



WHO WE ARE

BridgeYields is a digital platform giving International Investors access to real estate investment opportunities in the UAE, with an independent, client-first approach.

INDEPENDENCE

We are paid by the client, with a transparent fixed 1% advisory fee on direct purchases.

HOW IT WORKS

- Analysis**
Comprehensive Wealth Analysis to understand investors' needs, goals and risk appetite.
- Entry Strategy**
Support in selecting a project, handling the paperwork, negotiating with the developer, and developing the payment plan.
- Exit Strategy**
Assistance with obtaining the Golden Visa, tax planning, and optimizing income from the investment.

OUR SERVICES

- Club Deal**
Fixed-rate real estate loans secured by a first-ranking mortgage registered at the Dubai Land Department, held by an independent security trustee, maximum 50% loan-to-value on a certified RERA valuation.
- Direct Purchase**
Independent advisory for investors interested in purchasing real estate in the UAE, providing support ranging from analysis and property selection to property management and the administrative and tax procedures to minimise tax liability.
- Partnership**
Partnerships with real estate agencies and wealth management professionals interested in offering overseas real estate investments to their clients.



**Schedule a free
Discovery Call**

Gianluca Sidoti

Founder, BridgeYields

PROFILE

Gianluca Sidoti is the founder of BridgeYields and works as an entrepreneur, investor, and independent wealth advisor.

He has been professionally investing since 2010. He designed a new wealth coaching model based exclusively on results — where he teaches HNWI's to become independent, strategic and profitable in 12 months or less.

EXPERIENCE

- Founder of BridgeYields
- Founder of TraDetector
- Launched Hedgebra in 2021
- Executive wealth-management roles across the USA, UAE, and Italy

EDUCATION

- BA, Economics in Rome
- MSC, Technical Analysis of Financial Markets in Milan
- MSC, International Business in London
- MBA, Global Economics in Geneva

AWARDS & PUBLICATIONS

- European 40 Under 40, Business Elite
- Forbes Finance Council member
- Author of OverPerform, Anteprima Edizioni
- Author of Manuale di Finanza Personale
- Author of Investire Perché, Sole24Ore Editore
- Author of Investi al Meglio i tuoi Soldi, Diarkos Editore
- Author of Invest Against Instinct, Austin Macauley



Club Deal

Secured real estate lending structure

The BridgeYields Club Deal provides access to fixed-rate real estate loans structured through a Special Purpose Vehicle (SPV) and a bilateral loan arrangement.



1. SECURITY STRUCTURE

	Fixed-rate real estate loan	The investment is a fixed-rate loan secured by real estate.
	First-ranking mortgage	A first-ranking mortgage is registered at the Dubai Land Department.
	Independent security trustee	An independent security trustee is appointed to act on behalf of all investors.
	Maximum 50% loan-to-value	The loan amount does not exceed 50% of the property's certified market value.
	Certified RERA valuation	The property is valued by a RERA-certified valuer.

2. PROCESS

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Access the Club
View available Club Deal opportunities on the BridgeYields platform.
- 
Complete KYC
Examine the loan terms, security structure, and related documentation.
- 
Choose the Opportunity
Assess the information and determine whether the opportunity aligns with your investment objectives.
- 
Invest and get quarterly revenues
If you decide to proceed, invest through the SPV for the selected opportunity and get up to 10% yearly, paid quarterly.

3. COSTS AND THRESHOLDS

	Membership Tiers From 99\$/year
	Management fees No management or performance fees
	Structuring fees Up to 3% per Deal

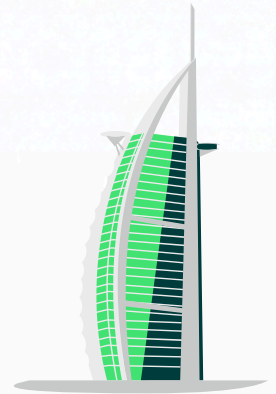
4. RISK AND TRANSPARENCY NOTE

Real estate lending and investment involve risk, including the potential loss of part or all of the invested capital. Capital is not guaranteed and past performance is not indicative of future results. Investors should review all opportunity documentation and make their own independent decision before investing.

Direct Ownership

Independent advisory for UAE property acquisition

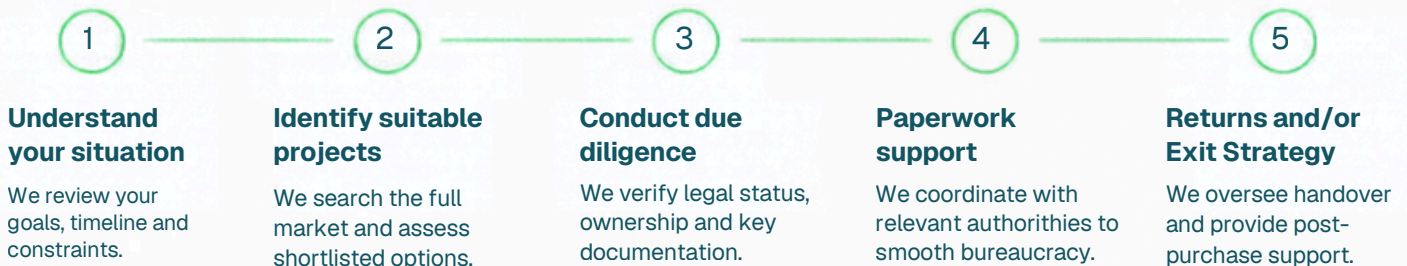
BridgeYields provides independent advisory for investors buying UAE property directly. We conduct a full-market search across Dubai, Abu Dhabi and the Northern Emirates and support you through the purchase process.



1. SECURITY STRUCTURE

	Full-market property search	We search across the full UAE market to identify properties that match your criteria.
	Wealth analysis	We analyse your situation to understand your objectives, timeline and constraints.
	Property evaluation	We assess shortlisted properties using financial, legal and practical factors.
	Due diligence	We verify legal status, ownership and development credentials before you commit.
	Purchase support	We coordinate documentation, payments and the transfer process with all relevant parties.
	Exit Strategy	We coordinate the remote handover and provide post-purchase support.

2 PROCESS



3 FEES AND MINIMUM AMOUNT

Advisory fee	Minimum investment
1%	EUR 100,000
Transparent fixed fee on direct purchases.	Property purchases from about EUR 100,000.

4 RISK AND TRANSPARENCY NOTE

Property values, transaction outcomes and liquidity are not guaranteed. Investors should review the available information and make their own decision.