



ETHICAL FOOD



OUR INVEST -FRANCHISING-TRADE-FINANCE 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.

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.

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 'iqtina 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.

<http://gulfuscapital.com/about-2/share-fund/>

We prepared a model for "**Buy & Rent & Leaseback & Sell with the Murabaha – Mudaraba - Ijara(*) Islamic system**" for apartment-residence, housing, villas, and commercial assets and business offices, stores, and industrial investments, facilities, and Franchise companies.



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

In our invest-trade and financial system, rather than lending customer money to buy a house or other commercial assets, the investors 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 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).

US Share Fund Model Finance-Facility-Agreement

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

For example; The investor will buy "Mobile Auto Service Franchise", rent it to the Franchisor to operate and take %15 net income from \$150,000 franchising cost each year during 5 years. The investor will have an E-2 investor visa and benefit from mortgage finance opportunity in the U.S

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, Halal Food, Mobile Auto Service Franchise and other sectorial Franchising with the Murabaha-Ijara-Leaseback Islamic system in US

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

With this model, the products of the real sector and franchisors shall be opened up to the domestic and foreign Muslim 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.

You can be investing in real estate and commercial assets with the Murabaha and Ijara Islamic financial system in the United States.

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

Gulf-US Capital & US Share Fund

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