

Embassy Business Hub

📍 Yelahanka , Bangalore



10%

Entry Yield

7,275 psf

Entry Price

Embassy Business Hub

📍 Yelahanka , Bangalore

FULLY
FUNDED

* Min. Investment 25 lakhs

₹ 25,00,000

Monthly Rent

₹20,873

Ownership

0.2%

475

INVESTORS

1.4%

FUNDED

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About Property

There is a unique opportunity to purchase 174,497 sf in Embassy Business Hub, Bangalore, tenanted to Philips at an all-in price of Rs. 143,00,00,000 (Rs. 7,450 per sf) implying a 10.00% yield and 18.8% IRR for eligible investors. Embassy Business Hub (Phase I) is a 0.65 million sf Grade A+ project with B + G + 13 floors on the International Airport Road and is purpose built for Philips India. We believe this is a unique opportunity to acquire a leased Grade A asset with a 5 year lock-in and a blue chip tenant.

Investment Highlights



10.00%

HIGH RENTAL YIELD



18.8%

HIGH RETURNS



Rs 7,450

ATTRACTIVE PRICE



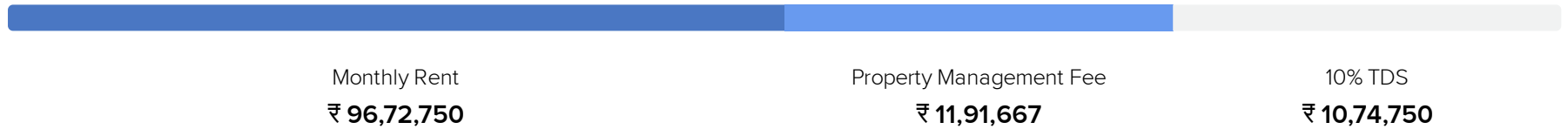
Airport Road

LOCATION

Investment Returns

Investment Amount ₹ 25,00,000

Monthly Cash Flow



Financial Model

	DAY 0	Year 1	Year 2	Year 3	Year 4
Investment	(₹1,43,00,00,000)				
Interest during construction		12,22,00,000	7,12,83,333		
Interest on closing costs		53,40,000	31,15,000		
Rents			5,09,27,835	12,22,26,804	12,22,26,804
Enhanced Yield		1,57,30,000			
Interest on lease deposit			5,38,675	12,92,819	12,92,819
Sale Value					2,11,74,89,526
Total	(₹1,43,00,00,000)	₹14,32,70,000	₹12,58,64,843	₹12,35,19,623	₹2,24,10,09,150

