

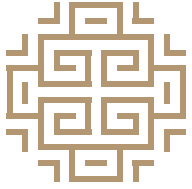


INVESTMENT OPPORTUNITIES



GCG
REAL
ESTATE

GCG REAL ESTATE - USA - INVESTMENT OPPORTUNITIES



GCG Real Estate is a company specializing in real estate investment in the US and is part of the portfolio of companies of Global Capital Group headquartered in Dubai.



Global Capital Group is a global ecosystem of entrepreneur-led businesses that provide advisory, creative and financial services. Our vision is to empower movers and shakers by giving them access and advice across their most fundamental business departments and helping them scale.



GCG Structuring advises entrepreneurs on company creation & structuring, tax regulation & optimization, corporate finance & banking, and provides ongoing accounting services.



GCG Property Management is the real estate management company of GCG. This allows GCG Real Estate to keep an internal control of the quality of management. GCG Property Management currently manages GCG properties as well as properties of external owners.



GCG Real Estate specializes in real estate investment in the US. With short, medium and long term offers, GCG Real Estate is designed to be able to accommodate different categories of investors.



GCG Media is a media buying agency specialized in advertising on Facebook and Google. Today, GCG Media has several Enterprise Level Business Manager accounts with Facebook partner status.



JVDR is a full stack marketing and branding agency. Company focuses on developing Marketing Strategies, producing Brand packages, implementing and running campaigns, offering in-house video production services and business and e-commerce website creation.





GLOBAL CAPITAL GROUP IN NUMBERS

50+

EMPLOYEES

20+

COUNTRIES

1000+

CLIENTS

Each Global Capital Group company is led by entrepreneurs who have built up their experience with large companies such as HSBC, PwC and Generali.

GCG REAL ESTATE

STIRE SUMMARY

- Minimum Investment: \$50,000
- Target Return: 7-13%
- Term: 1-3-5 years

CLUB INVEST SUMMARY

Minimum Investment : \$100,000

- To have access to the Investor Club:
 - a) 10% entry fee**
 - or
 - b) 2.5x the amount of the entry fee invested in STIRE**
- 50-50 on the profits generated
- Expected return: 100% per year

WHAT IS STIRE?

Short Term Investment Real Estate (STIRE) is our investment offer based on a private debt strategy that gives our investors two options:

- 1) Receive a fixed return paid to them quarterly;
- 2) Optimization of assets via allowing their capital to be invested.

OPTION A - COUPON

Example based on an investment of \$100,000

| YEAR | 1 | 3 | 5 |
|--------------------------|-----------|-----------|-----------|
| Yield Annualized | 7% | 9% | 10% |
| Quarterly Coupon Payment | +\$1,750 | +\$2,250 | +\$2,500 |
| Total At Maturity | \$107,000 | \$127,000 | \$150,000 |
| Total Accumulated | 7% | 27% | 50% |

OPTION B - GROWTH

Example based on an investment of \$100,000

| YEAR | 1 | 3 | 5 |
|------------------------|-----------|-----------|-----------|
| Annualized Growth Rate | 9% | 11.67% | 13% |
| Total At Maturity | \$109,000 | \$135,000 | \$165,000 |
| Total Accumulated | 9% | 35% | 65% |

FTD (FIX TERM DEPOSIT) VS STIRE OVER A PERIOD OF 5 YEARS

Example based on an investment of \$100,000

| | FTD | STIRE |
|------------------|-----------------|-------------------------------|
| Yield per year | 1.3% on average | 10% with the coupons' payment |
| Total in 5 years | \$106,671 | \$150,000 |



GCG REAL ESTATE INVESTMENT METHODOLOGY

Founded in 2019, GCG Real Estate is a private equity firm that strives to bring expertise and security to your investments. Our team consists of experts in real estate, analytics, banking, finance, and accounting with a combined experience of 100+ years. Our experience and knowledge of the U.S. real estate market have led us to position ourselves in cities with high value-add potential. We aim to increase revenues by significant margins through purchasing undervalued properties from private or institutional sellers, and at auctions.

