



ETHICAL FOOD



## OUR INVEST MODEL

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.

### **Our financial instruments of US Share Fund;**

**1-Murabahah;** is a popular sale transaction mostly used in trade and asset financing. The fund or participant - the buyer -investor purchases the goods and delivers them to the customer or asset management, deferring payment to a date agreed by the two parties.

**2-Ajaar-Lease and Hire Purchase:** A contract under which the fund (or seller-producer) leases equipment to a customer for a rental fee; at the end of the lease period the customer will buy the equipment at an agreed price minus the rental fees already paid.

Leasing ('ijarah/'ijar); The sale of the right to use assets (usufruct) for a specific time period. One condition is that the lessor must own the leased object for the duration of the lease. A variation on the lease, 'ijarah wa 'iqatina provides for a lease to be written whereby the lessor agrees to sell the leased object at the lease's end at a predetermined residual value.

**3-Mudarabah;** A profit-sharing partnership to which one contributes the capital and the other the entrepreneurship.

**4-Musharakah;** Equity participation, investment, and management from all partners; profits are shared according to a pre-agreed ratio, losses according to equity contributions.

**In our invest-trade and financial system,** rather than lending customer money to buy a house and other commercial assets, the fund participants will buy the house and other assets itself. The seller-buyer-investors can then either buy the house and other commercial assets back from the fund (or participants) at an agreed-upon, above-market value paid in installments (this is called Murabaha) or he can make monthly payments comprising a rental fee and a piece of the purchase price until he owns the home and other commercial assets outright (ijara).

**We prepared a model for "Buy & Rent & Leaseback & Sell with the Murabaha – Mudaraba - Ijara Islamic system" "** for apartment-residence units, housing, villas and commercial pieces and offices (and industrial investments, facilities, stores...) and **Mobile service Vehicles for Corporate Investor And Individual-Personal**

With this model will generate net annual rent and buy-sales revenue between % 12-25 for investors. Within this model, at the first stage, the assets and projects worth of 500 million dollars is available in our Real Estate, Commercial Assets and franchising projects pool in the US <http://gulfuscapital.com/us-share-real-estate-commercial-investing-trust-group/>