

Income Projections for Monthly Income Asset @ Kolkata

	1st year	2nd year		3rd year	4th year	5th year	6th year	7th year	8th year	9th year	10th year	11th year	12th year	13th year	14th year	15th year
Average Room Rent (ARR) per day in Rupees	3000	3200		3400	3600	3800	4000	4200	4400	4600	4800	5000	5200	5400	5600	5800
Total No of Flats in entire tower	124	124		124	124	124	124	124	124	124	124	124	124	124	124	124
Percentage of Occupancy per month	70	70		70	70	70	70	70	70	70	70	70	70	70	70	70
Rooms sold at above Occupancy Rate	87	87		87	87	87	87	87	87	87	87	87	87	87	87	87
Number of Rooms Occupied per month	2647	2647		2647	2647	2647	2647	2647	2647	2647	2647	2647	2647	2647	2647	2647
Total Income as per above Occupancy per month	7942200	8471680		9001160	9530640	10060120	10589600	11119080	11648560	12178040	12707520	13237000	13766480	14295960	14825440	15354920
40% of Income given back to Investors 1st & 2nd year	40	3176880														
50% of Income given back to Investors 3rd year onwards			50	4500580	4765320	5030060	5294800	5559540	5824280	6089020	6353760	6618500	6883240	7147980	7412720	7677460
Income per Square feet (Rs.)	53	57		75	80	84	88	93	97	102	106	111	115	119	124	128
For Studio Unit																
Monthly Income to each owner	23710	25291		33590	35566	37542	39517	41493	43469	45445	47421	49397	51373	53348	55324	57300
Annual Income to each owner	284525	303494		403077	426788	450498	474209	497919	521630	545340	569050	592761	616471	640182	663892	687603
Investment by owner	4116550	4116550		4116550	4116550	4116550	4116550	4116550	4116550	4116550	4116550	4116550	4116550	4116550	4116550	4116550
ROI % per annum	6.9	7.4		9.8	10.4	10.9	11.5	12.1	12.7	13.2	13.8	14.4	15.0	15.6	16.1	16.7
For 1 BHK Unit																
Monthly Income to each owner	38510	41077		54555	57764	60973	64183	67392	70601	73810	77019	80228	83437	86647	89856	93065
Annual Income to each owner	462115	492922		654663	693172	731682	770191	808701	847210	885720	924230	962739	1001249	1039758	1078268	1116777
Investment by owner	6669900	6669900		6669900	6669900	6669900	6669900	6669900	6669900	6669900	6669900	6669900	6669900	6669900	6669900	6669900
ROI % per annum	6.9	7.4		9.8	10.4	11.0	11.5	12.1	12.7	13.3	13.9	14.4	15.0	15.6	16.2	16.7

Apartment Details	Number of Units	Basic Cost	Registration	Total Cost	Area (sft)
Studio (447 sft - including common areas)	108	Rs. 38,66,550	Rs. 2,50,000	Rs. 41,16,550	447
1 BHK (726 sft - including common areas)	16	Rs. 62,79,900	Rs. 3,90,000	Rs. 66,69,900	726
Total Number of Apartments	124				
Total Built Up Area of the project (in sft)	59892				

Note:

All figures indicated above are in INR (Rupees)

Registration as of current guidelines and subject to change as per government policies at the time of completion.

The ARR indicated is an average value of the room rent of both Studio & 1 BHK units.

The ARR calculated is the NET ARR (NET ARR = Total Gross ARR MINUS Brokerage/Commissions, Bank Collection Charges & External Maintenance)

For example for 1st year Net ARR is Rs.3000 (Gross ARR Rs.3200/- less Rs.200/- expenses as above)

Occupancy assumed at most conservative levels of 70% for the entire lease period (even ARR also assumed on most conservative basis) whereas G&C has understood from Starlit's existing track record & market surveys that this is going to be much better.

****IMPORTANT** | Regarding FIRST YEAR income - At the beginning of operations, like any other hotel, Starlit would like to accept limited bookings to test all rooms for guest feedback on any technical snags and increase the bookings month after month (say 25% in 1st month, 30% to 40% by 3rd month and then 40% to 50% by 6th month and then all the way beyond 60% by 3rd / 4th Quarter) while steadily hiking the average room rental. This process may take between 6 to 9 months depending on which part of the year they start operations (peak season or off-season). Hence, for the first few months, returns can be expected at lower levels which will keep increasing over period of 6 to 9 months and reach projected earnings for 1st year little before end of 1st year. Thereafter, it will be steady and is expected to keep growing as per above projections by Starlit.

****IMPORTANT** | As part of the Sinking Fund - which is used for major overhauls / repairs / upgrades to the building that happen once every 8 to 9 years to ensure building is fresh and relevant to changing tastes and amenities - 3% of your share of income shown above will be kept aside into a Sinking Fund. This money will belong to you and all the other investors jointly and interest earned on the same also belongs to the investors and this accumulated reserve is used to make such large changes and overhauls instead of making investors put in additional money at those times. This way, you will not have to invest extra money once every 8 to 9 years which is very important and has to be done to keep the building and rooms attractive to guests in the long run.