We ensure security and reliability by overseeing all steps of our processes. Each purchase is pre-audited and each transaction is monitored by our lawyers. For full control, we have established our own renovation team and GCG Property Management which is our company responsible for tenant selection and management, as well as rent collection and analysis.

We resell properties through our local and international distributors. The buying and reselling process can take up to 6 months, aiming for a net return of 30-45%. Our goal is to complete 4 transactions per year with the same cash flow with a minimum of 2 transactions to achieve optimal returns.

CLUB INVEST

Our team has focused all of its expertise in real estate and finance on the US market. We invest in markets that we understand and study regularly. Given the versatility of these markets, we follow existing trends and anticipate upcoming ones. Our goal with Club Invest is to share our expertise and develop our portfolio with established investors. Through our knowledge and trusted network, we have access to off-market or distressed real estate opportunities. All aspects of these transactions are covered by us, from the renovation teams to the legal and business partners. This allows us to control all stages of these opportunities and investments.

CONDITIONS:

To join Club Invest, you must either pay a 10% fee on the amount invested or invest 2.5x the amount of the entry fee in STIRE.

Min investment - \$100,000

Example:

Investment opportunity: \$100,000

Access to the offer :

a) \$10,000 fee

or

b) \$25,000 invested in STIRE





CLUB INVEST: INVESTMENT OPPORTUNITIES

We target investment opportunities with the potential for high capital growth. Our strategy is to find assets that can be repaired, refurbished, or fully renovated. Each asset must meet our selection criteria.

- High-yield opportunities
- Returns in excess of 25%
- Turnaround time of 4 - 20 weeks

WHY CHOOSE CLUB INVEST?

Club Invest is a unique offer designed to cater to our most valued investors. We strive to give these clients a chance to gain added profit and value.

- 50% profit from select opportunities
- Shared experience & knowledge
- Significant growth of capital

CLUB INVEST:

Example of Investment



EXAMPLE OF ASSETS IN MICHIGAN

3 Bedrooms / 2 Bathrooms / 1436 sqft

Location: 14835 St Marys St, 48227, Detroit, Michigan, USA

3 Months

Execution time: Purchase - Renovation - Resale



\$52,897

ACQUISITION AND RENOVATION

Purchase Price: \$20,897

Total Renovation: \$32,000



\$54,174

GROSS PROFIT

GROSS MARGIN: 102.4%



\$107,071

TOTAL RESELL PRICE

\$27,086

GROSS PROFIT FOR THE INVESTOR

% OF INVESTOR'S GROSS MARGIN: 51.20%

OUR INVESTMENT MARKETS 2022

SACRAMENTO, DETROIT, MIAMI

Real estate investment in the US market has an optimal risk-return ratio, considering factors such as politics, taxes, transparency, pricing, and demand. These factors are strong reasons to keep investing in the US market as a long-term strategy. We are also further managing the risks by spreading our investments across 3 states where we have networks of trusted partners: California, Michigan, and Florida.





SACRAMENTO OVERVIEW

Sacramento is the fastest-growing major city in California, owing to its status as a notable financial center on the West Coast and as a major educational hub, housing the likes of the University of California. As the seat of the world-renown UC Davis Medical Center and Sutter Health, Sacramento is vital to California's healthcare industry. Additionally, the city is an important tourist destination due to being the home of the California Museum.

Sacramento real estate appreciated 198.83% over the last decade, averaging an annual appreciation rate of 11.57% for homes. Sacramento is growing fast and the real estate market is flourishing. The constantly developing economy, employment rate, and rising standard of living offer many great opportunities to real estate investors in Sacramento. Purchasing single-family homes is an investment opportunity with great potential.

