

121 OFFER

ALEX GORASOV

PACKAGES



ME ABOUT

Who Am I:

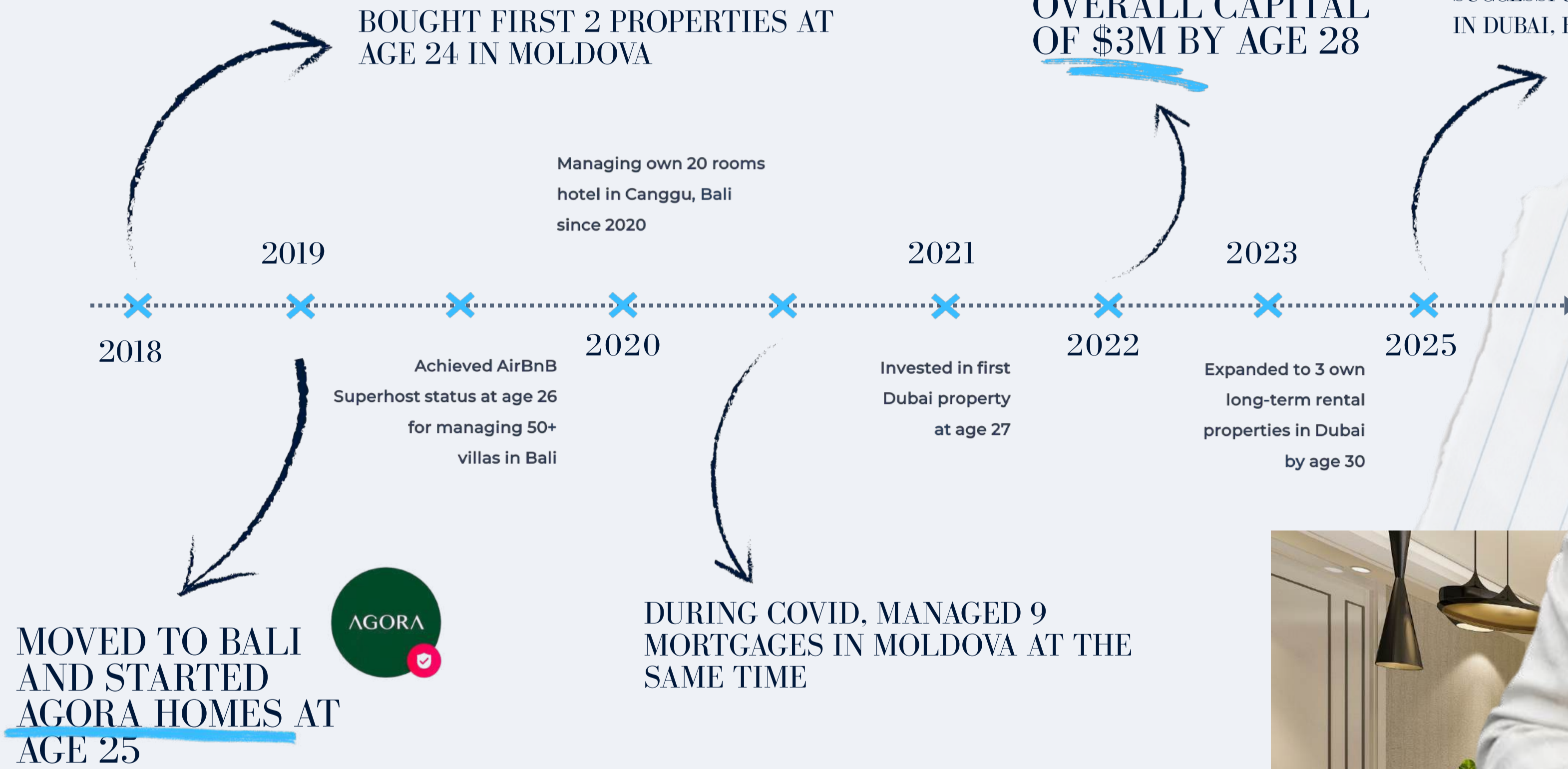
- Property investor and entrepreneur
- Originally from Moldova, currently based in Dubai
- Lived in Moldova, UK, Netherlands, US, China, UAE and Indonesia

