



**US SHARE
FUND**

INVESTMENT - PURCHASE

SALES-SHARE

PROJECTS

USA

Potential of Real Estate 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 in 2016. 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 may be.

Attractive investments in USA

- For real estate investment in the United States, first of all, purchasing 1st class real estate remaining in the hands of the banks and agents we have provided connection with, at a **discount of 20-40%** on the cost of the bank guarantee.
- Since the current value of these properties show at least 20-40% increase, there will be **40-80% profitability**.
- When repairs and decoration will be done on the estates that will be purchased by the amount of 5-10% of the property value, their value will increase by 30%. In this case approximately 100% profitability is possible.
- By renting these estates, which will be purchased and decorated, for 3 years, there will be the possibility of both rental income and in the 4th year with these estates' increase in value by 40%, the profitability of up to **140%**.

HOUSING-REPAIR-SALES PROJECT-11

- Purchase Value: 150.000 USD
- Contractor-Real Estate Agent-Repair-Decoration-Lawyer-Buying / Selling Tax etc. Cost: 40.000 USD
- Expected Sales Value: 300.000 USD
- Expected Annual Revenue:110.000 USD
- Revenue Share Ratio:%36
- Revenue Share Payment Date:6-9 month
- ****These properties have 12 homes**

HOUSING-REPAIR-SALES PROJECT-12

- Purchase Value: 250.000 USD
- Contractor-Real Estate Agent-Repair-Decoration-Lawyer-Buying / Selling Tax etc. Cost: 50.000 USD
- Expected Sales Value: 450.000 USD
- Expected Annual Revenue:150.000 USD
- Revenue Share Ratio:% 34
- Revenue Share Payment Date:6-9 month
- ****These properties have 8 homes**

HOUSING-REPAIR-SALES PROJECT-13

- Purchase Value: 350.000 USD
- Contractor-Real Estate Agent-Repair-Decoration-Lawyer-Buying / Selling Tax etc. Cost: 50.000 USD
- Expected Sales Value: 600.000 USD
- Expected Annual Revenue: 200.000 USD
- Revenue Share Ratio:% 34
- Revenue Share Payment Date:6-9 month
- **These properties have 7 homes**

HOUSING-REPAIR-SALES PROJECT-13

- Purchase Value: 440.000 USD
- Contractor-Real Estate Agent-Repair-Decoration-Lawyer-Buying / Selling Tax etc. Cost: 60.000 USD
- Expected Sales Value: 700.000 USD
- Expected Annual Revenue: 200.000 USD
- Revenue Share Ratio:% 29
- Revenue Share Payment Date:6-9 month
- ****These properties have 6 homes**

HOUSING-CONSTRUCTION- SALES PROJECT-14

- 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

HOUSING-CONSTRUCTION-RENT PROJECT-14

- Land Purchasing Rate:1.000.000 USD
- Construction Cost: 2.400.000 USD
- Real Estate Agent-Repair-Decoration-Lawyer-Marketing- Buying / Selling- Tax etc. Cost: 100.000 USD
- Number of Housing :16
- Expected Rent Value: 440.000 USD
(2 300 USD x16 h. X12 month)
- Return of Investment: 6-7 year
- Expected Annual Revenue: 6.400.000 USD
(400.000 USD x 16)
- Revenue Share Ratio: % 54
- Revenue Share Payment Date:16-20 month

Installation of Wholesale Cash-and-Carry Spot Centers for Building, Kitchen and Bathroom Materials

- Big potentials of Building materials seller and Kitchen-Bathroom Cabinet Stores (5000 stores) B2B companies in USA. The Stores is comprised of design professionals and experts in installation.
- Turnover Target:\$100 million per year
- Business value creation:
 - 10-15% spot supply of cost advantage
- Overall target 10-20% price advantage.
- Expected initial monthly trade volume is \$5 million
- Initial investment and annual operational cost per year is expected to be \$5 million.

