

INVESTMENT

FINANCE



INDIA

CONSTRUCTION

RESIDENTIAL
DEVELOPMENT

AFFORDABLE HOUSING PROJECT IN INDIA

Summary: Affordable housing project „Tiru Greens., total of 1,170 flats.

Investment: 15,000,000 USD

Total project cost: 28,200,000 USD

Location: Siliguri, India

Term: 5 years

LOCATION

The Tiru Greens project is situated in Siliguri in West Bengal, India. Advantages of the location:

- ▶ The site is conveniently located for all major services including Schools, a High Education College, Banks, a Police station, the Airport and Hospitals;
- ▶ The site is set within a beautiful landscape with spectacular views and is close to a Tea Plantation which helps to ensure pollution levels remain low;
- ▶ Siliguri City is undergoing rapid expansion with the airport being a major catalyst for this expansion.

FORECAST

Tiru Greens has the land available, valued at 5,5M USD and plans to invest further cash as equity in the project, which will produce Sales Revenues totalling over \$45,3 million over the 5 years for which it requires funding.

- ▶ IRR: 17%
- ▶ NPV: 3,02M USD
- ▶ LTV: 32.7%
- ▶ ROI: 29.6%

*The photo is only illustration.