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Alternative-ethic-safe-profitable-Islamic financial instruments is a centuries-old practice that is gaining recognition throughout the world and whose ethical nature is even drawing the interest of all investors.

GULFUS CAPITAL& US SHARE FUND 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 with the alternative-ethic financial instruments.

The US Share Fund as a participation fund operates in accordance with the principles of the interest-free financial model with profit sharing, finance lease, and profit/loss sharing partnership.

The **Gulf** (Qatar, Oman, Bahrain, United Arab Emirates, Saudi Arabia and Kuwait) **Countries** are situated on the richest area of the world in terms of petrol and energy reserves and have **3.5 trillion dollars** of fund source. The Gulf countries have been spending **1.8 trillion dollars** of these funds for overseas investments. Owning **35% of total fund sources** of the world, the Gulf countries have been working with different instruments than western-sourced investments.

The Gulf countries have been trying to lead their assets to safe investments. Due to the economic stability in recent years, its trust, safety, in terms of investor protection and the business familiarity with gulf countries, US has been a candidate to be the center of the investments of Gulf Countries.

The Gulf countries are using different instruments such as investment trusts, private equity **and sukuk (Islamic bond)** for investment in the countries they have tendency. sukuk have been relatively stable sources of funding during the global financial crisis because of their Islamic investor base. Moody's projects global sovereign sukuk issuance to increase to \$87 billion in 2019, and rise toward **\$100 billion in 2020**, from \$78 billion in 2018.

The fund transferred via sukuk method to the country from Gulf Countries can be used in many areas. Lands, real estates, energy investments, vehicles, factories, workshops, industrial zones are the assets mostly used for sukuk export.

10 million Muslim societies are living in all states of US. Muslims who live in the United States are active in many areas. Besides, Americans and other expat people living in USA are interested in Islamic (with Murabaha System for the Home-Mortgage-Auto-Education-Travel-Trade-Invest and Insurance) Finance.

Despite the global financial crisis, US banking sector remains sturdy and profitable. US financial institutions were not exposed to "toxic assets" caused by the financial crisis.

The US government is constantly working to improve the US tax system, legal and fiscal environment, political and economic stability and regulatory framework in order to attract financial investments..

Potential of Real Estate Invest in US;

☐ **42.4 million household** live in a rented house/apartment in US. There is a housing potential for about **55 million people**. New housing projects in the United States have had the highest level of the last 8 years. According to the Fitch Ratings statement, **4.5 percent rise is expected** in housing prices in the US this year.

☐ Real estate investments in the US can pay off for itself in **8-10 years leaving aside all taxes**. Lease management costs of the estate are also included. It takes 20-25 years in other countries.

☐ The safest country in the world to purchase real estate is USA. Assurance comes from the system of property law and the government. The system has obstructed the slightest misconduct there maybe.

We prepared a model for Buy & Rent & Leaseback & Sell with the Murabaha - Ijara(*) Islamic system for apartment-residence units, housing, villas and commercial pieces and offices (and industrial investments, facilities, stores, Cars-Vehicles...)

(*)**Murabaha**: (Cost-Plus Financing, Purchase - Sale on profit), **Ijarah** (Leaseback): The sale of the right to use assets (usufruct) for a specific time period

We aim with this model, strengthening the relationship between capital investment from the Gulf and the US financial markets as well as providing new life to the economy through fresh funding

With this project the assets of the institutions in the financial sector shall be opened up to the domestic and foreign investors - with more practical applications through "revenue partnership" applications and the local and foreign savings which have not been directed to the capital markets shall be attracted.

Like the state which is able to meet the budget deficit through borrowing or privatization, the domestic and foreign funds to become a revenue partner to the investments and enterprises of the private sector wishing to borrow for the short term or the long term shall be mobilized.

If you are interested in our deal project that will offer valuable insight into your fund, investor group and bring new invest portfolio for your group, we can discuss in detail with your.

We will be very glad to listen to your offers.

Sincerely yours,

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Gulf-US Capital "Share Fund"

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<http://gulfuscapital.com/us-share-fund/>