

CoRoof | 20% Fractional Ownership – Grade A Warehouse Investment

Location: Tehsil Dadri, Gautam Budh Nagar, Uttar Pradesh

Google Coordinates: 28.49825873941786, 77.63743255234759

Tenant: Solar cell Manufacturer (₹1,000 Cr+ turnover company)

Lease Status: Rent Commenced | 7-Year Lock-in | 10-Year Lease | 5% Escalation

Investor Snapshot – 20% Share (₹18 Cr Investment)

Metric	Investor Entitlement (20%)
Land Area	8,058 sq yards (6,738 sq meters)
Warehouse Area	41,000 sq ft
Annual Rent – Year 1	₹1.07 Cr
Monthly Rent	₹8.93 Lakhs
Rent Escalation	5% per annum
Lease Lock-in	7 Years
Lease Term	10 Years

10-Year Rental Cash Flow (Investor Share)

Year	Annual Rent (₹ Cr)
Year 1	1.07
Year 2	1.13
Year 3	1.18
Year 4	1.24
Year 5	1.30
Year 6	1.37
Year 7	1.44
Year 8	1.51
Year 9	1.58
Year 10	1.66

Exit & IRR Scenario (Illustrative)

- Investment Amount: ₹18 Cr
- Exit Target: Sale in Year 10 at ~7% Cap Rate
- Estimated Exit Value (20% Share): ₹26–27 Cr
- Target Equity IRR: ~13–14%
- Nature of Returns: Stable rental yield with capital appreciation upside

Why This Investment Makes Sense

This opportunity allows investors to co-own a large-format, institutional-grade warehouse asset leased to a strong corporate tenant. With predictable cash flows, contractual rent escalation, and long lease visibility, investors gain exposure to a ₹90 Cr+ income-generating asset at a ₹18 Cr entry ticket through CoRoof's co-investment structure.