SACRAMENTO REAL ESTATE IN NUMBERS



1 Year Appreciation Rate



Average Days on Market



Median Home Value

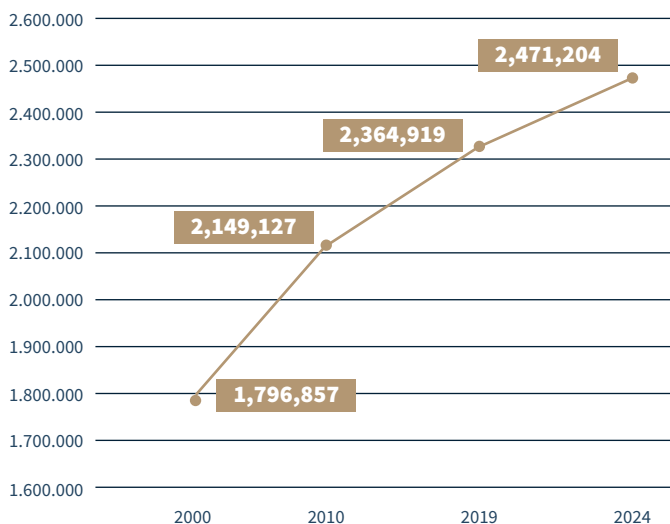


Median Household Income

“Sacramento home price is forecasted to grow by 7.4% and home sales are expected to grow by 17.2% in 2021. Tight supply and strong demand are boosting home prices in the Sacramento housing market making it strongly skewed to sellers. In January 2021, home prices of existing single-family homes in Sacramento County increased by 21.3% to \$459,770 while sales increased by 6.5% on a year-over-year basis, according to the California Association of Realtors.”

