

Aspectus Secure Capital Real Estate is an organization with headquarters in Dubai, that specialize in providing Safe and Affordable ways to invest and participate in Real Estate ownership.

The team at Aspectus has been involved in Residential, Commercial, and Hospitality Real Estate for over 30 years and includes specialists in-

- ✓ **PROPERTY ACQUISITION**
- ✓ **PROPERTY MANAGEMENT**
- ✓ **RENTALS, YIELD, AND COMMERCIALIZATION**
- ✓ **CONSTRUCTION AND DEVELOPMENT**
- ✓ **PLANNING AND DESIGN**

WHO IS ASPECTUS?

Aspectus Secure Capital Real Estate is a 'One-Stop-Solution' for Dubai and International Investors. We Professionally Acquire, Manage, Maintain, Service, and Commercialize Properties. This complete set of functions, allows Aspectus to provide property owners with hassle-free property ownership and strong capital returns on their investment.

What makes investing in Aspectus Properties unique, is our proprietary and exclusive **"Capital Protection Plan" Guarantee (CPP)**.



This market-leading program comes with Participation in any Aspectus Secure Capital Real Estate property. The "CPP" Guarantee is used as a form of **Safety Net for Investors** against any future downside in the Real Estate market, protecting their entire capital investment. The Aspectus Capital Protection Plan gives every Aspectus Property Investor, the peace of mind that their money is **100% safe and secure**.

WHAT DO INVESTORS LOOK FOR IN A REAL ESTATE INVESTMENT?

Successful Investors around the world have one thing in common. They all consider three core elements in an investment before deciding to invest their hard-earned money.

INVESTORS WANT AND DESERVE THE FOLLOWING:

Preservation of Capital

Protection of the entire investment amount from any potential loss.



Return On Investment

Solid Management, Good Consistent Income and Cash-Flow.



Capital Appreciation

Potential for Increased Value & Growth.



The Aspectus “Smart Solution” clearly addresses and provides a comprehensive solution, to all three core fundamental Real Estate Investor concerns and requirements.





For centuries Real Estate has been the cornerstone of successful investment portfolios, at a personal and institutional level.

While stock markets can often provide attractive returns, there is also an element of volatility and fluctuation, making people nervous and uncomfortable.

Real Estate forms a major part of a well balanced portfolio, providing Stability as well as Steady and Consistent growth.

Generating income from Real Estate is Reliable and Predictable, meaning Smart Investors usually place a high percentage of their available capital in the Real Estate sector.

Real Estate is a tangible, long-term, appreciating investment product, that generates steady income on a regular basis.



**WHY INVEST IN
REAL ESTATE?**



WHY INVEST IN DUBAI?



DUBAI IS ONE OF THE SAFEST CITIES IN THE WORLD. A global leader, as a place to live, for tourism, business, and innovation.

The country has an impressive health care system, high-quality schools and education, excellent infrastructure, and a Safe, Legal, and Secure business environment.



IN JUST FOUR DECADES, DUBAI HAS TRANSFORMED FROM A SMALL EMIRATE TO A GLOBAL POWERHOUSE.

This dynamic and exponential transformation, is thanks to the vision and investment of the country's leadership.

The city skyline is unparalleled in its Ingenuity, Creativity, Architecture, and Beauty, offering some of the most exciting Real Estate opportunities anywhere in the world.



THE TAX-FREE STATUS OF DUBAI, along with complete political stability and policies relating to personal and corporate residency, has and continues to encourage thousands of companies and millions of people to relocate to Dubai.

The combination of all these factors has created an extremely **healthy and consistent demand** for housing of all types for Residential, Touristic, and Commercial use.

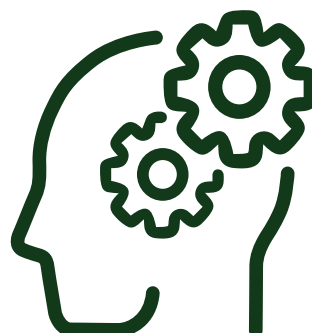


While the Dubai Real Estate market offers incredible opportunities, it can also be daunting and confusing for people wishing to invest in Real Estate.

The scale of Dubai is breathtaking.

Encompassing some of the world's most impressive buildings and many new areas developed, to accommodate the growing demand. Many prospective buyers visit Dubai and are overwhelmed by the number of attractive choices and by the high entry-level of investment required to acquire a property.

The Team of Experts at Aspectus has developed a "Smart Solution" to address these issues, allowing investors to **participate in the Dubai Real Estate market without any Capital Risk**. So how does it work?





MARKET ANALYSIS

The Aspectus Specialist Team has over thirty years of experience in the local and global Real Estate industry.



We have carried out detailed analysis of the entire Dubai Real Estate market. The results identify several leading locations and **key growth-corridors**, along with **high-quality individual developments** within those areas.

Using the data, Aspectus has identified “Key Performance Indicators”. Investing within those parameters and defined sections of Dubai’s Real Estate market, will ensure that investments are **Profitable, Safe, and Secure.**

Aspectus builds Real Estate portfolios focusing on key growth corridors, giving Investors the best potential for increased rental-yields and long-term capital growth.

DUBAI DISTRICTS & GROWTH CORRIDORS

Dubai has many districts. When predicting Potential Rental Demand and Capital Appreciation, we have identified **key growth corridors**.

