

INVESTMENTS

Partnering for the Success of Entrepreneurship VOLUME 3 • ISSUE 6 • SEPTEMBER 2011



Demand for Standalone Houses is on the rise, once again....

The worsening spirit of the housing industry of Nepal seemed to revive once again in the last few months. The media once again flaunted advertisements of real estate and new housing projects. While the truth is that real estate market has not really recovered yet. But the recent budget has injected new lease of life to the barely thriving real estate market. We are optimistic that it could initiate the business in a vibrant manner. There are a few reasons why the demand for standalone houses is on the rise. It hasn't been long Nepal entered into the concept of living in an organized community living hence moving towards the planned urbanization.

Due to globalization, Nepal has been familiarized with the outer world and realized the need of planned housing in community living. Our survey shows that there are approximately 2000 units

of standalone houses developed by developers out of which 1500 are already handed over to the buyers leaving around 500 units to be delivered to customers.

So when the market starts to take shape, sale of standalone houses in community living would be on the front line to go first. Another reason is the status of the set minds of Nepalese; majority of us would still prefer to live in a house with a fence around our own yard. We have been brought up with a belief that having a house would make you a matured and a successful man, a fulfillment of a Nepali dream so to speak. It is a creation of asset to be cherished not only for a lifetime, but for generations to come. The ownership certificate of your house will bond you with a dream house and a piece of land, you can say your own.

Editorial Team
Brihat Investments Pvt. Ltd.

“
It is a creation of asset to be cherished not only for a lifetime, but for generations to come.
”

Source: Planning permit, Town Development Committee, Kathmandu.
Town Development Planning & Implementation Committee, Lalitpur.

LEADERSHIP QUOTES

“A leader is best when people barely know he exists, when his work is done, his aim fulfilled, they will say: we did it ourselves.” - Lao Tzu

“The best executive is the one who has sense enough to pick good men to do what he wants done, and self-restraint to keep from meddling with them while they do it.” - Theodore Roosevelt

“Nothing so conclusively proves a man's ability to lead others as what he does from day to day to lead himself.” - Thomas J. Watson

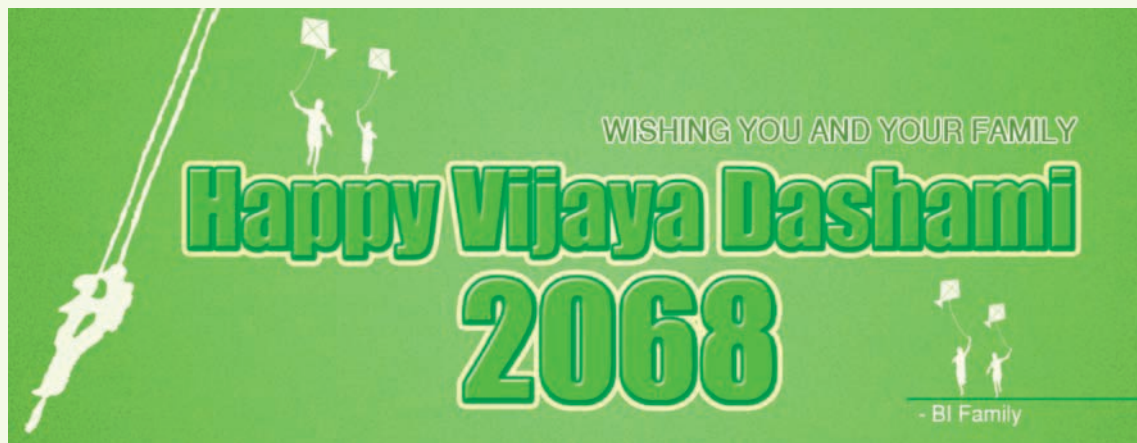
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CORPORATE HUMOR



“I think we're going to need a bigger sign.”





Real Estate Investment

Commercial Investments: How feasible is it?

“Plenty of return in long run in terms of finance and social assets....”

Investing in commercial real estate meaning office buildings, retail stores, shopping malls has its own set of advantages and drawbacks.

Commercial leases tend to be long term –sometimes decades –and the leases have built in escalators to allow for increased expenses in taxes, insurance, inflation, and annual building maintenance.

These are called “triple net” leases. While the leases can be long term, the waiting period to find a replacement tenant can be painfully long as well.

For this reason, a commercial investor needs to have deep pockets. If you want to get into commercial real estate investment, you need to be familiar with the culture and leasing specifics around each kind of commercial investment, or hire a property manager who has this expertise who can truly assist the investor at most intricate or complex situations.