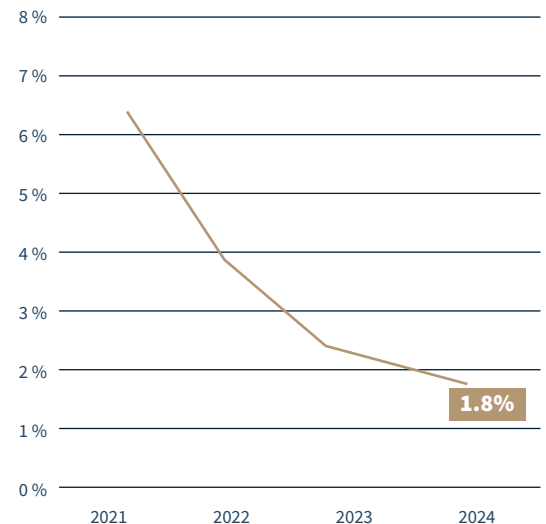
Source: The New York Times

POPULATION GROWTH & PROJECTIONS



Source: Oxford Economics

UNEMPLOYMENT PROJECTIONS



TOP COMPANIES IN SACRAMENTO AREA



EXAMPLE OF ASSETS IN CALIFORNIA

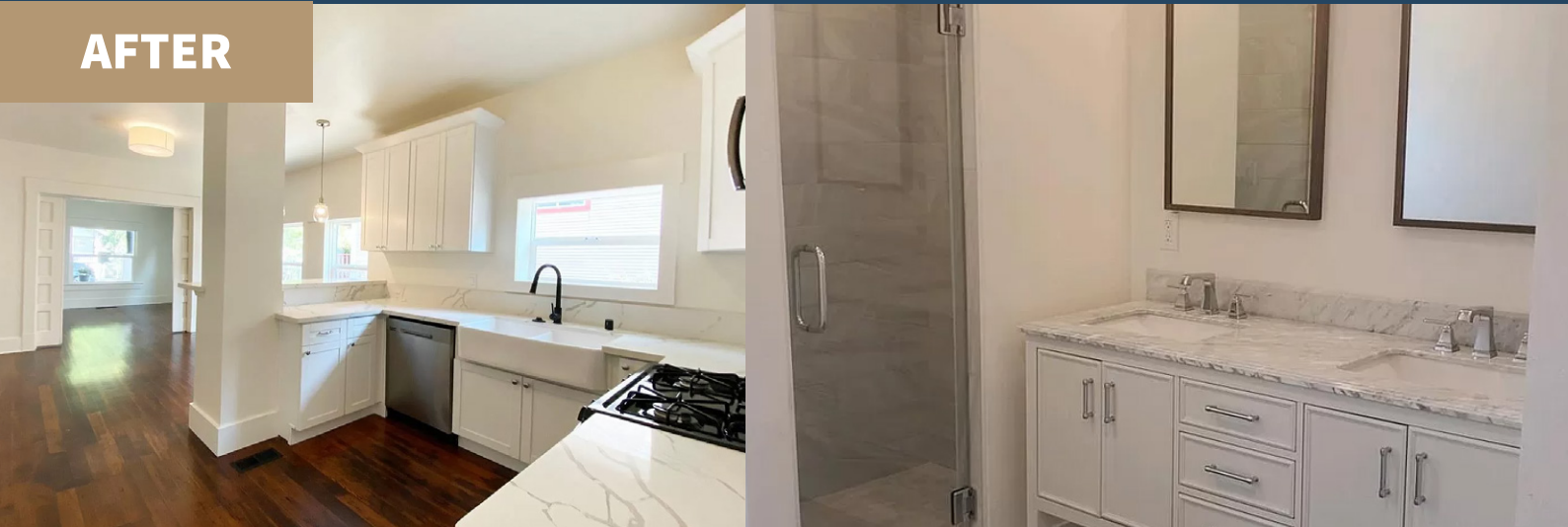
Single Family Residential

Bedrooms: 3
Bathrooms: 2
Living area: 1592 sqft
Lot: 6098 sqft
Year Built: 1900
Parking: driveway

BEFORE



AFTER



Sacramento Real Estate INVESTMENT IN NUMBERS



\$414,040

ACQUISITION AND RENOVATION

Purchase price: : \$345,500
Total Renovation: \$68,540



\$525,000

TOTAL RESELL PRICE



\$110,960

GROSS PROFIT

GROSS PROFIT %: 26.79%

DETROIT OVERVIEW

Following its years of decline, the city has increasingly become one of the most highly sought-after locations for investors. Detroit faced a few major crises in the past, like the subprime crisis coupled with the 2008-2013 automobile crisis. Households were unable to pay their mortgages, resulting in a record number of foreclosures and a collapse in property prices.

But the situation is turning around. In the wake of Detroit's economic crisis, the population is gradually returning. Real estate prices are going up due to the influx of population. Rental prices have also remained strong due to the need for housing but the lack of purchasing power. Forecasts predict a return to pre-crisis levels, similar to what has been observed in most major US cities. The entrepreneurial ecosystem of the city is growing as well. The city's real estate market is ripe for investors to capitalize on and invest in.





ECONOMIC RENEWAL

Detroit's rebirth is driven by many factors. The Big 3 of the US automotive industry - Ford, GM, and Fiat Chrysler Automobile all being based in the city, account for two-thirds of US jobs in the automotive industry. But the city has learned from the past that relying on a single industry is not efficient. Due to this, Detroit is currently in the process of diversifying its economy. Many corporate giants such as Microsoft, Google, Twitter, and LinkedIn have begun establishing their regional hubs in Detroit. This trend has been driving new startups and entrepreneurs into the city.

DETROIT REAL ESTATE IN NUMBERS

15.3k

New Jobs

34.7

Median Age

79.7%

Educational
Attainment
(HS Grade or higher)

