



GLOBAL TRADE



FRANCHISE



US SHARE FUND

\$350.000 % 20 Net PARTNER OF REALESTATE INVEST in US E2 VISA Mortgage

You're buying. We run it. We share the gain.

*Do you want to start a business in US with **no risk and high profit** If YES, We invite you to invest in "**revenue guaranteed**" to Real Estate Flip House Projects with the **Murabaha - Ijara -Leaseback** Our Invest and Finance Model Islamic system*

REAL ESTATE-FLIP HOUSING/COMMERCIAL-BUY/REPAIR-INVEST /SALES PROJECTS

42.4 million household live in a rented house/apartment in US. There is a housing potential for about 55 million people. According to the Fitch Ratings statement, 4.5 percent rise is expected in housing prices in the US this year.

Flip; A straight flip is when an investor buys a house that has the potential to be worth more in value after doing necessary repairs and updates. Later, the house is sold at a higher price than what it was bought thus making a profit.

Flipping houses in New Jersey (1 million Muslim Population) is a great idea due to the sheer amount of inventory available.

If you are looking for a house to flip you should look for the property in a few places. When you are looking for a piece of property to invest try using the following:

Our partner-great realtor ReMAX knows what makes a good deal on a flip. Having an investment-friendly realtor working for you will change the game for the inexperienced investor. Not only do they know about upcoming projects but they know the process. Our realtor will often more than pay for their services by selling the house for more money than you could alone.



Investors capital should include: Purchasing the home + Making repairs + Sales

We prepared a model for "**Buy & Repair & Leaseback or Sell with the Murabaha – Mudaraba - Ijara Islamic system**" for apartment-residence units, housing, villas and commercial pieces and offices (and industrial investments, facilities, stores...) for investors .

With this model will generate net annual rent and buy-sales revenue between % 15-25 for investors.

House deed will be on the escrow lawyer's behalf for the investor. Escrow attorney and our partner REMAX will perform all legal-local transactions. REMAX will have all the repairs. **Will be provided 20-27% net profit to the investor for every project.**

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

I-CORPORATE INVESTMENT

A-HOUSING-BUY - SALES PROJECTS for CORPORATE INVESTMENT

INVESTMENT AMOUNT : 10 Housing-Residential, \$ 5.250.000

Net income for Investor: % 20, \$1.500.000

Return on investment:

2. year repayment of investment \$5.250.000 % 100= \$5.250.000+\$1.500.000=\$6.750.000

or with the again invest;

B-COMMERCIAL ASSETS BUY-SALES PROJECTS for CORPORATE INVESTMENT

INVESTMENT AMOUNT : 10 Stores-Offices , \$ 10.000.000

Net income for Investor: % 20, \$2.000.000

Return on investment:

2. year repayment of investment \$10.000.000 %100=\$10.000.000+\$2.000.000=\$12.000.000

or with the again invest;

C-HOUSING-CONSTRUCTION-SALES PROJECTS for CORPORATE INVESTMENT

Land Purchasing :1.000.000 USD + Construction Real Estate Agent-Repair-Lawyer-Buying / Selling Tax etc. Total Cost: 2.000.000 USD

Total Invest: 3.000.000 USD

Number of Housing :8 x \$575.000/sales, Expected Sales Value: 4.600.000 USD

Expected Revenue: 1.600.000 USD ,

Revenue Share Ratio for Investor: % 50- 800.000 USD

Invest Capital Share Rate for Investor:%27 x 3.000.000USD=810.000 USD

Return on investment:

3. year repayment of investment: \$3.000.000+\$810.000=\$3.810.000

or with the again invest;

II-INDIVIDUAL-PERSONAL INVESTMENT

A-HOUSING-BUY - SALES PROJECTS for PERSONAL INVESTMENT

INVESTMENT AMOUNT : 1 Housing-Residential, \$350.000

Net income for Investor: % 17, \$60.000

Return on investment:

2. year repayment of investment \$350.000 % 100= \$350.000+\$60.000=\$410.000

or with the again invest;

PROCESS

STEP 1: Getting an Application

STEP 2: Delegate to the US Escrow lawyer [Escrow Agreement](#)

STEP 3: Payment of to the US Escrow attorney's Bank account in the US

STEP 4: Murabaha-Mudarab-Ijara (buy-sale/leaseback) [Agreement](#)

STEP 5: Buying the Hosing (House deed will be on the escrow lawyer's behalf for the investor.)

STEP 6: Escrow attorney and our partner REMAX will perform all legal-local transactions.

STEP 7 : REMAX will have all the repairs.

STEP 8: REMAX will sell the house.

Will be provided 20-27% net profit to the investor for every project.

STEP 9: Application For US VISA and US Mortgage Loans

GULF-US PLATFORM & GULF US CAPITAL & US SHARE FUND

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