

Yield Underwriting Memo

Property Dossier · BB-002

Property	Meridian Corporate Floor — ORR
Location	Outer Ring Road, Bengaluru
Type	Commercial · Pre-Leased 9 yrs
Area	12,500 sqft
Guide Price	INR 195,000,000
Yield / GDV	9.2%
Document	Yield Underwriting Memo (PDF · 1.9 MB)
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Summary

A pre-leased Grade-A commercial floor on Outer Ring Road, with an anchor Fortune-500 tenant on a nine-year triple-net lease. 9.2% cash yield from day one; escalations at 15% every three years.

Verification Highlights

- 12,500 sqft carpet · full floor · dual entry
- Fortune-500 IT anchor · 9-year lock-in remaining
- Triple-net lease · 15% escalation / 3 years
- IGBC Platinum certified building · 5-star fire

Certification

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