



Dear Sir

US SHARE REAL ESTATE-COMMERCIAL INVESTING TRUST Group is a leading Purchase-Sales-Investing Services and Counseling company that offers you new investment opportunities for real estate and commercial assets in the USA.

We understand the needs of investors. Convenience, flexibility, and speed are required for us to become a reliable investment adviser. Our goal is to help you focus on your investment and purchase -sales strategy for Real estate and commercial asset and business management.

Our Services;

1- Real Estate for housing, luxury residences, and business centers for purchase-sales and development projects such as universities, hospitals, nursing and rehabilitation centers

a) Construction projects with approved building plans and lot. Equity, leaseback, investment-operating partnerships, or financial lending.

b) Leaseback projects for sale or lease such as hotels, hospitals, shopping malls, universities, and ports.

2- Financial lending services for Mortgage and Investor firms

3- Mutual Funds services for retirement, health, insurance, and investment firms that we can sell invest bonds (for New York City and other states Municipal Facilities, local governments and public investment and business configurations)

4- Provide fund services for real estate and commercial management investors

5- Short-term (1-3 years) fund services for Financial Investment to big contractors and building companies and small businesses and companies companies

Our Offers;

I-BUILDING FOR SALE

A- HOBOKEN LUKS BUILDING

The building is located in the Hoboken area. Hoboken is one of the best in the city of NY (5-minute train ride under the river). It's a 3-year-old building. The building has 135 home, 2 workplaces and automation parking lots. Houses Total area 142,000 sqm. 1. Business area 1800 sqm, 2nd workplace 12,0000 sqm Total 155,800 sqm. The occupancy rate is currently 95%.

II-CONSTRUCTION PROJECT PARTNERSHIP OFFER

This is project small project Jackson Street in the Hoboken. Currently there is a 50x100 lot for sale for \$2.2M. we have created a provision for a 7 unit condo building cost



and with the worst case selling numbers it shows a \$1,569,733.00 profit. The construction will last between 16-20 months depending on the weather conditions, foundations work, and building departments availability for inspections.

III-LAND FOR SALE

A-The 50+ unitless townhouse also has an approved land. The price fell new \$ 2.9M. The location is in a very nice town as well. B-The ±5.9 Acre lot has approximately 215 feet of frontage on Shepherds Lane. The immediate area consists of single-family residential homes. The site has been approved to construct Four (4) buildings containing a total of fifty-four (54) dwelling units. Forty-four (44) of the dwelling units will be market rate, and ten (10) of the units will be affordable housing units. The ten (10) units of affordable housing will be dispersed throughout the project. There will be 122 onsite parking spaces. The approvals include the ability to rent or sell each individual unit.

B-<http://www.loopnet.com/Listing/530-52nd-St-West-New-York-NJ/3638708/>

C-Hudson county with NYC view listed at \$21 million. Building on the right is 98% occupied and lot on the left is approved to built 56 condo/apts.

IV-FLIP - HOUSING PURCHASE-REPAIR-SALES PROJETS

1.Group Our PROJECTS -10 House

- Purchase Value: 250.000 USD
 - Contractor-Real Estate Agent-Repair-DecorationLawyer-Buying / Selling Tax etc. Cost: 50.000 USD
 - Expected Sales Value: 400-450.000 USD
 - Expected Annual Revenue:100-150.000 USD
 - Revenue Share Ratio:% 20-30
 - Revenue Share Payment Date:6-9 month
 - Total Finance:2.500.000 USD**
-

2.Group PROJECTS -10 House

- Purchase Value: 350.000 USD
- Contractor-Real Estate Agent-Repair-DecorationLawyer-Buying / Selling Tax etc. Cost: 50.000 USD
- Expected Sales Value: 525-575.000 USD
- Expected Annual Revenue: 125-175.000 USD
- Revenue Share Ratio:% 20-30
- Revenue Share Payment Date:6-9 month



Total Finance:3.500.000 USD

3.Group PROJECTS -10 House (Single family houses)

Purchase Value: 440.000 USD

Contractor-Real Estate Agent-Repair-DecorationLawyer-Buying / Selling Tax etc. Cost: 60.000 USD

Expected Sales Value: 650-700.000 USD

Expected Annual Revenue: 150-200.000 USD

Revenue Share Ratio:% 20-29

Revenue Share Payment Date:6-9 month

Total Finance:4.800.000 USD

New Real Estate Construction

1.Group PROJECTS -12 House (Residantel)

Land Purchasing Rate:1.000.000 USD

Construction Cost: 1.900.000 USD

Real Estate Agent-Repair-Lawyer-Buying / Selling Tax etc. Cost: 100.000 USD

Number of Housing :12

Expected Sales Value: 4.400.000 USD

Expected Annual Revenue: 1.400.000 USD

Revenue Share Ratio:% 46

Revenue Share Payment Date:16-20 month

Total Finance:3.000.000 USD

2.Group PROJECTS -36 House (Residantel)

