



Your  
**Investments**  
start with us.

#WithAshtonGray

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Take your flight towards

# Financial Growth



## Who are We?

Ashton Gray is a vertically integrated **real estate investment and development firm** headquartered in **Houston, Texas**. Over the years, we have built exclusive real estate developments across a diverse range of asset classes, including luxury spec homes, subdivisions, multi-family properties, retail centres, senior living communities, and master-plan developments.

Building on our history of success in real estate spanning over a decade, Ashton Gray now offers **investment opportunities to Indian investors** seeking to invest in the **U.S. market** under its new venture, Ashton Gray Investments.



Growth | Equity | Performance



**700+**  
**Global**  
Investors



**\$600+**  
**Million**  
Portfolio

Where real estate investment  
dreams come to life!

Experience the future of real estate investing with Ashton Gray Investments. We provide investors with unparalleled access to private equity investments in the lucrative U.S. real estate market.



## Mission

Our mission is to provide our investors with access to superior real estate investment opportunities in the U.S., delivering outsized returns while expanding beyond traditional investment opportunities available in the market. We believe every Indian investor should have a portion of their investable net worth in investments backed by the U.S. real estate market.

## Vision

Our vision is to be the leading provider of real estate investment opportunities for investors seeking to tap into the potential of the U.S. market. We strive to be a trusted partner for our investors, providing them with exceptional service and investment options that align with their financial goals and aspirations.

## Values

We believe in conducting our business with integrity, transparency, and collaboration. We invest our personal capital into each project to show our commitment to success and maintain a disciplined approach to investing, focusing on risk management and long-term value creation. We embrace innovation and continuously seek new ways to stay ahead in a constantly evolving real estate market.

How did it all start?

# Turning our Vision into Reality

Initially, Ashton Gray focused on renovating entry-level single-family homes and then moved on to luxury homes with price tags ranging from **\$2 million to almost \$7 million** in the U.S. As the company demonstrated consistent returns, it started to attract more investors and access more capital, prompting it to move into larger commercial projects like shopping center development, senior living projects, and land development. Over the past few years, Ashton Gray's focus has shifted towards **master-plan development**.

The Company saw an opportunity to offer first-of-its-kind investments backed by U.S. real estate to Indians and NRIs looking to invest capital sitting in India. Over the past year, the company has offered three lucrative investment opportunities with a ticket size of just 10 Lakhs - **Landing Meadows, Spring Plaza, and Riverside** - all of which have had an impressive **annualized yield of 18%** and a **fixed pay out of 10%**. These investments have proven to be popular among investors in India, leading to an expansion of the company's offerings.

*"Ashton Gray's vertical integration approach drives aligned goals and successful outcomes by controlling every aspect of the development cycle, from evaluation to management."*

**Sumi Rengaraj**

Co-Founder & CEO, Ashton Gray Investments

# Why Invest in U.S. Real Estate?



Hedge against  
**Inflation**



Appreciation of  
**USD against**  
**INR**



Favourable  
**Debt Terms**



Our focus is on the dynamic **Texas market**, with current projects spanning across four major cities: **Houston, Austin, Dallas and San Antonio**.



The U.S. economy has demonstrated remarkable resilience and growth over the years, making it a safe haven for investors. Furthermore, the U.S. real estate market is one of the largest and most established markets globally, with a steady appreciation of property values year over year.

In 2022, the U.S. real estate market saw significant growth, with the median existing-home price hitting a **record high of \$353,900**.

Additionally, with low-interest rates and a strong economy, experts predict that the market will continue to appreciate in value, making it a favourable real estate investment opportunity.

# U.S. Vs Indian Real Estate Market



## Strong Property Laws

## Fundamental Property Title Insurance

## Diversity of Asset Classes

## Stability and Security

The U.S. real estate market is widely considered to be a secure investment choice when compared to other global markets. The market's stringent regulations promote transparency and security against fraudulent activities, offering investors peace of mind. Moreover, the U.S. economy's stability enable investors to make long-term investments in real estate with ease. The country's strong legal system further instills investor confidence in the protection of their assets.

## Indian Market



Low



## The U.S. Market



High



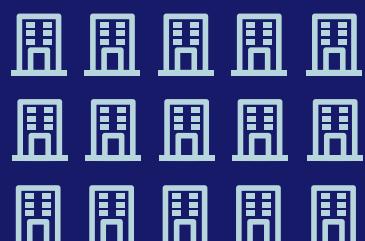
## The U.S. Real Estate Market Trends

**Source:** The Wall Street Journal, The Realtor

**~100%**

### Increase in CRE

Investments by pensions, sovereign-wealth funds & foreign institutions



**27%**

### Decrease in Home Inventory

Lowest supply of U.S. home  
in last 30 years



**15-20%**

### Higher IRR as Compared to Emerging Markets

Better rental yield, favourable debt  
rate and low valuation



# Why invest with Ashton Gray Investments?

## Low barrier to entry

Invest in the largest real estate market with a **minimum investment of 10 Lakhs.**

## Diversification

Diversify investments to **minimise investment risks** and increase returns.

## Global Investment

Think **beyond traditional investments** and invest in U.S. real estate that yields high returns.

## Short Tenure

Invest in **18 – 24 month** tenures for faster returns and frequent reinvestment.

