

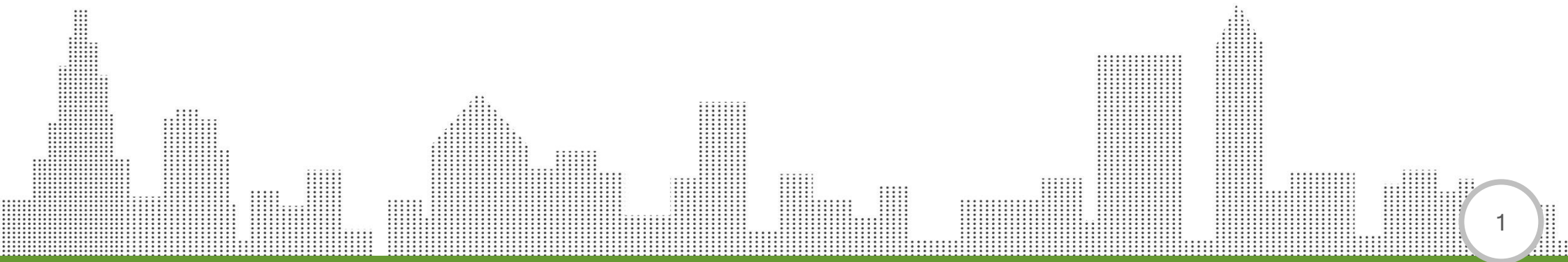


Profit from Indian Real Estate. **Safely.**

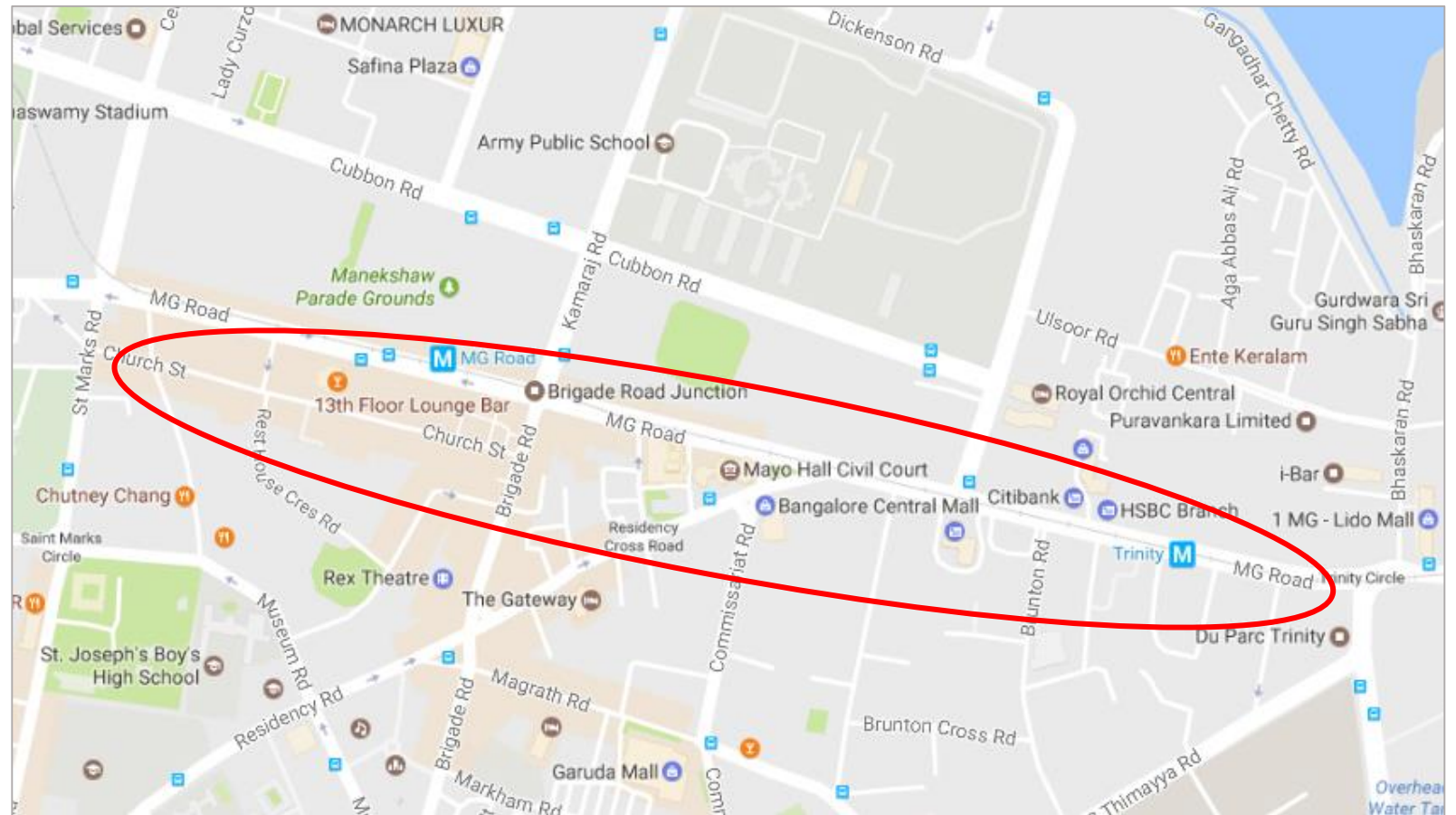


BLR-COM-MG1

Commercial Funding: Coworking Space



Satellite Map



Essential Details



- A unique opportunity to benefit from India's commercial real estate boom
- The model: Fund a coworking space and earn reliable returns, with amortization
- Cutting-edge coworking space located in the heart of Bangalore's Central Business District
- Exclusive offering normally only available to financial institutions or the ultra-wealthy
- International standard coworking space with outstanding amenities
- Quarterly returns, paid out over six years
- Ticket sizes starting at 10 Lakhs

Why we chose this project



- Located in Bangalore's Central Business District (CBD), Bangalore's flagship commercial hub
- Highest rental yield in all of Bangalore
- Project is directly off the high-end MG Road
- Within two minutes of MG Road metro station
- Many restaurants, five-star hotels, movie theatres, pubs, retail outlets, and office buildings in the neighbourhood
- Coworking spaces are the fastest-growing sector of the booming commercial real estate industry

Comparable Products

Project	Return
BLR-COM-MG1	16.0%
Fixed Deposits	7.0%
Corporate Bonds	7.0-10.0%
Government Bonds	6.5-7.5%
Best Short Term Debt MF	9.0-10.0%
