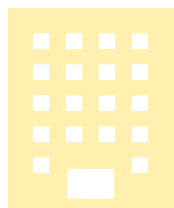
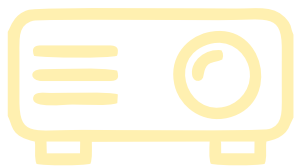
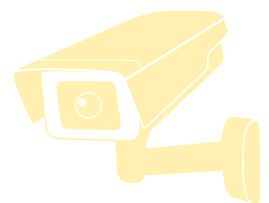
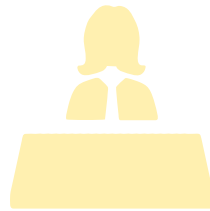


SIERRA CARTEL

COWORKING SPACES

CABINS | WORKSTATIONS | TRAINING ROOMS | MEETING ROOMS

Empowering Business Since 2012....



ABOUT

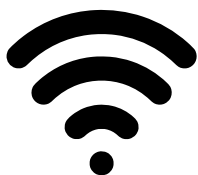
Sierra Cartel Co-working Spaces strives to be the leader in the business of providing affordable , comfortable ,practical co-working and dedicated office spaces and affordable training spaces for various training requirements .

TRACTION OF SIERRA CARTEL

- ▶ Sierra Cartel is running 4 centres in Bangalore 2 in HSR Layout and one centre each in HRBR layout , RT Nagar.
- ▶ Sierra Cartel have a capacity of 350 seats , 6 training rooms(capacity of approximately 120 pax) with 100%-75 % occupancy .
- ▶ Sierra Cartel is making a yearly revenue of about Rs 1 Cr.
- ▶ Sierra Cartel has had a clientele of about 250 Clients

MARKET OPPORTUNITY

- ▶ According to a study conducted by renowned real estate consultancy JLL, the coworking industry in India is expected to receive \$400 million in investments by 2018.
- ▶ Small scale Entrepreneurs, investors and buyers find Co-Working spaces affordable and a wise decision.
- ▶ Metro Cities like Bengaluru and Delhi NCR have become the Hub of Co-Working spaces.
- ▶ As per a survey, there are more than 2 million freelancers in India as of 2016 and they would all be looking for shared spaces and Coworking Sector is predicted to grow by 40-50% in the year 2018 itself.
- ▶ Big companies are also finding co working spaces a wise decision.



Wi-Fi



24 X 7



Conference Room



Network



Training Rooms

Product

- ▶ Co-Working Spaces
- ▶ Dedicated Offices
- ▶ Co-Training Spaces
- ▶ Virtual Offices

Supporting You

Starting from the scratch we will help you find the right real estate , Negotiating the right price for your space , designing and fitting out the premises for optimum revenue generation with a practical and impressive designs , Centralised Marketing and follow ups overseen from the head office to training the staff for ensuring best customer experience we will hand hold you to your success .

SUPPORT

- ▶ Territory selection
- ▶ Property Finalisation
- ▶ Lease negotiation
- ▶ Marketing
- ▶ Lead Follow ups
- ▶ Operational Support

IDEAL FRANCHISEE PROFILE

Sierra Cartel is looking to partner with passionate entrepreneurs looking to grow in this verticle with the following resources

SPACE: Good commercial space of 2500 – 5000 Sqft

ABILITY: Good networking and convincing Ability

Capital: Willingness to invest in Infrastructure



FINANCIALS PROJECTION

Break – UP	
Franchisee Fee	3,50,000
Commercial Floor Deposit	8,00,000
Interior Cost	12,00,000
Misc (Computers , Networking ,etc)	1,00,000
Marketing and Launch Cost	1,50,000
TOTAL CAPITAL INVESTMENT	26,00,000

SPACE SPECIFICATIONS

Floor Area in .sqft	2500
Rental	Rs.40/ per sqft
Monthly rent for the space	Rs.1,00,000/
Expenses	
Front Office/ Sales Executive	Rs.15,000/
House Keeping/ Office Boy	Rs.10,000/
Internet	Rs. 8,000/
Electricity	Rs. 12,000/
House keeping material & miscellaneous expenses	Rs/ 5,000/
No. of workstations	80
Price per workstation (monthly)	Rs . 5,000/

RETURNS

Particulars	100 percent occupancy	60 percent occupancy	70 percent occupancy	80 percent occupancy	90 percent occupancy
Investment	1250000	1250000	1250000	1250000	1250000
Revenue per month	400000	240000	280000	320000	360000
Rent	100000	100000	100000	100000	100000
Electricity and maintenance	20000	20000	20000	20000	20000
Human Resource	15000	15000	15000	15000	15000
Miscellaneous	5000	5000	5000	5000	5000
Total Expense	150000	150000	150000	150000	150000
Profit After Expense	292500	90000	130000	170000	210000



CABINS | WORKSTATIONS | TRAINING ROOMS | MEETING ROOMS

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