



NREDF

Nepali Real Estate Development Fund





Strategies we are working on

Flip

- Purchase, Rehab and sell residential Property.

Hold (BRRRR)

- Purchase, rehab and hold multi unit residential Property.



Multifamily BRRRR

Buy → Rehab → Rent → Refinance → Repeat

Hypothetical example:

Purchase price: \$240k

Cap rate: 6%

Rehab: \$100k

Holding cost and fees: \$30k

Total Project cost: \$370K

ARV: \$500k

Cap rate: 12%

Refinance cash pull out 70% : \$350k

Est. Investment after refinance: \$20K

Est. Equity in the property after refinance: ~\$130k

Benefits of Multifamily BRRRR

- Rolling Investment
- Somewhat Recession proof
- Long term investment
- Equity build up
- Increases Cashflow
- Scaling units (2+4+8+16+32+64+128 =?)



5 Year Investment Plan “Road to 10M”

Growth Sustainability Diversification

Year 1 and 2

60% residential flip

30% residential + Commercial (5+Units) BRRRR.

10% other (Invest in public REIT, Land, or other projects)

Year 3 and 4

30% residential flip

60% residential + Commercial (5+Units) BRRRR.

10% other (Invest in public REIT, Land, or other projects)

Year 5

20% residential flip

65% residential + Commercial (5+Units) BRRRR.

15% other (Invest in public REIT, Land, or other projects)

How can we fund projects?



Increase
shareholder



Cash out refinance



Rental Income



Profit from fix and
flip projects



Bank Loan



Public partnership
program



Recurring collection
from shareholders

Public Partnership Program

NREDFC will Invest 51% in a project.

Remaining 49% investment will be opened for shareholders.

Profits to be disbursed immediately at the end of the project.

Thank You

