-term rental market.

 [i_am_tobinii](#)

Duy Nguyen – Co-Founder

With a strong background in hospitality analytics across Asia and North America, Duy brings a data-driven mindset to every investment decision. His expertise lies in market analysis, pricing optimization, and revenue forecasting, helping Golden Units identify high-performing locations and maximize returns for investors. His analytical approach forms the backbone of the company's smart, hands-off investment model.



 [duynguyenn00](#)



Claudio Grandia – Chief Executive Officer

With two decades leading real-estate ventures in Europe, the Middle East, and the U.S., Claudio steers the company's strategy and partnerships. Her reputation for scaling asset-light hospitality brands ensures Golden Units grows sustainably while protecting investor returns.

 [claudiigrandia](#)



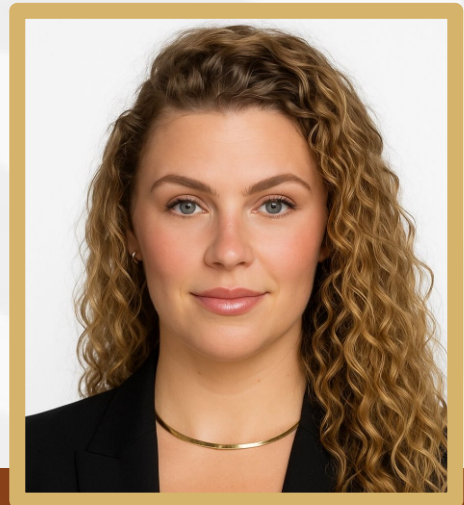
Reda Assel – Chief Operating Officer

Reda orchestrates day-to-day operations across our global portfolio, from leasing negotiations to guest-satisfaction metrics. A former Airbnb market lead, she has optimized thousands of listings, delivering the operational discipline that keeps occupancy high and headaches low.

 [reda_celia_assel](#)

Crystal Rocillo – Chief Financial Officer

Crystal blends Big-Four accounting rigor with fintech agility. She oversees treasury, investor payouts, and risk management, ensuring every dollar is tracked and every report is crystal-clear. So investors always know where they stand.



 [crystal_Rocillo](#)



Laura Whitlock – Financial Consultant

A chartered financial analyst and veteran wealth-advisor, Laura evaluates new markets and funding structures, helping tailor each project to meet diverse investor goals, from stable income to tax-efficient growth.

 [iamwhitlock](#)



Addins Mlsna – Investment Analyst

Addins crunches the numbers behind each acquisition: market demand, rental comps, and yield forecasts. Her research underpins our disciplined site selection, turning data into dependable returns.

 [learn_to_invest_in_yourself](#)

David Green – Loan Officer

David Green is a dedicated Loan Officer at Golden Units, where he plays a key role in helping investors access smart financing solutions for high-return real estate opportunities. With years of experience in property-backed lending and investor relations, David specializes in securing favorable mortgage terms and guiding clients through the financial aspect of Airbnb arbitrage deals.



 [David_mortgage](#)

His approach is built on transparency, attention to detail, and a genuine commitment to helping clients build wealth through real estate. Whether you're making your first investment or expanding your portfolio, David ensures the loan process is smooth, secure, and aligned with your financial goals.

At Golden Units, David isn't just a loan officer. He's your trusted partner in making real estate investing easier and more profitable.

Together, this multidisciplinary team fuses hospitality savvy, financial expertise, and operational excellence. So you can enjoy truly passive, worry-free income through Golden Units' Airbnb Arbitrage.

Our Global Partners

At Golden Units, we pride ourselves on forging strategic alliances with industry leaders to deliver unparalleled real estate solutions worldwide.

GRAINGER PLC

Established in 1912, Grainger plc stands as the UK's largest listed residential landlord. With a portfolio exceeding 9,000 rental homes and a robust development pipeline, Grainger is renowned for its commitment to quality and innovation in the build-to-rent sector. Their dedication to creating vibrant communities aligns seamlessly with our vision of sustainable urban living.

DARWISH HOLDING

Darwish Holding is a diversified conglomerate based in Doha, with ventures spanning retail, technology, and real estate. Their real estate division has been instrumental in shaping Qatar's architectural landscape, delivering projects that blend luxury with functionality. Their emphasis on excellence and innovation resonates with our core values.

SWISS PRIME SITE

As one of Europe's leading listed real estate companies, Swiss Prime Site boasts a portfolio valued at approximately CHF 13 billion. Specializing in commercial and retail properties across Switzerland's prime urban locations, they are committed to sustainable development and architectural excellence. Their projects, including the iconic Prime Tower in Zürich, exemplify their dedication to quality and innovation.

BARFOOT & THOMPSON

Founded in 1923, Barfoot & Thompson is New Zealand's largest privately owned real estate company. With over 75 branches and a team exceeding 1,500 salespeople, they offer comprehensive services in residential, commercial, and rural real estate. Their deep-rooted presence in Auckland and Northland, combined with a commitment to integrity and customer service, makes them an invaluable partner in the region.

These partnerships empower Golden Units to deliver exceptional real estate opportunities across diverse markets, ensuring our clients benefit from global expertise and local insights.

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