Land Purchasing Rate:2.000.000 USD

Construction Cost: 2.800.000 USD

Real Estate Agent-Repair-Lawyer-Buying / Selling Tax etc. Cost: 200.000 USD

Number of Housing :36

Expected Sales Value: 8.400.000 USD

Expected Annual Revenue: 2.000.000 USD

Revenue Share Ratio:% 46

Revenue Share Payment Date:16-20 month



**US SHARE
INVESTING TRUST GROUP**

One Liberty Plaza, 165 Broadway 23rd Floor, New York, +1(845)480-8762,
<http://gulfuscapital.com/us-share-real-estate-commercial-investing-trust-group/>

□ **Total Finance:5.000.000 USD**

V-New JERSEY HOUSES FOR SALE PROJECTS

VELA TOWN HOMES

1351 river road , EDGEWATER,NJ,07020,<http://www.velatownhomes.com/>

RIDGE POINTE NJ

One Executive Drive Fort Lee, NJ 07034,<http://ridgepointenj.com/>

RIDGE POINTE masterfully combines comfort and convenience, setting a new benchmark for residential luxury. With stunning architectural presence for the contemporary family, the newly transformed building stands with prominence and is visible from Route 4, I-80 and I-95. The secure and desirable location, within one mile of the George Washington Bridge, combines premium access, excellent retail, and well-rated schools.

A host of sophisticated amenities provides residents with an unparalleled lifestyle.

Parker Plaza (OFFICE)

400 Kelby St, Fort Lee, NJ 07024,<http://theparkerrealty.com>

Hudson Lights NJ

2030 Hudson St, Fort Lee, NJ 07024, <http://www.hudsonlightsnj.com>

Modern 800 park avenue

800 park avenue, fort lee, NJ, 07024

<https://www.rentthetmodern.com/residences.php>

Century Tower

1600 Parker Avenue, Fort Lee, New Jersey 10001,<http://centurytowercoopnj.com/>

River Ridge

200 Old Palisade Rd,Fort Lee, NJ 07024,<http://www.riverridgefortlee.com/>

The Moorings

1321 River Road Edgewater NJ 07020 USA,<http://arinaldi.com/>

Hudson Cove

127 Hudson Cove Edgewater, New Jersey 07020,<https://www.livingonthehudson.com>

Waterside condominiums

1111 River Road, Edgewater, NJ 07020,<http://www.watersidecondo.org/>

Admiral's Walk Condominium



**US SHARE
INVESTING TRUST GROUP**

One Liberty Plaza, 165 Broadway 23rd Floor, New York, +(845)480-8762,
<http://gulfuscapital.com/us-share-real-estate-commercial-investing-trust-group/>

1055-1077 River Rd, Edgewater, NJ 07020, <http://www.admiralswalk.com/>

Windsor at Liberty House

Welcome to Windsor at Liberty House, a unique apartment home community created especially with you in mind. Both a quiet refuge from Manhattan and a convenient starting point for adventure, Liberty House offers the best of both worlds in a truly remarkable setting.

115 Morris Street, Jersey City, NJ 07302, <https://www.windsoratlibertyhouse.com>

Windsor at Mariners

100 Tower Dr. Edgewater, NJ 07020, <https://www.windsoratmariners.com>

Twenty 50 by Windsor

2050 Central Rd. Fort Lee, NJ 07024, <https://www.twenty50bywindsor.com>

Edgewater Towne Center

Address: 899 River Rd, Edgewater, NJ 07020, <http://www.edgewatertowncenter.com/>

Grand Cove

825 River Road, Edgewater, New Jersey, Bergen County, <http://www.grandcove.com>

Avalon at Edgewater

Address: 100 River Mews Ln, Edgewater, NJ 07020, www.avaloncommunities.com

The Alexander

100 Alexander Way, Edgewater, NJ 07020, <http://thealexandernj.net/>

The River Club Apartments

Address: 105 Lighthouse Terrace, Edgewater, NJ 07020, <https://www.riverclubnj.com>

One Hudson Park Condominium

Address: 235 Old River Rd, Edgewater, NJ 07020, <http://www.onehudsonparkluxury.com/>

The Metropolitan

Address: 190 River Rd, Edgewater, NJ 07020, <http://www.themetropolitannj.com/>

EDGEWATER HARBOR

15 SOMERSET LANE, EDGEWATER, NJ 07020, <http://edgewaterharbornj.com/>

THE WATERMARK

8100 RIVER ROAD, NORTH BERGEN NJ 07047,
<https://www.livingonthehudson.com/condo/the-watermark>

Galaxy Towers



**US SHARE
INVESTING TRUST GROUP**

One Liberty Plaza,165 Broadway 23rd Floor, New York, +(845)480-8762,
<http://gulfuscapital.com/us-share-real-estate-commercial-investing-trust-group/>

7002 J F Kennedy Boulevard East,Guttenberg, New Jersey 07093-4929

<https://www.livingonthehudson.com>

Versailles Apartments

6600 Jf Kennedy Blvd, West New York, NJ 07093,<http://www.55riverwalkplace.com>

VI-NEW YORK HOUSES FOR SALE PROJECTS

<https://nycasas.com/turkce/new-york-de-satilik-daireler.php>

VII-CALIFORNIA HOUSES FOR SALE PROJECTS

<http://www.themls.com/Dashboards/sharedListings/umy8HDsQE6ZldzCQKFrN0M4XZnaxeEOy0>

