

INVESTMENTS

Partnering for the Success of Entrepreneurship VOLUME 4 • ISSUE 4 • JUL - AUG 2012



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Nepal fastest urbanizing country in South Asia: World Bank

Nepal is the fastest urbanizing country in South Asia with urban population growing at the rate of more than 5% annually since 1970s. On the other hand, Nepal is least urbanized country in South Asia with just 20% population residing in urban areas. So the economy hasn't revived to the extent according to the recent initial study surveyed by the World Bank.

The city area development has not benefitted as per expectations despite opportunities of manufacturing being so abundant while rural areas do have a lot of setbacks. Similarly, the governments' lackluster political instability, and internationally uncompetitive remittance-dependent economy have suppressed economic growth. The businesses that grew comparatively in the cities haven't been able to achieve their targets in a competitive manner. The report shows that Kathmandu valley has failed to turn comparative advantages into competitive advantages in the areas like cultural tourism, handicrafts and agro-

processing due to multiple factors such as inadequate infrastructure, haphazard planning, and poor business environment.

The tourism development and rapid migration trends that at times if left unmonitored, can result in unplanned urbanization and population growth threatening natural environments, cultural heritage, hence increasing vulnerability to disasters. Although, primary gateway to economic activity is through rapid urbanization, when it is unplanned, it becomes a full-blown congested center, where controlling becomes too costly and most difficult.

In conclusion, government initiation must be increased in providing supportive measures for the massive migration on the move with expansion of city connections internally and externally prioritizing on investment in infrastructure and making growth inclusive in order to foster growth and sustainability of urban areas.

Editorial Team
Brihat Investments Pvt. Ltd.

Attractive schemes available for the sale of houses at Brihat Community Living - Ramkot

- ✓ Buy back guarantee after 2 years of handover
- ✓ 10 Lakhs cash discount
- ✓ Rental guarantee for 3 years
- ✓ Home loans at 9.99% interest rate
- ✓ Home exchange offer

Note: Conditions apply and these schemes are valid till the end of Ashad 2069.

ENTREPRENEURSHIP QUOTES

"I have not failed. I've just found 10,000 ways that won't work."
- Thomas Edison

"The most valuable thing you can make is a mistake – you can't learn anything from being perfect."
- Adam Osborne

"In order to succeed, your desire for success should be greater than your fear of failure."
- Bill Cosby

"If you cannot do great things, do small things in a great way."
- Napoleon Hill

"Never test the depth of river with both the feet."
- Warren Buffet

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CORPORATE HUMOR



"As per VASTU!"





Real Estate Investment



For those who rise to the top of their field, the opportunity to make money can be endless.



How to Make Money in Real Estate

These are some of the basic ways investors make money from real estate:

1. Appreciation: The most common source for real estate profit is the appreciation - the increase in the value - of the property. Location is often the biggest factor in appreciation of properties. As the neighborhood around a home evolves, adding community facilities such as transit routes, schools, shopping centers, and so on, the value climbs.

2. Income: Generally referred to as rent, income - or regular payments - from real estate can come in many forms. If you own a house, apartment building, office building, hotel, or any other real estate investment, you can charge people rent in exchange for allowing them to use the property or facility.



3. Real Estate Business Operations: It involves special services and business activities on your real estate premises. If you own a hotel, you might sell on-demand

movies to your guests. If you own an office building, you might make money from vending machines and parking garages. For those who rise to the top of their field and understand the intricacies of a particular market, the opportunity to make money can be endless.

4. Real estate investment trusts (REITs): With REITs, the owner of multiple properties sells shares to investors - usually to fund the purchase of more properties - and then passes on the rental income or returns in the form of distribution. ■



Real Estate Marketing Agent



...learn to manage yourself in the area of time management, continuing education, and personal life balance...



7 Tips to Real Estate Marketing Agents' Success

1. First and Foremost YOU are a business: Real estate agents work for seller and buyer, but are independent, commissioned sales people. This means that you are a small business and must run your practice as a business. Do remember you are a small business owner.

2. Embrace Planning Attitude: If you don't have a plan, then you are on someone else's plan. The successful real estate agent's should plan their lives.

3. Research Your Market Plan: The real estate agent are responsible for your own expenses. Hence, research specific marketing plan within strategic plan. Remember a business plan usually is data driven, while a strategic plan identifies who does what by when.



