



# INVESTMENT PROPOSAL



# PROPERTY SNAPSHOTS



## PROPERTY DETAILS

<b>LOCATION :</b>	<b>Opp Centre Square Vikram Sarabhai Road Vadodara 390 007</b>
<b>TOTAL CONSTRUCTION :</b>	<b>1,20,000sq.ft</b>
<b>TOTAL PARKING AREA :</b>	<b>30,000sq.ft (Basement) 50,000sq.ft (Ground floor)</b>
<b>FLOOR NO. IN BUILDING :</b>	<b>3<sup>st</sup> Floor</b>
<b>AREA OF OFFERED PREMISES :</b>	<b>36,110sq.ft</b>
<b>ALLOTTED PARKING AREA :</b>	<b>50cars &amp; 200 two-wheelers</b>
<b>POWER :</b>	<b>1.2KVA/100SQFT</b>
<b>AIRCONDITIONING :</b>	<b>Centrally (200 tons)</b>
<b>ELEVATOR CAPACITY :</b>	<b>2 Passengers</b>



## COMMERCIAL DETAILS

<b>RENT :</b>	<b>Rs.28/sqft</b>
<b>DEPOSIT :</b>	<b>Rs.50,55,400/-</b>
<b>RENT ESCALLATION :</b>	<b>15% every 3 years</b>
<b>LOCK-IN PERIOD :</b>	<b>26 months</b>
<b>PROPERTY TAX :</b>	<b>Rs.0.50/sqft/month</b>
<b>MAINTENANCE TAX :</b>	<b>Rs.2/sqft/month</b>
<b>SERVICE TAX :</b>	<b>Extra</b>
<b>COMMOM AREA MAINTENANCE :</b>	<b>Rs.2/sq.ft</b>
<b>TOTAL INVESTMENT :</b>	<b>Rs.11.50crores</b>



# RENTAL RECEIPTS & RETURNS ANALYSIS

	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
<b>Receivables</b>									
Rental Receipts	12132960	12132960	13952904	13952904	13952904	16045840	16045840	16045840	18452716
Maintenance	216660	216660	216660	216660	216660	216660	216660	216660	216660
Property Tax	866640	866640	866640	866640	866640	866640	866640	866640	866640
	<b>13216260</b>	<b>13216260</b>	<b>15036204</b>	<b>15036204</b>	<b>15036204</b>	<b>17129140</b>	<b>17129140</b>	<b>17129140</b>	<b>19536016</b>
Int on Deposit	353878	378649	380383	380505	380513	380514	380514	380514	380514
Appreciation	0	2200000	2244000	2244880	2244898	2244898	2244898	2244898	2244898
	<b>353878</b>	<b>2578649</b>	<b>2624383</b>	<b>2625385</b>	<b>2625411</b>	<b>2625412</b>	<b>2625412</b>	<b>2625412</b>	<b>2625412</b>
<b>Total Receivables</b>	<b>13570138</b>	<b>15794909</b>	<b>17660587</b>	<b>17661589</b>	<b>17661615</b>	<b>19754551</b>	<b>19754552</b>	<b>19754552</b>	<b>22161427</b>
<b>Payments</b>									
Maintenance	216660	216660	216660	216660	216660	216660	216660	216660	216660
Property Tax	866640	866640	866640	866640	866640	866640	866640	866640	866640
<b>Total Payments</b>	<b>1083300</b>	<b>1083300</b>	<b>1083300</b>	<b>1083300</b>	<b>1083300</b>	<b>1083300</b>	<b>1083300</b>	<b>1083300</b>	<b>1083300</b>
<b>Net Income</b>	<b>12486838</b>	<b>14711609</b>	<b>16577287</b>	<b>16578289</b>	<b>16578315</b>	<b>18671251</b>	<b>18671252</b>	<b>18671252</b>	<b>21078127</b>
Returns	10.86	12.79	14.42	14.42	14.42	16.24	16.24	16.24	18.33

# THANK YOU

PREPARED AND COMPILED  
BY  
RESEARCH TEAM

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