

# Investment Thesis



Property ID: SRPH1/24

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# Investment Overview

Onix Advisors presents a high yield investment opportunity in residential real estate for investors looking to build a perennial source of passive income and preserve wealth for generations to come.

SPRH1/22, the asset is a rent yielding **standalone co-living building in Hoodi**, an area conveniently located from major IT Parks in the Whitefield micro-market. Hoodi is expected to get metro connectivity by 2023.

The asset offers an **annual rental yield of more than 10%** with a clear demarcated land, thus making it a very lucrative investment opportunity for investors looking for a monthly cash inflow/annuity.

# Why co-living?

It's simple: Super high returns with low risks

- **High yields**
  - A well managed co-living property has net passing yields of 9-14% as opposed to 6-7% that FDs give (as of Oct 2022). In addition, investors benefit from capital appreciation
- **Lowest occupancy risks:**
  - Finding a new tenant for a vacant room/studio/1bhk/2bhk apartment is way more easier and inexpensive than finding a new tenant for a warehouse, office or a shop
  - Consequently, vacancy risk is among the lowest, if not the lowest, when compared to rent yielding asset classes
- **Lowest operational costs:**
  - Costs of water supply and power/energy are lower compared to commercial and industrial assets
  - Costs of reception, housekeeping, security and/or marketing/promotions are lower than those for commercial and industrial buildings

# Why Hoodi?

As they say, Real Estate is all about location, location and location. Hoodi is one of the top-5 locations in Bangalore for a co-living real estate investment

- ~1,000,000 individuals work with 10km range of Hoodi
- 2,50,000+ individuals in the age 22-35 earn more than INR 1,00,000/month
- Hoodi will have metro connectivity by 2023 (Govt estimates)
- Co-living properties in Hoodi have a median long-term occupancy of ~90%
- Good social infrastructure with malls such as Prestige Shantiniketan and Phoenix Market City, pubs and breweries in proximity

## What is Onix?

Onix is a real estate advisory firm focused on sale/purchase and leasing of co-living and co-working properties

## Why Onix?

- **40 man-years** in end-to-end investment lifecycle of co-living and co-working properties
- **7 year** track record **of 100%** investor/landlord satisfaction
- **5+ year** track record of turning around idle/non-performing properties
- Highly qualified team - IITB, ISB, NITIE, Manipal, University of Houston alumni
- Confidentiality and privacy ensured

# About SimplyMoveIn

What is SimplyMoveIn?

SimplyMoveIn is the highest rated operator of co-living properties in Bangalore.

Why SimplyMoveIn?

- **50 man-years** in managing rent generating properties
- 7 year track record of generating 10%+ net passing yields
- 7 years experience of applying innovative design to improve rental yields
- 7 year experience of maintaining **95%+ occupancy** consistently across property portfolio
- 7 year track record of maintaining a stellar **4.9/5 customer satisfaction**

# How this works?

Onix has partnered with SimplyMoveIn to identify investors for co-living properties that could be managed by SimplyMoveIn for generating rental income for the investors, if investors need so.

To elaborate,

Onix finds investment opportunities and investors.

Onix helps investors buy co-living properties (built-to-suit, ready-to-move-in, under construction etc.), and provide any post purchase assistance

Investors upgrade/add furniture/fitouts to make the property ready to operate.

SimplyMoveIn operates ready properties and passes rental yields to the investors.

# Yield calculations

To get complete information memorandum with supporting financial model in XLS/PDF format, express your interest on [yash@onixadvisors.com](mailto:yash@onixadvisors.com),  
[nitin@onixadvisors.com](mailto:nitin@onixadvisors.com)

Investment  
₹ 1.6 Cr

Monthly Returns  
₹ 0.95 L

Yield  
7.13 %