



USA Real Estate Clubdeal Investment structure

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Real Estate Clubdeal

A **real estate clubdeal** brings together a limited number of private investors to invest collectively in one or more properties. It allows investors to raise more capital to invest in more property or to have access to real estate investments with limited personal capital.

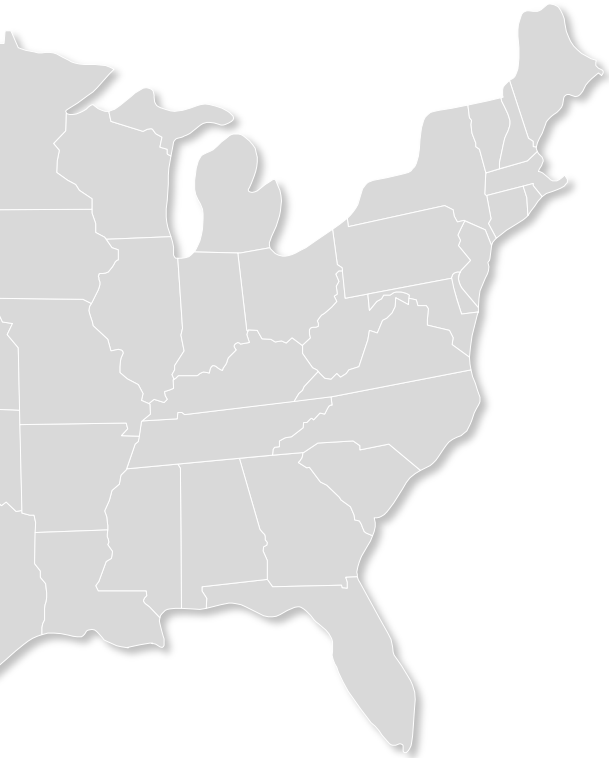
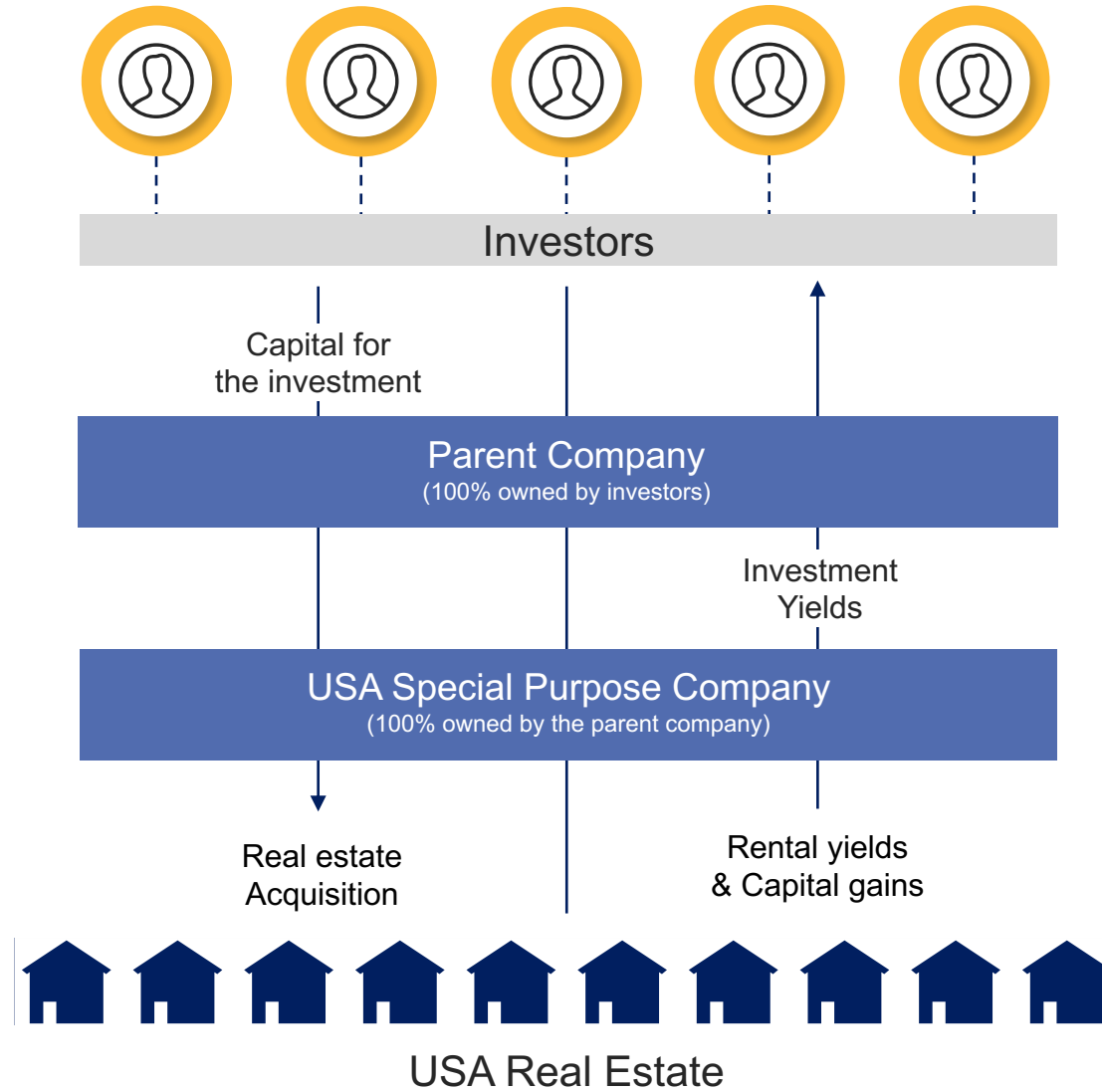
This allows each investor to access **better investment conditions** and **diversify his portfolio**.