+8%

Assessed residential
property values

TOP 500 IN MICHIGAN

GM General Motors



amazon

Kellogg's



stryker

FCA
FIAT CHRYSLER AUTOMOBILES

SpartanNash

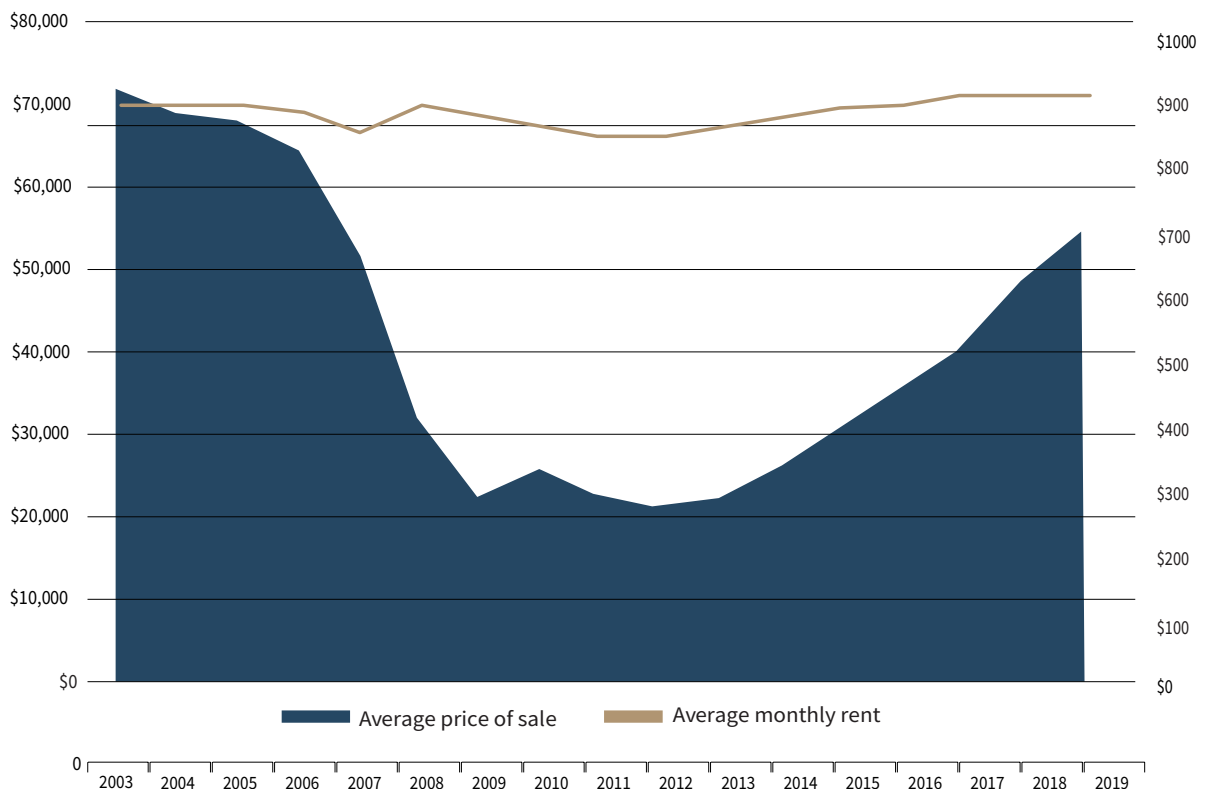
MASCO

Auto-Owners
INSURANCE
LIFE • HOME • CAR • BUSINESS

Google

MEDIAN RENT SINCE 2003

Evolution of average house sale prices & average monthly rents in Global Capital Group neighborhoods.





DETROIT: A NEW BEGINNING

- It's become one of the only American cities to be free of debt.
- The new in-trend destination for culture, arts, music, and tourism.
- Crime has been in a freefall since 2013.
- Deemed one of Top 10 US cities with the greatest growth potential by Business Facilities & among the Top 3 in terms of jobs in the technology industry.

OVERVIEW OF MAJOR PROJECTS COMPLETED SINCE 2013:

- **Construction of Little Caesars Arena (\$863M)** - the sports arena shared by the Detroit Red Wings (ice hockey) and the Detroit Pistons (basketball).
- **Development of the Q-line (\$144M)** - the city's streetcar system.
- **Renovation of the main downtown arteries (Woodward, Grand River Avenue, etc.)** - More than 1,000 businesses and over 500 restaurants/bars opened between 2013 and 2018.