Because of the length of time that it takes to pay off a mortgage, it is often referred to as a “dead man’s game,” in realty investment portfolio. But if you work hard to find the right investment property

and invest within your means, with due consultations and proper advices from experts, then it can be assured that this will not be the case! Profits will mount.



Real Estate Marketing Agent

Mistakes are portals of discovery....

“When you make mistake, don’t look back at it long....”



Nobody likes making mistakes. But, unless you want to go through life as a complete recluse, you are guaranteed to make one every now and then. If you learn from mistakes correctly, they can propel you forward. You must also realize that mistakes are an essential part of self improvement.

Don’t be overwhelmed with guilt and regret; analyze how you can learn from them.

The greatest mistake you can make in life is to continually fear you will make one. Here are few mistakes which generally real estate agents could make:

1. Believing that adding your name and photo to a template makes you stand out from other agents.
2. Focusing on the agent rather than the prospect’s problems and concerns
3. Not having a clear message to a target audience
4. Not having a compelling call to action
5. Not following up with leads
6. Creating unprofessional marketing materials.
7. Using differentiating factor
8. No compelling reason to contact you



Real Estate
Partnering for
Entrepreneurship

BRIHAT INTERIOR SERVICES

“

Brihat Interior Services: a contemporary, refreshing and cost effective approach to interior design

”



“BI PREMISES”



UNDER ENTREPRENEURSHIP VENTURE OF BRIHAT

Brihat Interior Services is here to make its mark in the interior domain.

“A home is where the heart is” so, come visit us and we will fulfill your cherished dream.

Salient Features

- Design schemes within a given budget.
- Design interior spaces that make clients financially successful.
- Have a track record of successfully designed spaces.



We offer services for Interiors of Residences/ Apartments/ Offices/ Commercial Areas



Real Estate
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Real Estate is one of those sectors in Nepal, where there are endless possibilities.

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Welcome Home to Our Community

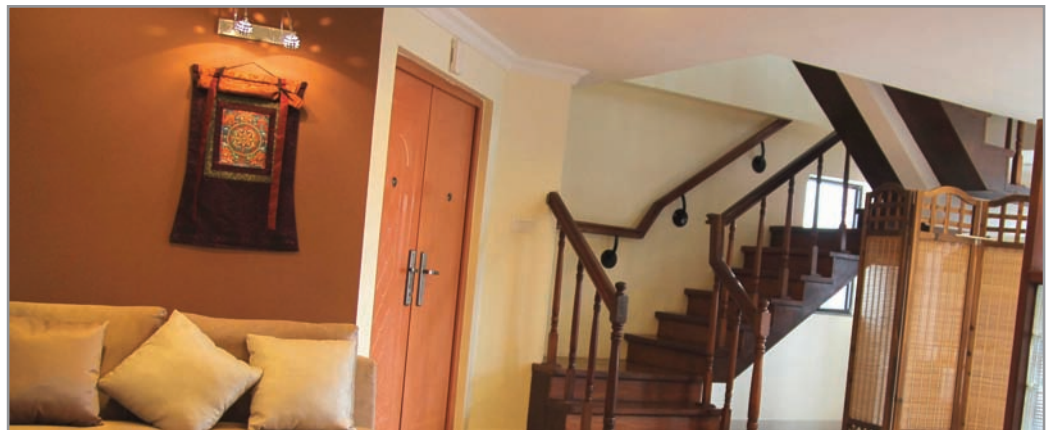
Community Rental Home By Owners(CRBO) service BI announced few months ago has officially started this month with a big bang. The continuous marketing effort of our team and the quality of the product and services we are providing in CRBO has paid off very well.

Real Estate is one of those sectors in Nepal, where there are endless possibilities. CRBO being a feasible entrepreneur wing of BI will continue to generate good revenue for the company. The development of CRBO concept will attract more investors to real estate sector in general. It will not only bring in income to the new home

buyers but also maintain value and upkeep of the property.

Just to recapitulate what CRBO is, we are extending the best quality of service in providing the highest standard of short and long term rental stays in our community living units for vacationers from around the world, Non-Resident Nepalese (NRNs), and foreigners serving in Nepal.

Our units have fully furnished rooms with well equipped kitchen that have modern accessories and amenities. Our community facility includes 24 hours security in gated community, well equipped gym, and well maintained swimming pool.



