

## Advisory Report for Real Estate Investment in Hyderabad

### Client Profile:

City: Hyderabad

Budget: Rs.1.0 Cr

Property Size Requirement: 1000.0 sqft

Purpose: Investment

Metro Connectivity Required: No

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### 1. Budget Feasibility Summary

Based on current market price feasibility, properties within the specified budget of Rs.1.0 Cr are available in various localities. The price range for suitable properties is between Rs.0.33 Cr and Rs.1.25 Cr, allowing for flexibility in property selection.

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### 2. Best-Fit Localities

Here are the recommended localities for investment, considering the client's budget and requirements:

#### 1. Gachibowli

Overview: A major IT hub with numerous tech parks and corporate offices.

Pros: High rental demand, good infrastructure, and proximity to educational institutions.

#### 2. Kondapur

Overview: Close to Gachibowli and other IT areas, making it a popular residential choice.

Pros: Strong rental market, good amenities, and family-friendly environment.

#### 3. Kukatpally

Overview: A well-established residential area with a mix of old and new developments.

Pros: Affordable pricing, good connectivity, and a steady rental yield.

#### 4. Madhapur

Overview: A vibrant locality with a mix of commercial and residential properties.

Pros: High demand due to proximity to IT companies and entertainment options.

#### 5. Miyapur

Overview: Emerging locality with ongoing infrastructure development.

Pros: Affordable property prices and potential for appreciation.

#### 6. LB Nagar

Overview: A well-connected area with a mix of residential and commercial spaces.

Pros: Affordable prices and good rental demand.

#### 7. Sarjapur Road

Overview: Rapidly developing area with numerous tech parks and residential projects.

Pros: High rental demand and potential for appreciation.

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### 3. Trade-offs & Risks

**Older Properties:** Budget constraints may lead to options that require renovations or are in older buildings.

**Amenities vs. Cost:** Properties with premium amenities may exceed the budget but can attract higher rental yields.

**Market Saturation:** High-demand areas may experience slower appreciation due to increased supply.

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#### **4. Rental Yield Estimation**

Estimated Monthly Rent: Rs.19,186

Estimated Annual Yield: 3.0%

This estimate reflects conservative residential rental trends in major Indian metro markets. The yield may vary based on the specific locality and property condition.

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#### **5. Final Recommendation**

The specified budget of Rs.1.0 Cr is feasible for acquiring properties in the recommended localities. For optimal investment returns, focus on areas with strong rental demand and potential for future appreciation. It is advisable to conduct site visits and consider property conditions before making a final decision.

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#### **Next Steps**

**Property Viewing:** Schedule visits to shortlisted properties.

**Market Analysis:** Conduct a deeper analysis of rental trends in selected localities.

**Financial Planning:** Review financing options if necessary.

This advisory aims to provide a strategic approach to real estate investment in Hyderabad, ensuring that the client's objectives are met effectively.