EXAMPLE OF ASSETS IN MICHIGAN

Single Family Residential in Detroit

Rooms: 3

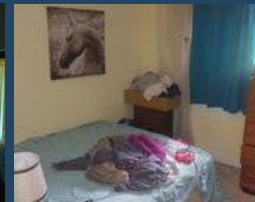
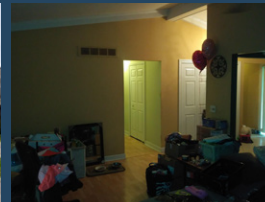
Bathrooms: 2

Living area: 1155 sqft

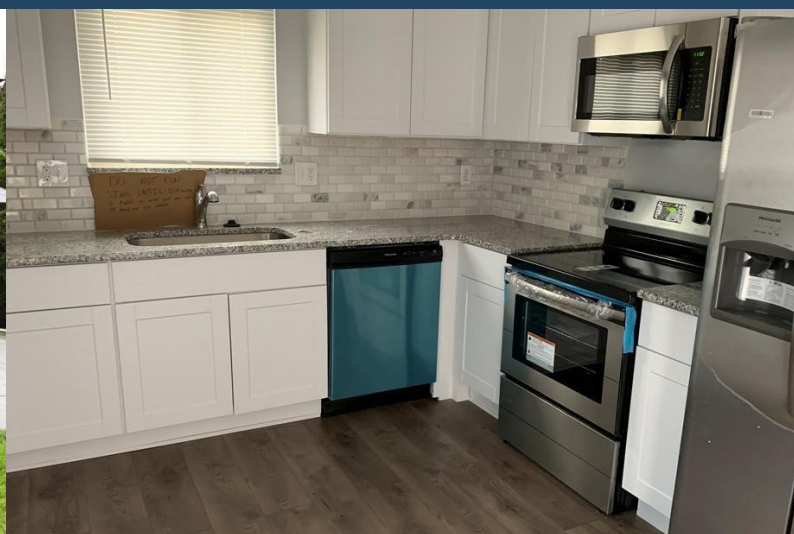
Basement: Yes

Parking: Emplacement + Garage

BEFORE



AFTER



Detroit Real Estate INVESTMENT IN NUMBERS



\$230,051

ACQUISITION AND RENOVATION

Purchase Price: \$160,950

Total Renovation: \$69,101



\$335,200

TOTAL RESELL PRICE



\$105,149

GROSS PROFIT

GROSS PROFIT %: 45%



MIAMI OVERVIEW

With its population standing at 22 million as of 2022, the state of Florida offers many opportunities for real estate investors. It is the 3rd most populous state in the States, according to the Census Bureau. The city of Miami itself is growing at a rate of 0.96% annually. The population growth combined with the solid economy has resulted in a location ripe for real estate investing opportunities. Miami's growing population ensures an increasing supply of tenants and a constant presence of rental demand.

Florida's leading industry is tourism, but the state is home to many other important developmental hubs. Industries such as aerospace, military, government, health care, and banking play key roles in Florida's economy. With a diverse set of industries supporting the economy, the drive of workers to relocate to the state is strengthened further. These factors come to create a strong demand for rental properties and increasing rental rates.