Unlike a collective investment product such as **crowdfunding** or **funds** that collect several thousand investors and invest in different properties, a Clubdeal concerns a small group of individuals and a small number of properties. Properties are thus perfectly identified, which allows investors to better align performance with their expectations.

Clubdeal Vs. Funds: One of the most important differences between a Clubdeal and a fund is that in a Clubdeal properties are directly owned by investors being members of a company that owns the properties. In funds, the investor generally only owns shares of funds and not of assets. Owning a property means having more guarantees on the invested capital and control over the entire investment process through a more transparent structure.

Clubdeal Vs. Crowdfunding: The main difference between a Clubdeal and crowdfunding is that in the Clubdeal participants are part of an exclusive and restricted group of investors while crowdfunding aims to raise funds through the internet from a large number of people without any prequalification.

The structure



The timeline

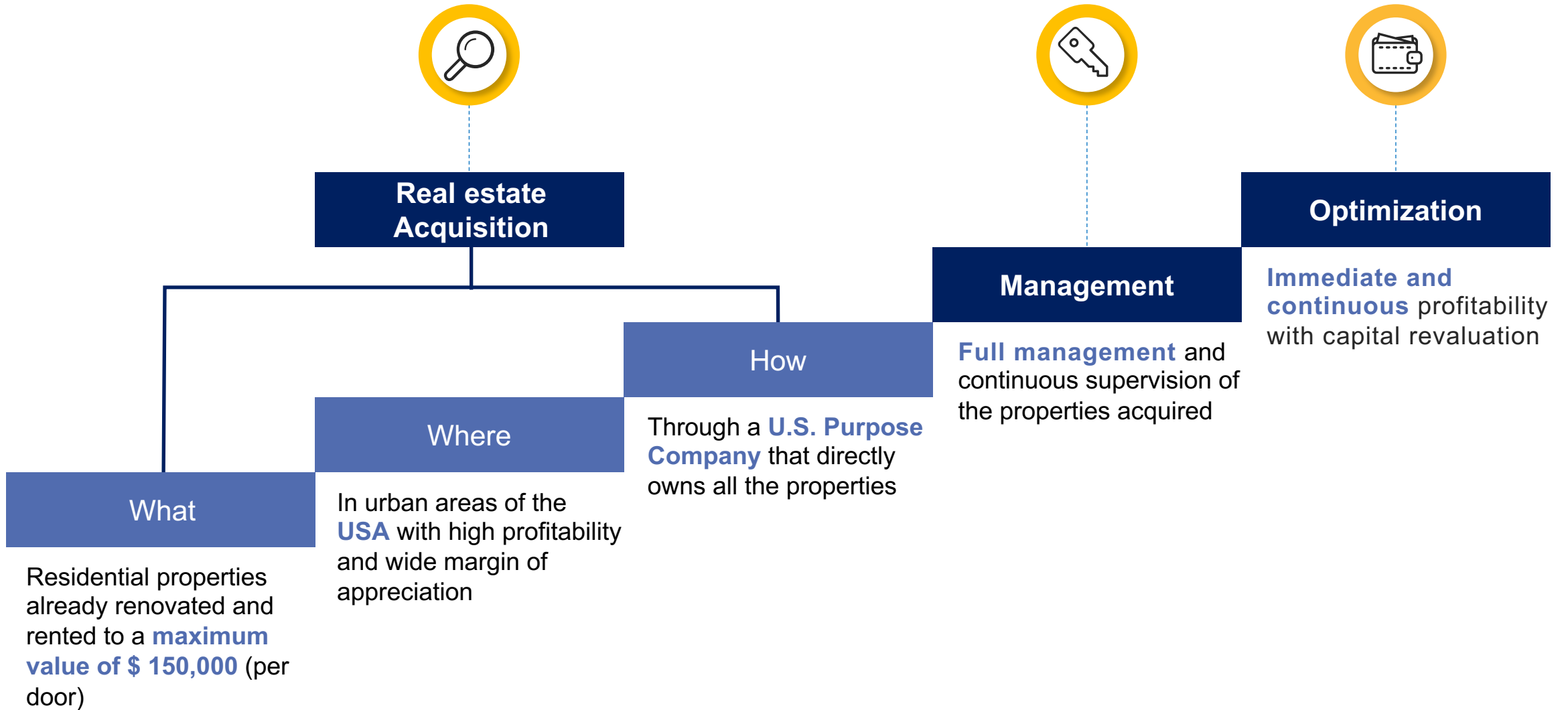
1. Definition of the clubdeal members and of the total investment capital
2. Definition of U.S. real estate portfolio, object of the investment
3. Forming the Parent Company
4. Subscription of the share capital of the Parent Company by Clubdeal members
5. Forming U.S. Special Purpose Company
6. Sending total investment capital to U.S. Special Purpose Company
7. U.S. real estate portfolio acquisition
8. Complete investment management
9. Profit distribution

U.S. Special Purpose Company

SPC - USA

- ✓ C - Corp
- ✓ 100% owned by Parent Company
- ✓ Regulated by an Operating agreement
- ✓ 21% flat taxation
- ✓ Large deductions at 100%
- ✓ Asset amortisation over 27,5 years
- ✓ FIRPTA exemption
- ✓ Forming cost: from \$1.400
- ✓ Additional benefits: U.S. bank account, tax domiciliation, registered agent, obtaining EIN
- ✓ Running costs:
 - \$ 150 for annual renewal
 - From \$1,000 p/a for annual accounting

Business model



Full management



ĐAKUJEM
MULTIUMESC
HVALA

謝謝
DANKE
THANK YOU
KÖSZÖNÖM
GRACIAS

GRAZIE

XBAJJA
MERCİ
СПАСИБО
OBRIIGADO

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