The locations where we are providing CRBO service are:

- TCH Community Living - Thaiba
- TCH Community Living - Budhanilkantha
- TCH Tower IV – Sitapaila

If you want more information
please email us at crbo@brihatinvestments.com

SYNDICATE COLUMN



QUESTIONS:

Is Buying a Home in Today's Economy a Good Idea?

- Gaurav Sharma, Ithari

As a long-term investment, buying a house is still one of the best investments for individual households. It's always better to trade up in a buyer's market, like the one we are in now. This is the golden time for buyers, as they have the upper hand in buying and bargaining.

“Why” you may ask? After all, the headlines say the real estate market is down and out, with defaults rising at an alarming rate. The prices are going down because of financial liabilities of some developers and are forced to sell their projects at minimum prices, withholding only nominal profit for themselves.

What buyers need to realize is that real estate market, like all markets, inevitably have their ups and downs. And homeownership has a track record that is virtually unmatched by any other purchase in terms of its real benefits.

Despite the turmoil in mortgage lending, if you have good credit, a job and steady income, you will find there is still plenty of

mortgage credit to be had at good rates. So, don't miss out on the benefits of homeownership.



If you have any queries related to buying or selling of houses,
please email us at info@brihatinvestments.com

TCH Community Living THAIBA



TYPE: Plot 25 A
LAND: 0-4-3-3.66
BUILT-UP AREA: 1483.48 Sq.ft.

TYPE: Plot 6 C
LAND: 0-3-0-2.15
BUILT-UP AREA: 1545.44 Sq. ft.

TYPE: Plot 18 E
LAND: 0-3-2-1.78
BUILT-UP AREA: 1408.81 Sq. ft.

TYPE: Plot 28 E
LAND: 0-2-2-1.44
BUILT-UP AREA: 1357.85 Sq. ft.

TCH Tower IV - SITAPAILA

UNITS ON SALE

Building Type - A

Type: **3-A1** (Third Floor)
Built-Up Area: 1272.34 Sq. ft.

Building Type - B

Type: **5-B1** (Fifth Floor)
Built-Up Area: 1322.19 Sq. ft.

Type: **6-B2** (Sixth Floor)
Built-Up Area: 1083.42 Sq. ft.

Type: **6-B3** (Sixth Floor)
Built-Up Area: 1043.62 Sq. ft.



Brihat Community Living - SITAPAILA



सौर्य उर्जा

फोहरमैलाको उचित
व्यवस्थापन

वर्षाको पानी संचितिकरण



UV-Ray रोक्ने शिसा



Comfort block

Brihat Community Living

- Sitapaila

- सितापाइला चोकबाट मात्र २.४ कि.मी दूरीमा ।
- दक्षिण मोहडाको जग्गामा शान्त एवमं रमणीय दृश्य ।अति सुन्दर पहाडी पृष्ठभूमि ।
- वातावरण मैत्री सामूदायिक बसोबासको सम्पूर्णसुविधा सम्पन्न ।
- हाल बजार तथा व्यक्तिको माग अनुसार तयारी गरिएको घरहरू ।
- हरेकलाई सुहाउँदो र लचिलो पूर्णवित्तिय सुविधा उपलब्ध ।
- यहि आउँदो २०६९ बैशाख महिना देखि बसोवास गर्न मिल्ने ।



तपाईंको सपनाको घर अब मात्र रु. ७२,७५,०००



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The Link
ECO URBANIZATION





Announcement

We are at your service

7

days a week



To meet and take your ideas for a better communication and to reinforce our relationship to a better level of understanding



Like us on Facebook



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We would be more than happy to send you our newsletter regularly and also anticipate your feedbacks to help us make our publication better. Kindly contact us to get our BI newsletter on a regular basis, if you so desire.

Corporate Social Responsibility



World Diabetes Day



CNN Hero of the Year 2010



Bagmati Cleaning Campaign



Women's Day



- Corporate Social Responsibility by Brihat Investments throughout the year.

Prosperity is possible-All it takes is SOUND IDEAS



Last Thursdays is jointly organized by Entrepreneurs for Nepal and Samriddhi, the Prosperity Foundation partnering with Dwarika's Hotel, Nepal Young Entrepreneur's Forum

(NYEF) and Change Fusion Nepal to network with each other. It is conducted on last Thursdays of every English month for young professionals and entrepreneurs to network

with each other. Mr. Om Rajbhandary, chairman of Brihat Investments, was invited as a guest speaker on last Thursday of August month i.e. 18th August 2011.