4. Establish Sales Goals: Using your strategic action plan, establish sales goals.

5. Create a Financial Budget: Your financial budget should plan for your marketing costs, any additional costs such as education and your forecasted income.

6. Make Managing Yourself a Priority: Real estate is said to be a 24/7 business much like any small business. You must learn how to manage yourself especially in the area of time management, continuing education units, and personal life balance.

7. Find a Mentor or a Real Estate Coach: Going at it alone is not easy. Take the time to find a mentor who can help you steer through some of the known obstacles and help you during the "peaks and valleys." If you have the resources, you may wish to hire a real estate coach or an executive coach who specializes in small business help and sales. ■



Real
Estate
Partnering for
Entrepreneurship



**Brihat
Investments
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to skilled
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to work
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betterment of
the society.**



Up-and-coming Entrepreneurial wings of BI

Having come this far in the field of real estate and overall promotion of planned urbanization, Brihat Investments has been open to skilled entrepreneurs to work together for the betterment of the society. With this theme, BI has introduced these promising entrepreneurial wings.

- 1. Building Construction:** Having more than a decade of experience in the industry, it is only expected of the pioneers at BI to take on this endeavor of introducing a wing devoted to building construction of individual residential and commercial properties as per customer need.
- 2. Design, Interior, Model making & Valuation Services:** This wing does concept design to architectural drawings, municipal drawing and approval. It will provide the client with concept designs, 3D views, and estimated cost sheet including required manpower. This wing also prepares mock-ups (display homes) for housing developers. It also makes model of a building/complex as per design. Lastly, it prepares valuation report of land or building.
- 3. Wood and Aluminum Work:** This wing works with carpentry and aluminum. In wood work, it makes any kind of custom made furniture with precise measurement including door/window frame, metal door, door lock fittings, handrail, parquet laying and skirting fittings, kitchen work, wardrobe as well. The wing fabricates aluminum doors, windows, and partitions.
- 4. Building Material Trading:** This wing procures construction and interior finishing materials and furniture – from Bangkok or China as per individual customers' need. Materials include laminated parquets, metal doors, HDF doors, and furniture etc.
- 5. Community Rental Home By Owner (CRBO):** This is the hospitality industry wing of BI, which provides short and long term rental stay in community living units for vacationers, non-resident Nepalis (NRNs,) and expatriates in Nepal. The wing has standalone houses as well as apartment units. The units have fully furnished rooms with well equipped kitchen that have modern accessories and amenities. The community facility on these units include 24 hours security in gated community, well equipped gym, and well maintained swimming pool.
- 6. MLS:** BI is initiating Multiple Listing System (MLS). Structurally and legally safe properties (residential or commercial) from Kathmandu valley will be listed in MLS for sale. The primary objective of MLS is to provide income for its investors while preserving capital and ultimately creating an opportunity for principal growth. The investors will be benefitted from interest to their capital investment and profit sharing from the sales of properties listed in MLS.
- 7. Asset Management:** Asset management is managing personal property or managing the operation of residential, commercial and industrial properties. BI is venturing into this wing as the management team that helps organizes all affairs connected with property business including buying, selling, renting, leasing, and maintaining and up keeping the property etc. ■



PENTHOUSE FOR RENT



Community Rental Home By Owner (CRBO) is adding the duplex Penthouse to its properties for rent. It is a luxurious residence of 3 bedrooms and 3 bathrooms with perfect view of Kathmandu valley from its huge private terrace.

Corporate Social Responsibility



Brihat Investments is proud to provide scholarship to master Saroj Shrestha, son of Mr. Narayan Shrestha and Mrs. Krishna Maya Shrestha. He is studying in grade 7 at Machhapuchhre International Secondary School, Kusunti. Mr. Shrestha works as a security guard and Mrs. Shrestha works as a cleaner in Hospice Nepal from the inception. ■

Socialization at Brihat Community Living



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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.

A social event was recently held at BCL on 27th Jestha 2069 with the residents, their guests, and well-wishers. It was a cocktail dinner event, where there were display of moved- in properties as well as ready to move in properties. BI team entertained the visitors at mock up buildings and also at the information zone.



The ready-to-enjoy infrastructure and community facilities such as swimming pool, gym hall, sauna, landscape area, and interlocking block paved road really enticed the visitors. Everyone enjoyed the cool ambience of the evening by the pool side. It was a successful event with energetic guest participation and smooth operation by the management team of BI. ■