18.54%

Target IRR

1.83x

MOIC

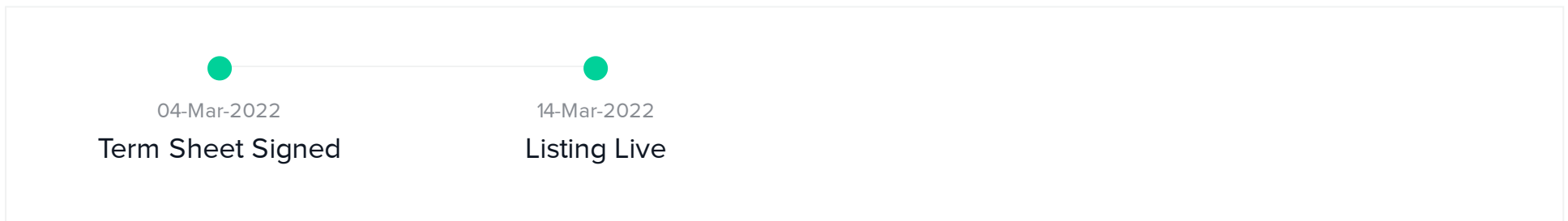
₹11.72 K

Sale Price psf




₹117.98 Cr

Profit Amount

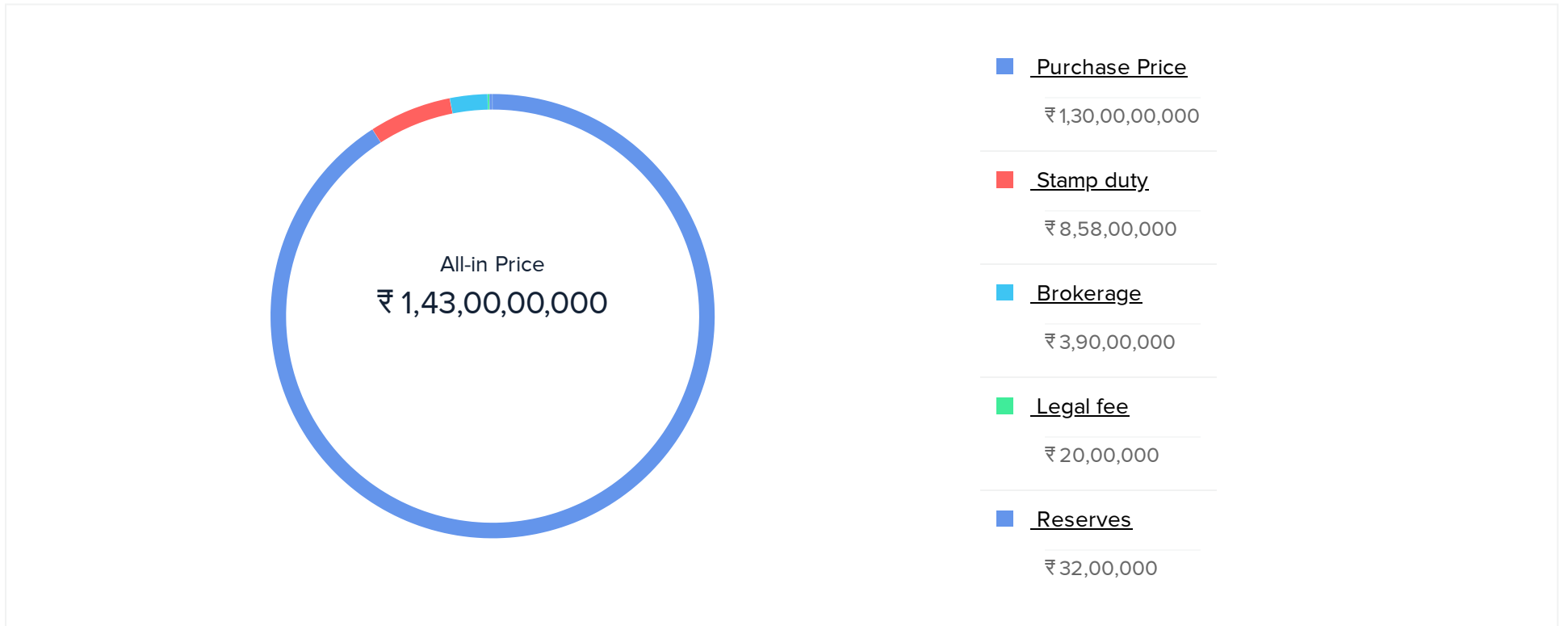
Key Updates



Tenant Details

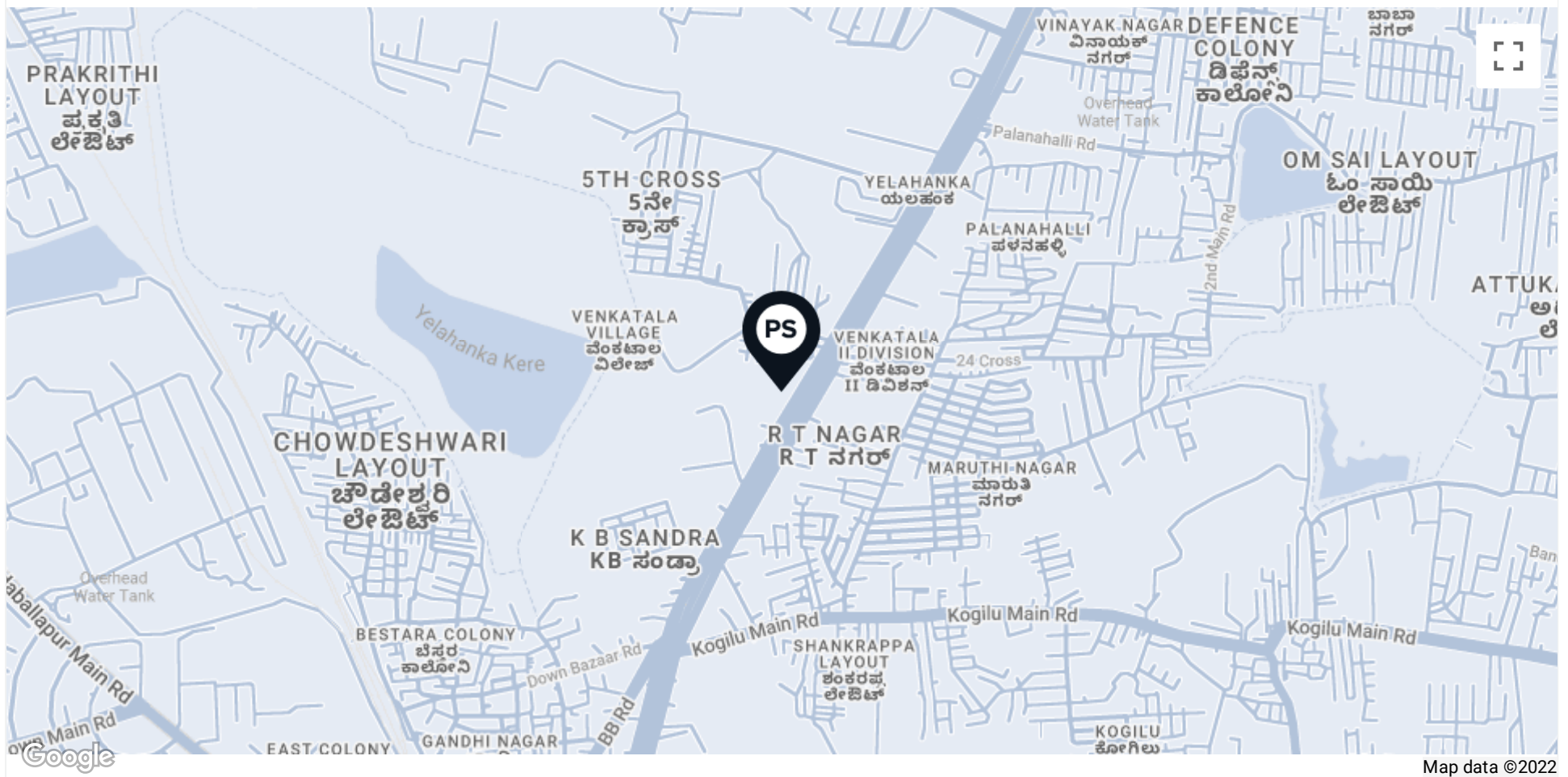
Name	Country
Philips India	Netherlands
Description	
Global major in electronics and health technology	
Time Period	
 Lease Start Date	01 Apr 2023
 Lock-in Period	5 YEARS
 Lease End Date	01 Apr 2038
Tenant	
1,74,497 SF Total Area	₹57 Rent Per SF
15 YEARS Lease Period	15% Escalation

Property Pricing



Location Highlights

Embassy Business Hub is strategically located on the International airport road, one of the largest and fastest growing office market in Bangalore.



Floor Plan

Proposed unit is spread across c. 3.5 floors totaling 174,497 sf

