

BLACKROCK

REAL ESTATE

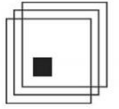
Pre-Leased Grade A Commercial

Pune.



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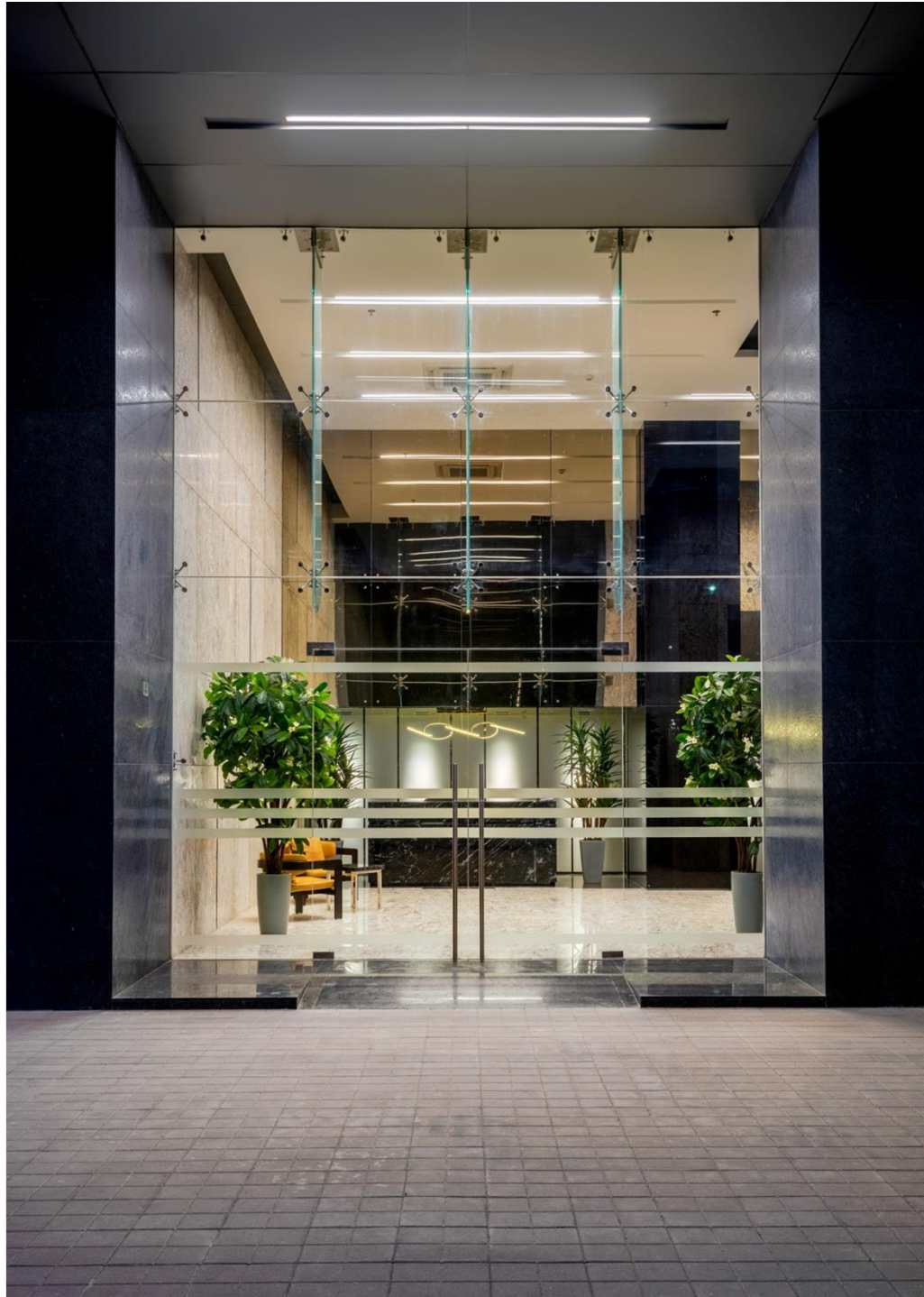
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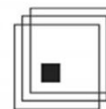
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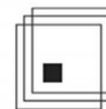
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Property Details & Preleased Calculations:

Useable Carpet Area	9,405 sq ft
Chargeable Area	13,247 sq ft
Agreement	9 Years
Lock In	9 Years
Escalation	5% Every Year
Deposit	Rs 67,56,000/-
Maintainence Amount per month	Rs 97,200/- + GST
Maintainence Paid by	Paid by Lessor
Property Tax Amount (Approx)	Rs 9,00,000/-
Property Tax Paid by	Paid by Lessor
Lease Start Date	15-Sep-23

Area	Rent / Sft	Rent Amt
Chargeable Area 13,247	100	13,24,700

Starting ROI 7.75% p.a.



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Average Yearly Rental	1,58,96,400
Less Yearly Maintenance	11,66,400
Less Property Tax (Approx)	9,00,000
Residual Amount	1,38,30,000
Rent Capitalized	7.75%
Capitalized Amount	17,84,51,613
Add Deposit	67,56,000
Asset Value	18,52,07,613

Tenant is a corporate with National presence & is serving clients such as



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Thank You

**“Invest for the long haul.
Don't get too
greedy and
don't get too scared.”**



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