Food Market Potentials



USA Halal Food

Halal Food Market

- Annual Halal Food Market potential in the US; \$100 to \$120 Billion
- In Halal Food production-distribution-market, average net profitability is 12-16%.
- With Halal Food Fund; 20-60-100% shares can be bought from these companies and investments can be made.
- Halal Food chains are established with investments and purchases (Meat-Milk-Floury Products-Food and FMCG Market).
- These installations, which are at least 5-20 years of installation time, 15-20% supply of cost advantage
- With Ready customer portfolio; 20-30% selling advantage.

SHARE TRANSFER - COMMON INVESTMENT - SHARE PROJECTS-Small Food Market

- Food Market Value: 850.000 USD
- Activity Year:7
- Shareholding:%50-425.000
- Broker-Agent-Lawyer- Buying / Selling- Tax etc. Cost: 25.000 USD
- Additional Investment Amount: 50.000USD
- Annual Turnover: 850.000 USD
- Annual Profit Share:120.000 USD
- Return on Investment: 8

SHARE TRANSFER - COMMON INVESTMENT - SHARE PROJECTS-Medium Food Market

- Market Value: 2.650.000 USD
- Activity Year:11
- Shareholding: %50-1.325.000
- Broker-Agent-Lawyer- Buying / Selling- Tax etc.
Cost: 35.000 USD
- Additional Investment Amount: 150.000USD
- Annual Turnover: 1.450.000 USD
- Annual Profit Share: 220.000 USD
- Return on Investment: 6-8

SHARE TRANSFER - COMMON INVESTMENT - SHARE PROJECTS-Super Market

- Market Value: 4.250.000 USD
- Activity Year: 9
- Shareholding: %50-2.125.000
- Broker-Agent-Lawyer- Buying / Selling- Tax etc.
Cost: 50.000 USD
- Additional Investment Amount: 150.000USD
- Annual Turnover: 3.550.000 USD
- Annual Profit Share: 475.000 USD
- Return on Investment: 5

SHARE TRANSFER - COMMON INVESTMENT - SHARE PROJECTS- New Market (Meat and bakery products)

- New market installation-machines: 1.850.000 USD
- Activity Year: 0
- Shareholding: %50-925.000 USD
- Broker-Agent-Lawyer- Buying / Selling- Tax etc.
Cost: 50.000 USD
- Expected 1.Annual Turnover: 2.500.000 USD
- Expected 2.Annual Turnover: 3.500.000 USD
- Annual Profit Share: 375.000-750.000 USD
- Return on Investment: 4-5

SHARE TRANSFER - COMMON INVESTMENT - SHARE PROJECTS- New Market (Catering meat products)

- Catering (10.000/day food) Value: 3.500.000 USD
- Capacity increase- 1.500.000 USD
(for 30.000 food production per day)
- Activity Year: 12
- Shareholding: %50-2.500.000 USD
- Expected 1. Annual Turnover: 30.000.000 USD
- Expected 2. Annual Turnover: 50.000.000 USD
- Annual Profit Share: 2.000-4.000.000 USD
- Return on Investment: 2-3



Auto Finance Potentials

Auto Financing of Murabaha-Leasing to Dealer Companies

- Our 30 dealer group, the annual turnover is average 70 million dollars. The average number of monthly car purchases and sales is 1000.
- We can sell 200 cars per month with 70 % credit, which we will give to our dealer group.
- We can give 1,5 million USD loan per month. Annual profit share is 10-12%.
- Monthly profit rate $1.500.000 \text{ USD} \times \% 10 = 150.000 \text{ USD}$

Food Franchises



Health, Beauty, Fitness, Nutrition Franchises



Business Partnership Offer

- We are looking for investors or financial providers for the projects "Share Real Estate-US" Projects (totaling 500 Million USD)
- We would like to cooperate with you about our projects.
- With the "House- Building Materials -Food-Retail Markets -Auto Funds", which we will invest, we will be able to buy and sell assets and companies in the USA.
- If you are interested we can discuss in detail with you.Wishing you all the success..

US Share Fund

One Liberty Plaza, 165 Broadway 23rd Floor, New York,

Phone: +1(646)759-3648, Fax: +1(646)759-3601

sharefund@Gulfuscapital.com

investors@gulfsharefund.com

<http://gulfuscapital.com/investments/>