Education:

- Moved to UK at 16 on a scholarship and lived there for 9 years
- Obtained Bachelors from the University of Manchester
- Graduated the Master of Science in Management from the London School of Economics (LSE)
- Economics diplomas from East China Normal University and Yale School of Management

Experience:

- Worked in finance and FinTech at EBRD, Deloitte, Shell, Endava, Swif
- Early stage investor in Monzo, Revolut, TransferGo, Paysend
- Speak fluently English, Romanian, Russian and knows French, Polish and Chinese



ALL OFFERS OVERVIEW

FULL SPECTRUM OF AVAILABLE SERVICES DESIGNED FOR YOUR SUCCESS

SERVICE OFFERS



ADVISORY SERVICES

- **Consultation Calls**
One-on-one sessions to address specific investment questions and market insights.
- **Strategy Sessions**
In-depth sessions to refine and execute your personalized investment strategy.
- **The Dubai Setup Advisory Package**
Comprehensive guidance for clients relocating to Dubai.
- **UAE Property Buying Process**
End-to-end unbiased support throughout the buying process.



COACHING COURSES

- **Property Investing Accelerator**
Immersive 4 weeks coaching with Alex giving you the ultimate hands on knowledge, tools and proven case based training to master property investing anywhere in the world.
 - Choose Your Focus Stream:
UAE, Bali, AirBnB
- **Bespoke Course – Just For You**
- **Coming Soon**
 1. Business Mentorship
 2. Memberships
 3. Masterminds



PROPERTY SOURCING

- **Exclusive Private Sourcing**
A customized 1-month long service to secure the best deals based on client specific requirements, offering exclusive access to off-market opportunities, distressed properties, and high-potential investments in Dubai through my network of trusted agents, developers, and industry experts.



PARTNERSHIPS

- **Real Estate Related Partners**
Exclusive partnerships with real estate related companies for paid collaboration campaigns, ads, and commissions.
- **Social Media Advertising**
Leverage my social media platforms to promote your product or service,.
- **Affiliate Marketing**
Partner with me for affiliate marketing for your product or service



LOOKING FOR EXPERT ADVICE?

BOOK A CONSULTATION



ASK ALEX ANYTHING ABOUT PROPERTY INVESTING

ONLINE OR OFFLINE IN DUBAI CREEK HARBOUR

Get exclusive access to Alex's expertise! Ask anything about property investing in Dubai, Bali, Moldova, or any market worldwide — covering market dynamics, legal essentials, current opportunities, creative financing strategies, and so much more!