## Secured Investment

Reduce risk with our **vertically integrated model** that oversees projects from start to finish

## Performance Record

**100%** Performance record with **investor capital** for more than a decade

*"An Investment with good returns within a short period is what my husband and I were looking for. What attracted me the most is the timeframe of the project, percentage of returns and adherence to the legal terms and conditions."*

**Sunitha Joe**  
Business Owner, Attire Hunters



## The Ashton Gray Way



### Evaluation

We uncover prime opportunities not yet on the market. Each project undergoes a deep dive analysis and only 1 out of 77 meets our standards



### Construction

Let our experience in construction be your competitive advantage. We maintain tight control over project management to gain higher yields across a wider range of projects

With a rigorous vetting process and a focus on efficiency, Ashton Gray helps clients maximise their yields and win big in the market.



## Acquisition

Alongside key architects, engineers and municipalities, our team vets each investment against current and emerging markets to identify the biggest opportunities to win.



## Management

No matter the goal, we implement an aligned marketing plan to get there while integrating operational efficiencies and coordinating payments, reports and documentation.

## Who can Invest and How?



Individuals who are **Indian citizens / Non-resident Indians (NRIs) / persons of Indian origin (PIOs) / limited liability partnerships (LLPs) / private limited companies** are eligible to invest. However, it is essential to ensure compliance with regulations before proceeding.

## Investment through **SPV structure**



Indian  
**Investor**



*"What really impressed me was the **lower ticket size** of the investment and seamless end to end investment process. Ashton's **deep knowledge and expertise in the U.S. real estate market** is an icing on the cake."*

**Sudarsan Surajmul**  
Vice President, Global Custodian Bank

*"In today's situation, the **Banks give you an interest of 5.6%** and an addition of 0.5% for senior citizens. This does not help us meet out even our family expenses. I came across Ashton Gray Investments through my friend. I heard that they are into the Real Estate business in the U.S. **They give an annualized returns of 18%**. So I highly recommend them."*

**R. Krishnasamy**  
Textile Business Owner

## Investment Capital



Indian  
**SPV**



US  
**SPV**



US  
**Project**

## Capital Return

### SPV - Special Purpose Vehicle

A legal entity that allows multiple investors to pool their capital and make an investment in a single company.

## The Investment Life Cycle

01



Asset  
listing

02



KYC  
completion

03



Expression  
of interest

04



Payment  
completion

05



Investor made  
partner (SPV)

06



Asset fully  
subscribed

07



Investor receives  
fixed payouts

08



Assured exit at a  
premium



“

Show us the interest  
**Bring home  
the returns**

Minimum Investment : **10L**

Annual Yield : **Up to 18%**

Fixed Payout : **10%**

Tenure : **18 - 24 Months**

Payout model : **Monthly/Quarterly**



*"For me, this is more about having identified a gap in the market and being the first mover to attempt to solve it. We have already proven the model, since we have had several investors in India that we have no prior relationship with, subscribe to our offerings. They have seen it, believed in the model and have chosen to invest with us."*

**Sudharshan Vembutty**

Founder and President, Ashton Gray Investments

# Our Portfolio

## 13+ Years of Development Expertise

Ashton Gray's impressive portfolio of projects, including luxury homes, subdivisions, multi-family buildings, retail centers, and senior living facilities is a testament to its values of integrity, transparency, and excellence.

### Residential Development

More than **\$100 Million** of single family luxury home development and a **3-time STAR award winner** from the **Texas Association of Builders**

### Apartments and Senior Living

Close to **\$240 Million** in high-rise condos, apartments and senior living development including our prestigious **Taj Residences project** in Houston

### Masterplan Development

Over **2,000 acres of master plan development** between various projects in Houston, Austin and Dallas with a combined project volume of **over \$250 Million**

### Commercial Development

Over **\$35 Million of commercial & retail centre development** with most assets leased to strong national credit tenants like **AT&T, Dominos, SPECS**



## Investment Projects



**5107 East Riverside**  
Austin, Texas

**44 townhomes** being developed on a **2.6 acre land** parcel with an executed contract.

**100% Funded**



**Spring Plaza**  
Spring, Texas

A **11,000 square feet** commercial development leased to **Action Behavior Centre, Austin, Texas.**

**100% Funded**



Phase-II of a residential development on **50 acres**, featuring **230 residential lots**. The Project has been pre-sold with an executed contract to **Meritage Homes, NYSE-listed developer**.

### Landing Meadows New Caney, Houston

**100% Funded**

Ashton Gray has achieved a significant milestone with its investment venture, Spring Plaza, surpassing all expectations by providing **early redemption with interest** to investors in December 2022, a quarter ahead of schedule, igniting enthusiasm for future investment opportunities.

*"Anybody having a little surplus cash and wants **good return**, this is excellent. And for those who are **expecting the fixed monthly/quarterly payouts**, this is better in terms of manageability as most of heavy lifting done by Ashton Gray team. The overall process is so simple, I liked it."*

**Vignesh Upadhyaya**  
Distinguished Engineer, Aruba HP Enterprise Company

# Our Management



**Sudharshan Vembatty**  
Founder & President



**Sumi Rengaraj**  
Co-Founder & CEO

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# Our Partners



[www.ashtongray.in](http://www.ashtongray.in)



Are you ready to diversify

Your portfolio &  
win **exciting**  
**returns?**

#WithAshtonGray





**For more information, visit [www.ashtongray.in](http://www.ashtongray.in)**

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