A LIGHTER TAX SYSTEM

PERSONAL INCOME TAX

0% vs. 2.9-3.6%

Miami vs. New York

0% vs. 4-8.9%

Florida vs. New York State

CORPORATION TAX

0% vs. 8.85%

Miami vs. New York

0% vs. 7.1%

Florida vs. New York State

PROPERTY TAX

1.04% vs. 1.08%

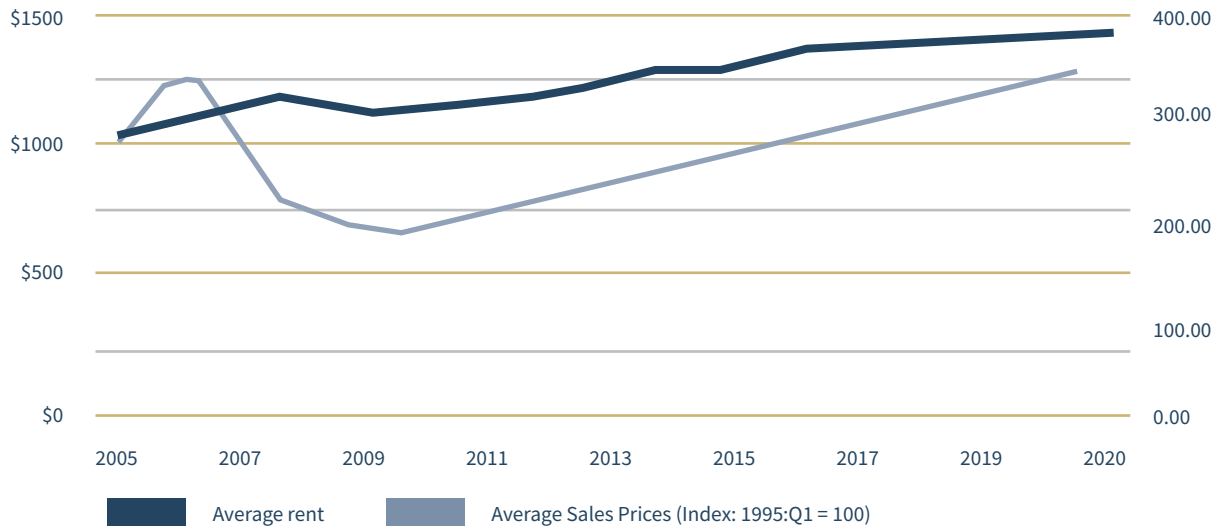
Miami vs. U.S.

0.98% vs. 1.08%

Florida vs. U.S.

Source: Barnes, SmartAsset.com

ECONOMIC ANALYSIS OF MIAMI



The average gross rent in Miami in 2019 is \$1,456. Our investment analysis methodology is based upon risk mitigation and defensive tactics, with the worst case scenario as the starting point. The lowest gross rent in Miami has been recorded in 2005, when it reached \$1,133. If Miami returns to the lowest average rent it has experienced in the last 20 years, our investment will still cover the expenses and provide income.

Source: <https://www.deptofnumbers.com/rent/florida/miami-dade-county/>

MIAMI REAL ESTATE IN NUMBERS

TOP
10%

Nationally for Real Estate
Appreciation

1.5%

Unemployment in
January 2020

198%

Total Appreciation
Since 2000

\$365k

Median Home Value



TOP COMPANIES IN FLORIDA

Hertz

AutoNation

World **Fuel**
Services

p
Publix

Blackstone

 **Microsoft**

 **FIDELITY**
NATIONAL FINANCIAL™

**American
Airlines**

Canon

LENNAR

DHL

VISA

EXAMPLE OF ASSETS IN FLORIDA

Multi Family Residential in Miami

City: Miami

Apartments: 12 units

Total Bedrooms: 20

2 Bedrooms: 8

3 Bedrooms: 4

Parking: 15 spots

BEFORE



AFTER



Miami Real Estate INVESTMENT IN NUMBERS



\$1,900,000

ACQUISITION AND RENOVATION

Purchase price: \$1,300,000

Total Renovation: \$600,000



\$2,300,000

REFINANCED PRICE



\$400,000

GROSS PROFIT

GROSS PROFIT %: 21%

DISCLAIMER

This memo is for internal use only by GCG Real Estate and its affiliated companies, accredited investors and professional investors only. You must not use this information in relation to any other purpose than for obtaining further information in relation to the subject matter. By proceeding you confirm that you are a professional or accredited investor, are making your own investment decisions, and requested further information from GCG Real Estate. If you did not, please email us immediately and do not continue reading this memo.

The products and services referred to in this memo may not be suitable investments for you and you should seek professional investment advice before making a decision to invest in any of the products or services mentioned in this memo.

This memo is not aimed at any US Person (as defined by Regulations S of the US Securities Act 1933) and is not for distribution and does not constitute an offer to or solicitation to buy any securities in the USA or any other country.

Certain products and services may not be available in all jurisdictions and may be restricted by law in certain jurisdictions.

No Advice

The information in this memo is provided for information only and does not constitute, and should not be construed as, investment advice or a recommendation to buy, sell, or otherwise transact in any investment including any products or services or an invitation, offer or solicitation to engage in any investment activity.

The information in this memo is provided solely on the basis that you will make your own investment decisions and GCG Real Estate does not take account of any investor's investment objectives, particular needs, or financial situation. In addition, nothing in this memo shall, or is intended to, constitute financial, legal, accounting or tax advice.