Best Long Term Debt MF	9.0-11.0%

Data as of 2nd May 2017: Returns on a pretax basis.

Gallery |



Ticket Sizes

Principal	₹ 10,00,000	₹ 50,00,000	₹ 1,00,00,000	₹ 5,00,00,000
Quarterly Repayment	₹ 64,119	₹ 3,20,596	₹ 6,41,192	₹ 32,05,961
Total Annual Repayment	₹ 2,56,476	₹ 12,82,384	₹ 25,64,768	₹ 1,28,23,844
Duration	6 years, amortized			
IRR	16%			

A Note on Amortization: Amortization is where the principal is repaid on a monthly basis, in addition to interest. This is in contrast to a bond, where the principal is paid out only at the end. The benefit to an investor is that he receives his money back at a higher rate, allowing him to reinvest more rapidly.

Safety |

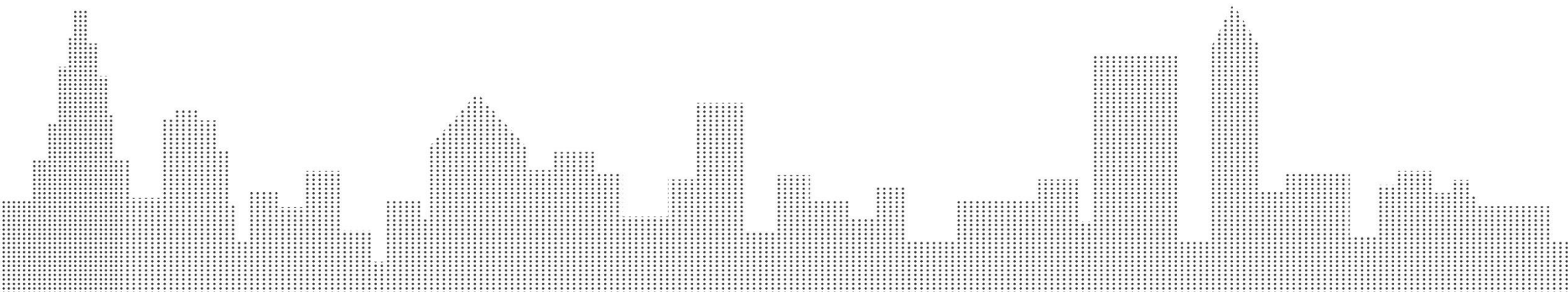
- In the established commercial hub of Bangalore
- Highest rental yields in the city
- Consistent quarterly returns
- Premium property with fantastic amenities
- Exclusive SmartOwner offering not available on the market



In a Nutshell


- Fund a coworking space and earn reliable quarterly returns
- Perfect property location on MG Road in the heart of Bangalore's CBD
- Two minutes from the metro station
- Premium coworking space with state-of-the-art amenities
- Unique opportunity to benefit from Bangalore's commercial real estate boom






Thank You

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