

INVESTMENT

WHITE PAPER

PROGRAMMING FOR INCOME GENERATING ASSET

- **Cat A Income Generating Assets** are a great category asset to own with a steady stream of fixed income offering superior risk and inflation adjusted returns.
- We have assisted large family offices acquire **1000 cr+ assets at ~ 10% yields**
- We help acquire, refinance, credit rate and manage the asset through property cycles and deliver attractive risk adjusted income yields

ACQUIRE, EARN

We handhold process of

- listing out opportunities
- evaluating
- doing diligence
- acquisition
- refinance

OWN, MANAGE

We provide full suite of asset management services covering

- Property management
- client relationship management
- billing
- bank relationship management

Case Studies

We assisted a family office to draft a strategy to invest and acquire CAT A office building in Tier 1 cities in South India with steady rent yield with top tier clients.

Deal 1

- ~ 1 million sq.ft office building was acquired at an average yield of 11%.
- Marginally risky acquisition since the erstwhile owner had certain NCLT issues and asset was financed by a special situation fund
- Resolved the issues, obtained refinance of Rs. 350 cr from a PSU Bank
- Obtained BBB- credit rating without any previous borrowing experience
- Asset Management carried out by FSPL team



Deal 2

- ~ 0.30 million sq.ft office building was acquired at an average yield of 11%.
- Resolved previous lender issues, obtained refinance of Rs. 300 cr from a Private sector Bank
- Obtained BBB- credit rating without any previous borrowing experience
- Asset Management carried out by FSPL team