It is strongly recommended that you seek professional investment advice before making any investment decision. Any investment decision that you make should be based on an assessment of your risks in consultation with your investment adviser. An anonymized string created from your email address (also called a hash) may be provided to the Gravatar service to see if you are using it. The Gravatar service privacy policy is available here:

<https://automattic.com/privacy/>. After approval of your comment, your profile picture is visible to the public in the context of your comment.

Past Performance

To the extent that this memo contains any information regarding the past performance of products, such information is not a reliable indicator of future performance and should not be relied upon as a basis for an investment decision. To the extent that this memo contains any information regarding simulated past performance, such information is not a reliable indicator of future performance and should not be relied on as a basis for an investment decision. Past performance does not guarantee future performance and the value of investments and the income from them can fall as well as rise. No investment strategy is without risk and markets influence investment performance. Investment markets and conditions can change rapidly and investors may not get back the amount originally invested and may lose all of their investment.

Risk Warnings

There are significant risks associated with early stage real estate investment and in any products or services provided by GCG Real Estate. Investment in the products and services is intended only for those investors who can accept the risks associated with such an investment (including the risk of a complete loss of investment) and you should ensure you have fully understood such risks before taking any decision to invest. When you log in, we will also set up several cookies to save your login information and your screen display choices. Login cookies last for two days, and screen options cookies last for a year. If you select "Remember Me", your login will persist for two weeks. If you log out of your account, the login cookies will be removed. If you edit or publish an article, an additional cookie will be saved in your browser. This cookie includes no personal data and simply indicates the post ID of the article you just edited. It expires after 1 day.

Definitive documents

The terms of any investment in any investment vehicle are governed by the relevant investment vehicle's definitive documents containing such terms. An application for interests in any investment vehicle should only be made having fully and carefully read the *révélant* definitive documents. Further, such documents may differ by jurisdiction as required. The terms of any investment in any investment vehicle are governed by the relevant investment vehicle's definitive documents containing such terms. An application for interests in any investment vehicle should only be made having fully and carefully read the *révélant* definitive documents. Further, such documents may differ by jurisdiction as required by law in those jurisdictions.

Information in this memo

GCG Real Estate has taken reasonable care to ensure that the information in this memo is accurate, current, complete, fit for its intended purpose and compliant with applicable law and regulation as at the date of issue. No warranty or representation of any kind regarding the accuracy, validity or completeness of the information in this memo is given and, to the extent permitted by applicable laws, no liability is accepted for the accuracy or completeness of such information. Any person who acts upon, or changes his or her investment position in reliance on information contained in this memo, does so entirely at his or her own risk. In the event of any inconsistency between the information in this memo and the terms of the relevant definitive documents, the terms of the definitive documents shall prevail. Information in this memo is current only as at the date it is first published and may no longer be true or complete when viewed by you. To the extent that any information in this memo relates to a third party, such information has been provided by that third party and is the sole responsibility of such third party and Global Capital Group accepts no liability for such information. All content of this memo is subject to modifications from time to time without notice. For users that register on our website (if any), we also store the personal information they provide in their user profile. All users can see, edit, or delete their personal information at any time (except they cannot change their username). Website administrators can also see and edit that information.

Limitation of Liability

The information in this memo is provided « as is ». To the extent permitted by law, GCG Real Estate, its affiliates and each of their directors, officers, employees and agents expressly exclude all conditions, warranties, representations and other terms which might otherwise be implied by statute, common law or the law of equity. In no event will GCG Real Estate or any of its affiliates be liable to any person for any indirect, special or consequential damages arising out of any use of, or inability to use, this memo or the information contained in it including, without limitation, any lost profits, investment principal or otherwise, even if GCG Real Estate is expressly advised of the possibility or likelihood of such damages.



124 BROADKILL RD #616. MILTON, DELAWARE 19968-1008, USA
T: 1-302-273-9342 E: CONTACT@GLOBAL-CAPITAL-GROUP.COM
S: GCG-REALESTATE.COM