STRATEGY SESSIONS

1 HOUR CONSULTATION
\$350

3 HOURS BUNDLE
\$890 **-15%**

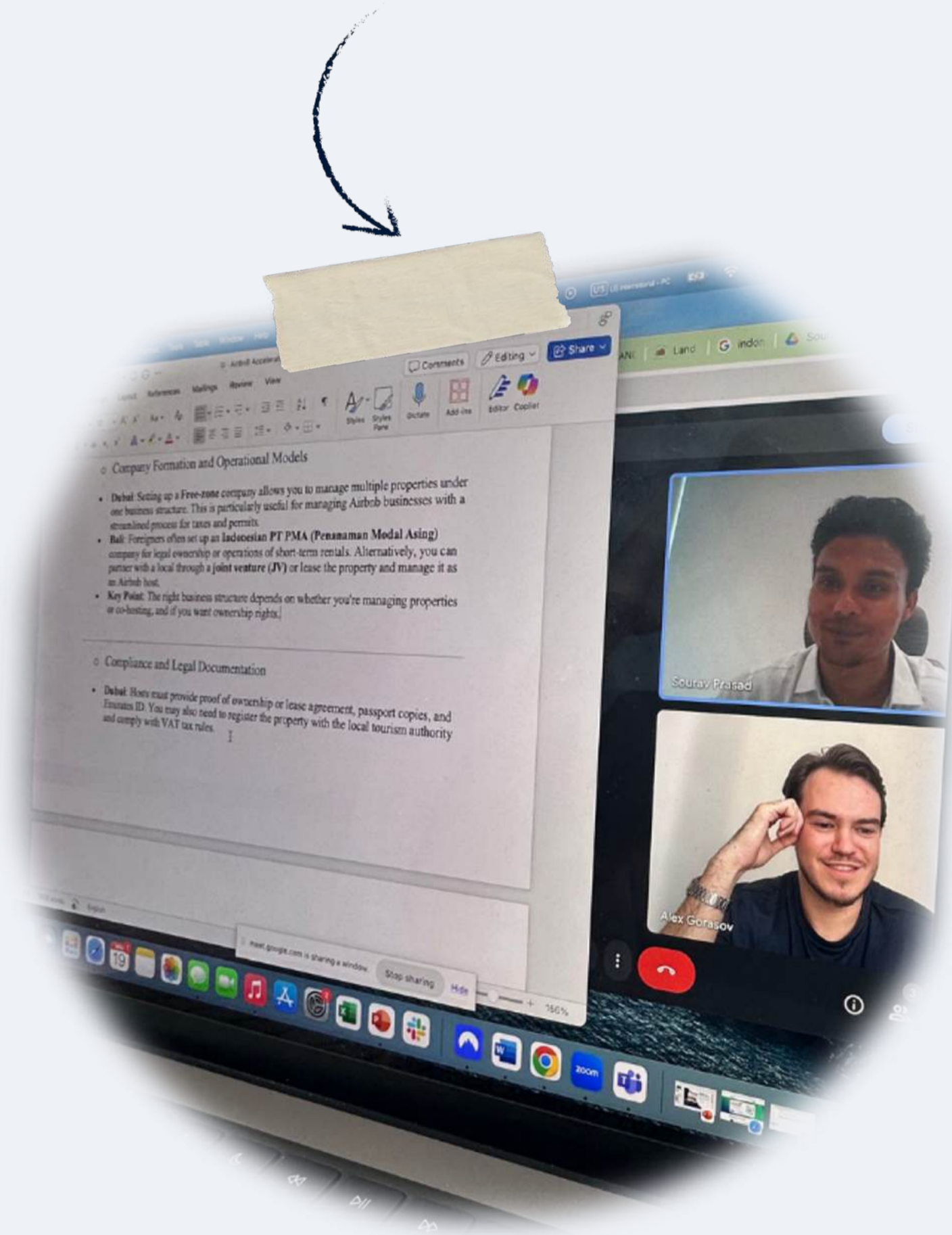
UPON SOURCING SERVICE
WAIVED

5 HOURS BUNDLE
\$1400 **-20%**

SAVINGS

NEED SOMETHING DIFFERENT?
ENQUIRE FOR CUSTOM ADVISORY
BUSINESS@ALEXGORASOV.COM

WHAT TO EXPECT IN OUR 121 CALL? 🔍



WHAT WE COULD COVER

- Analyse your specific investment case in UAE, Bali and worldwide
- Advise on first-time investment via off-plans, cash, mortgage and other options
- Evaluate your current portfolio or strategise on tailoring a prospective one
- Access exclusive sales data, advise on tax implications, create financial projections etc.

FAQs

- Could you advise me on ways to move money to UAE & obtain residency? Yes
- Can you create an investment report on a specific area in UAE? Yes, in-depth historical data.
- Can you advise on refinancing or mortgaging a property? Yes, detailed Excel examples.
- Can you find a distress deal in a specific area? Yes, via the sourcing service.

STRATEGY CASE EXAMPLE

CLIENT REQUEST: I want a 3 bed apartment in Creek Harbour and wish to discuss potential options in details, analyse historical sales, draft financial calculations and prepare for the deal.

STRATEGY OFFER: 5 hours bundle meetings to discuss current potential options, client's requests, prepare a report & excel financials to evaluate and advise 1-3 best case scenarios.