IX-FOR SALE DUNKIN DONATS

A-Network of 2 Dunkin Donuts For Sale in Essex County, NJ

My Location:Essex Co., NJ , Asking Price:\$2,200,000

Gross Revenue:\$1,600,000 , Cash Flow:\$181,500 ,(Seller's Discretionary Earnings)

EBITDA:Not

DisclosedInventory: Not Disclosed ,FF&E:\$1,100,000++ ,Real Estate:Not Disclosed

Business Description

A unique opportunity to purchase 2 Dunkin Donuts stores in Essex County, New Jersey. Both stores are Dunkin only and only one is a 24-Hour store. The Network is part of a CML (Central Manufacturing Kitchen) which makes the network easy to manage since no baking is done on-site. Both stores have the Radiant System, one store also has the new Digital Menu Boards in place, and one has a Drive Thru. The network operates Absentee, a more hands-on owner operator can cut costs and increase sales along with improving bottom-line profits. These two stores have a combined rent factor of less than 7% of sales. If you want to join the leading Coffee Franchise in the US, in a GREAT market for the Dunkin Brand, this is the opportunity you have been waiting for. In order to qualify, buyers must have prior restaurant experience. Please refer to listing number 13719 when inquiring about this opportunity. Year Established: 1996,Number of Employees: 22,Real Estate: Leased

B-Northern New Jersey,New Jersey

Donuts/Baskin Robins in SOLD OUT NJ which is in a highly desirable geographic location. The store is located in a very safe neighborhood. This is an easy store to operate and manage as it is part of a central manufacturing location (CML) and therefore does not have any of the hassles associated with baking. Radiant and the new Digital Menu Boards are in place. Store would be fully remodeled by the



seller prior to the sale This is a 24 Hour Store. A more involved owner operator should be able to increase the sales and profits of the stores and grow with the leading brand in the industry. Must have experience in owning, operating or managing Dunkin Donuts or any other QSR. Join the number one Coffee and Donuts franchise in the US.

Employees:20, Years established:8, E Price:1875,000Furniture / Fixtures included

Sales Revenue:\$1,295,000, Cash Flow:\$156,000

C-Dunkin Donuts - franchise business for sale, Maryland

Location:Maryland ,Price: \$1,950,000 Network of 4 Locations

Revenue: \$2,470,000 , Cash Flow: \$262,000, FF&E: \$2,000,000 , Employees40

D-Dunkin Donuts - franchise business for sale, Southern Virginia

Location:Southern Virginia

Price:\$575,000 ,Gross:\$620,000

Cash Flow:\$70,000,FF&E:\$500,000,Employees:20

A rare opportunity to purchase a single Dunkin Donuts in the Southwest part of VA. The store has the Jbod program (just bake on demand) which makes it easy to operate and allows the owner to better control food cost. The store is operated by a manager as the owner has other stores. This location has a Drive-Thru, is a Dunkin-only store and is not a 24 hour store. Rent ratio to sales is only 5%. A more involved owner operator should be able to increase the sales and profits of the store and grow with the leading brand in the industry.

IV-MARKETS and RESTAURANTS FOR SALE

A-MARKET

1. Market; Paterson also sold 2,600 sqft market, New building, 1 year, annual turnover 800,000 \$, rent \$ 7,000, Price 600,000 \$. They can sell 100% or 51% ..

2. Market, Palisade side \$ 1,000,000 is requested.

B-RESTAURANT

1-Chicken Kebab Mediterranean,Glen Rock, NJ 07452, www.chickenkebabnj.com

The Restaurant working of for more than 9 years. The rent for the restaurant is 3,200. It is 1, 000 square feet, yearly gross is half a million. We are asking for 375,000 but it's negotiable. The location is great and it's in Glen Rock.

In the same shopping center other customers selling his stationary lottery place. He is asking for 150,000 which is also negotiable. The rent is almost the same.

.....



**US SHARE
INVESTING TRUST GROUP**

One Liberty Plaza, 165 Broadway 23rd Floor, New York, +1(845)480-8762,
<http://gulfuscapital.com/us-share-real-estate-commercial-investing-trust-group/>

2-Gino's Pizza / Feeding Hills

www.facebook.com/ginospizzafeedinghills/ Feeding Hills, Massachusetts

There is a monthly rent of \$ 1350, inside the plaza, no parking problem, garbage and snow removal. currently leases \$ 1350 for 5 years plus 5 + 5. He's making a turnover of \$ 7,000 a week.

3-There are 4 very nice restaurants in NJ. two of them are only for sale and the other two are for sale together with the business.

.....

4-Diner Restaurant Real Estate & Liquor License

491 Williamstown Rd, Sicklerville, NJ 08081

Thank you and let me know what's going on because a couple of people are interested

Best Regards

US SHARE REAL ESTATE-COMMERCIAL INVESTING TRUST Group

realestate@gulfuscapital.com, ussharefund@gmail.com

<http://gulfuscapital.com/us-share-real-estate-commercial-investing-trust-group/>