➔ BOOK A CALL: [HTTPS://CALENDLY.COM/ALEX-GORASOV/1HOUR](https://calendly.com/Alex-Gorasov/1hour)

“THE DUBAI SETUP” ADVISORY PACKAGE 1

THE ULTIMATE STRATEGY FOR BUSINESS CLIENTS RELOCATING TO DUBAI

OPTION 1:

5 CALLS

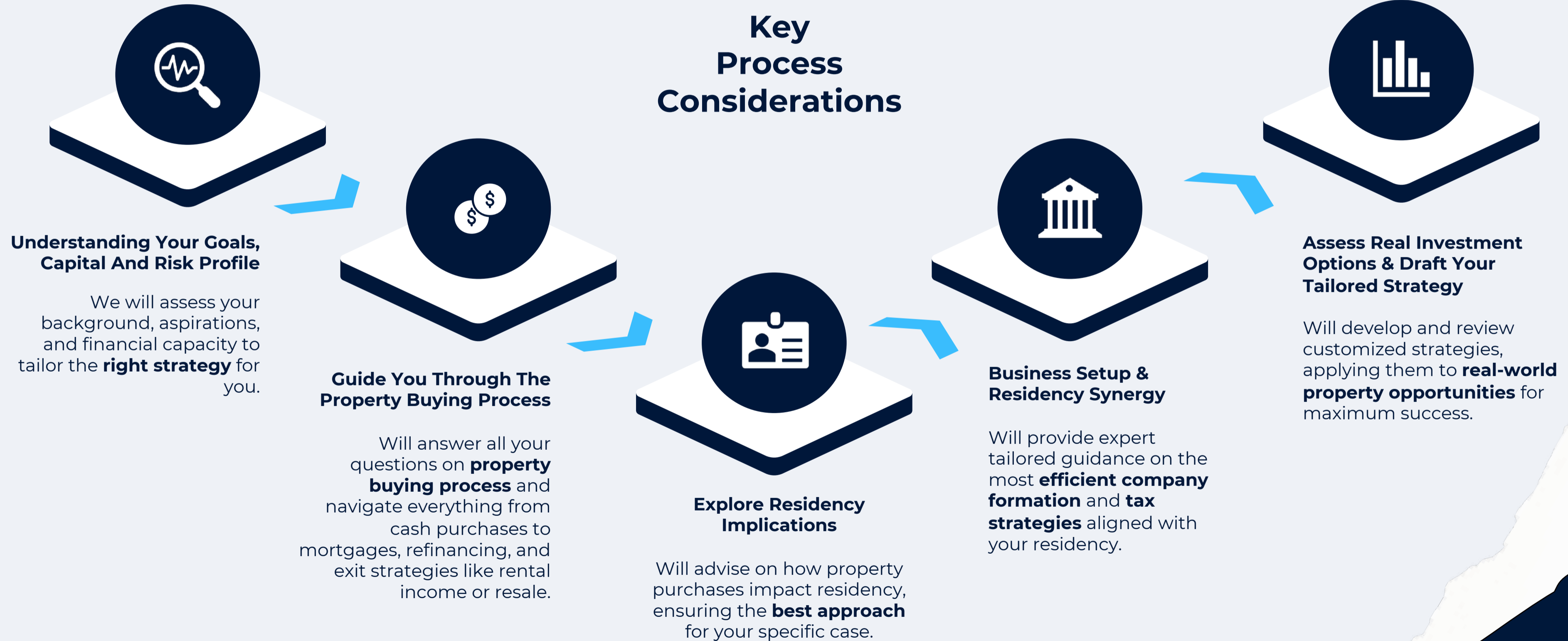
\$2,500

OPTION 2:

8 CALLS

\$3,500

Key Process Considerations



“UAE PROPERTY BUYING PROCESS” ADVISORY PACKAGE 2

IMAGINE HAVING A “KNOW-IT-ALL” FRIEND GUIDING YOU FROM SEARCH TO SIGNATURE

OPTION 1:
8 HOURS
\$3,500

OPTION 2:
12 HOURS
\$5,000

OPTION 1: MUST HAVE



Who is it for?

ALL BUYERS

Overview

- End-to-end support for all buyers looking for external non-biased support backed by a professional team of well-rounded experts
- **8 hours** call & continuous support **121 with Alex** throughout **2 months**
- Tailored based on your goals and financial background

Focus Area

- **Full support** across the property buying process — from defining your goals and investment strategy, analysing areas and deals, negotiating and placing offers, to legal documentation, SPA checks, capital movement, transfer process, handover, property management setup, rental strategy, and long-term exit planning including resale options

Financial & Legal Support

- Property return evaluations tailored based on your goals
- **Basic legal guidance** — advice on key legal questions and review of critical contract points to help you navigate the process confidently

Complex Case Support

- Analysing mortgage options and evaluating refinancing strategies
- Support throughout **mortgage approval** and funds disbursement

OPTION 2: EXTENSIVE



COMPLEX DEALS, FINANCING & MORTGAGES

- **12 hours** of comprehensive support 121 with Alex, which can be used for both **calls** and **property assessments & negotiations** (e.g., preparing detailed spreadsheets to evaluate returns, in-depth financial analysis, and strategic planning)
- **More flexibility** for additional questions, complex property evaluations, and ongoing support throughout the process

- All of Option 1 **plus** deeper financial analysis and negotiation support
- Detailed return spreadsheets & exit planning
- Mix of calls, email support, and direct Whatsapp contact with Alex & his team
- **Exclusive access** to Alex's own investment models and selected past client cases

- Detailed property return spreadsheets & exit planning prepared bespoke for you based on a few chosen investment strategies
- **Full legal review** — all documents reviewed in detail and cross-checked by Alex and his legal team to ensure full compliance and peace of mind

- Ideal for **mortgage buyers**, complex investment scenarios, or multi-property strategies
- Guidance on **advanced refinancing structures** to enhance ROI
- Insider insights on leveraged finance in the UAE with vetted local contacts



121 COACHING

× COURSES OVERVIEW ×

COURSE	OVERVIEW	DETAILS	PRICE
PROPERTY INVESTING ACCELERATOR	Immersive 4 week coaching with Alex giving you the ultimate hands on knowledge, tools and proven case based training to master property investing anywhere in the world	<ul style="list-style-type: none">• The Property Investing Accelerator is a complete coaching journey that fuses the best insights from all past 121 programs — including UAE Property Investing, Bali Real Estate, and the Airbnb Accelerator — into one streamlined flagship program• Pick your focus stream: UAE (Base), Bali, AirBnB• Full access to Alex's excel spreadsheets on real past cases• Access to Alex's Superhost AirBnB platform insights• Interactive 121 sessions with Alex tailored for both new and experienced investors• Evaluating up to 3 of your own investment ideas and specific deals• Duration: 4 weeks, 6 deep dive calls and final 7th call to wrap up your chosen investing strategy	<p>\$4,500</p> <p>REQUEST INSTALLMENT</p> <p>\$5,000</p>
CUSTOM COURSE	A premium made-for-you experience that blends strategy, financial modelling, deal structuring, and global insights into one personalized property roadmap	<ul style="list-style-type: none">• The Custom course (available upon request and time availability) is built around the core modules of the Property Investing Accelerator but adapted to your focus — whether it's passive income, company setup, Airbnb scaling, or flipping strategies• Perfect for those with specific goals, capital structures and tailored to your target market• Includes interactive sessions, real-time deal reviews, and financial planning based on your exact scenario• Duration: flexible	<p>MUST BOOK IN ADVANCE</p> <p>\$5,000+</p>

× THE ACCELERATOR ×

THE ESSENTIAL ALL-IN-ONE POWERHOUSE

MASTER PROPERTY INVESTING

BEST SELLER

\$4,500

FROM 0

TO 110%



THE ULTIMATE PROGRAM BASED ON REAL CASES TO
INSIGHTFULLY EQUIP AND FINANCIALLY EMPOWER YOU FOR
YOUR INVESTMENT JOURNEY:

- **Understand Market Dynamics:** Read market trends with clarity and invest with confidence in any real estate cycle
- **Navigate Legal & Residency Frameworks:** Secure your investments by mastering ownership laws & setup structures
- **Spot High-Potential Opportunities:** Identify undervalued or emerging assets before the crowd
- **Use Proven Investment Strategies:** Learn how top investors build wealth across short-term and long-term markets

A UNIQUE APPROACH

- **Leverage OPM & Creative Financing:** Use other people's money, refinance, or co-invest & scale faster without draining your capital
- **Master Financial Metrics:** Analyze deals using ROI, cap rate, GRM, and payback period to make decisions with precision
- **Apply Strategic Planning:** Build long-term projections and custom strategies tailored to your goals and capital
- **Unlock Exit Tactics:** Understand when to refinance, exit, or scale using advanced methods like BRRRR

PICK YOUR FOCUS STREAM: UAE (BASE STREAM), BALI, AIRBNB

BOOST YOUR INCOME

- **Property Management:** Learn how to effectively manage properties, understand typical costs, and maximize efficiency for higher returns on long-term rentals and AirBnB
- **Furnishing Secrets:** Discover proven tricks and strategies to elevate your property's appeal and boost rental income
- **Property Maintenance Insights:** Gain expert knowledge on reducing maintenance costs, managing fees, and optimizing property amortization for long-term profitability

KEY FEATURES

- **Interactive Sessions:** Applying gained knowledge on real life real estate projects and assessing investment feasibilities together
- **BONUS Section:** Revealing Alex's excel financials on own real and proven cases in Moldova, Dubai and Bali
- **Customised Approach:** Underlying your investment goals and evaluating 3 of your own investment ideas

× CUSTOM COURSE ×

THE KEY TO UNLOCKING YOUR FULL POTENTIAL

BESPOKE COURSE JUST FOR YOU

BEST SELLER

\$5,000+



btw, yesterday's session was really helpful! I feel like now I'm getting to know the good and the bad



Amazing insight Alex, thank you



YOUR PERSONALIZED PATH TO MASTERING PROPERTY

INVESTMENT:

KEY BENEFITS

- **Tailored Curriculum:** Ongoing custom-designed sessions based on your individual goals and progress, whether you're focused on real estate in Dubai, Bali, or other global markets.
- **Comprehensive Learning:** The course combines insights from my other offerings, providing you with in-depth knowledge, real-world examples, and strategies for success.
- **Flexible Duration:** Generally a 4 week immersive course, you can adjust the duration, spread throughout a longer period, and structure to suit your schedule and desired level of involvement.

INTERACTIVE SESSIONS

- **Financial Planning:** We'll work on your case and build detailed financial models and forecasts tailored to your investment needs.
- **Negotiation Tactics:** We'll apply advanced negotiation strategies to learn how to secure the best deals and maximize returns.
- **Deal Sourcing:** We'll uncover exclusive strategies for identifying off-market deals, distressed properties, and high-potential opportunities.



EXCLUSIVITY

- **Real-World Case Studies:** Analyze successful case studies from Alex's own portfolio and past clients from all over the world, offering actionable insights and lessons learned.
- **Exclusive Tools & Resources:** Gain access to customized resources, tools, and templates that you can use directly for your investments from tiny studios to 40+ rooms hotels.
- **Ongoing Support:** Continuous access to me for feedback and advice, ensuring you have all the support you need as you progress.

BE PART OF MY PRIVATE GROUP

- **Exclusive Access to Deals:** Receive ongoing, off-market opportunities and deals from my network and community.
- **Direct Access to Experts:** WhatsApp access to me, plus my team of agents, lawyers, property managers, angel investors and more for immediate support.
- **Business & Investment Mentorship:** Ongoing guidance and strategies for scaling your investments and business from me and other community members.

AN EXCLUSIVE PRIVATE INVESTMENT SERVICE

LET ME HELP SOURCE THE BEST DEAL IN DUBAI

- ✕ 500+ PRIVATE OFFLINE NETWORK
- ✕ HOT DEALS
- ✕ 1 MONTH SOURCING
- ✕ NO AFFILIATIONS
- ✕ STRAIGHT TO THE POINT
- ✕ A WIN WIN DEAL

FIXED PRICE: AED 37,000 (~\$10,000)

GUARANTEED \$10,000 SAVINGS



READY TO TAKE
YOUR JOURNEY TO
THE NEXT LEVEL?

Reach out to book you in
for a 121 call or service

EMAIL

business@alexgorasov.com

INSTAGRAM

[@alexgorasov](https://www.instagram.com/alexgorasov)

WHATSAPP

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