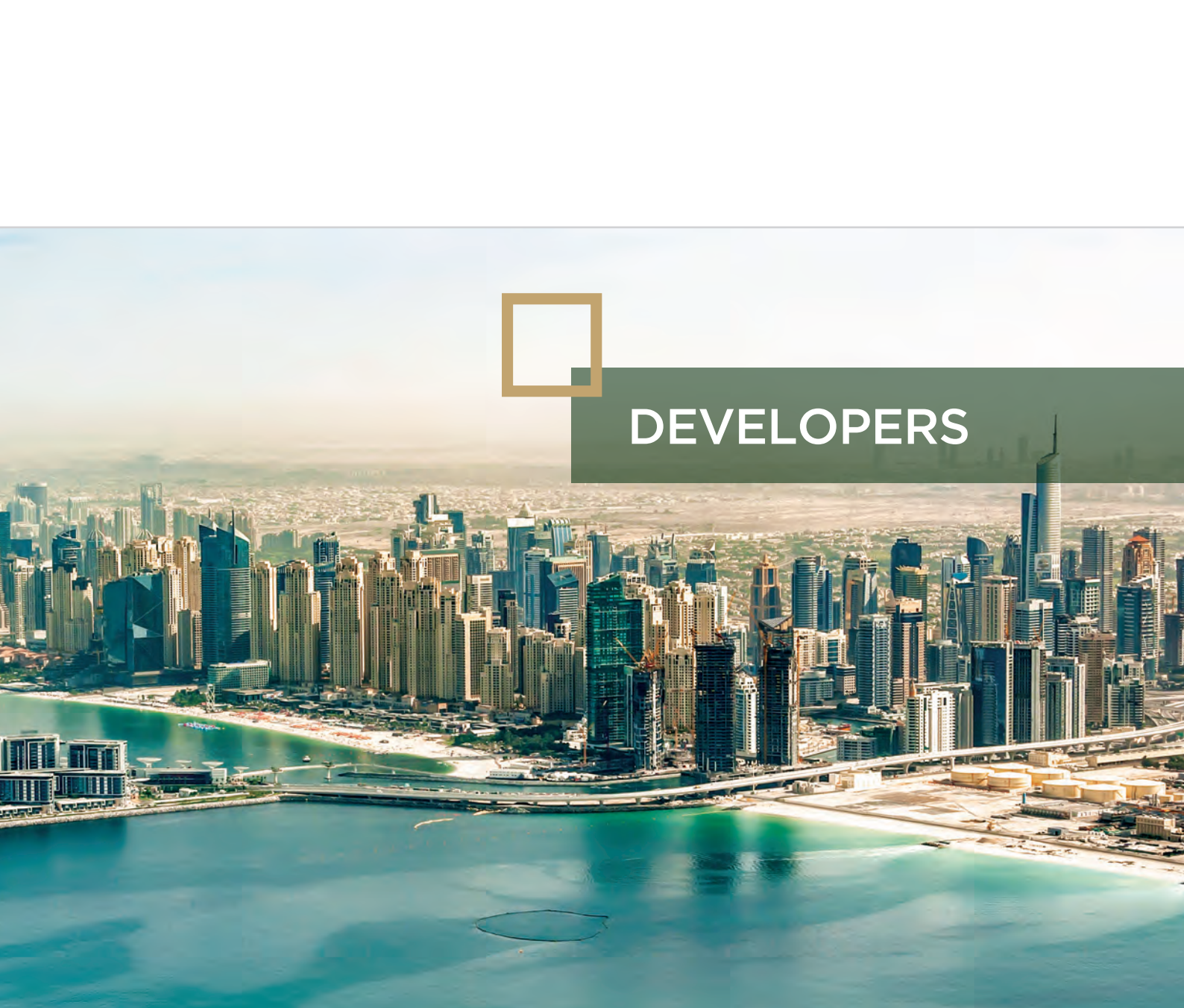
These are areas where there has been **good fundamental social infrastructure** built over recent years. These include **new schools, hospitals, supermarkets, recreational parks, public services, and public transportation - metro stations**.

This, combined with significant plans for substantial residential and commercial development, is the core-basis to **migration growth and Real Estate long-term value**.



Aspectus has carried out detailed analysis of future migration trends to Dubai and the likely demographics of new residents and tourists.

When investing in an Aspectus property, Investors benefit from steady income and capital appreciation, **while protecting 100% of their capital investment with our proprietary “Capital Protection Plan” Guarantee.**



DEVELOPERS

There is a myriad of Real Estate developers in Dubai. It is essential when identifying Real Estate investment opportunities to focus on companies who are building the **best quality developments and creating the right balance between quality and price.**

Investment in Real Estate is a long-term proposition. Therefore, buildings must not only look great but also have a high standard of construction and finishes. Our team has done the research, so Investors can feel confident that all Aspectus properties have been qualified to meet the strict quality/price criteria.



DEVELOPMENTS

There is a multitude of new developments in Dubai. It is a daunting task for the average Real Estate investor, to look at all options and do comprehensive due-diligence to assess the viability of an investment. The Aspectus Acquisition Team has carried out a detailed assessment of current projects from each of the developers, as well as all upcoming projects in the pipeline. **Aspectus has identified all projects that are strong prospects for investment.** The Aspectus Team has done the work, so that you don't have to.



PORTFOLIO DIVERSIFICATION

Aspectus Secure Capital Real Estate offers Participation in a diverse Real Estate Portfolio, allowing clients to spread their investment over different projects and developments. This diversification is a strong strategy to create Potential Capital Growth and ensure stable yearly returns. Always ensuring **100% protection of your capital. This is the smart way to invest in Real Estate.**



SMART REAL ESTATE PARTICIPATION

All Aspectus properties are 100% fully funded by Participation contributions and no third party finance or mortgage is ever used.

Aspectus Secure Capital Real Estate Participation is **Simple and Effective**. A company, known as a '**Special Purpose Vehicle**' buys and holds a single property. All properties are fully and professionally managed and come with the Aspectus '**Capital Protection Guarantee**'.

The 'Special Purpose Vehicle' company is divided into **20 'Participations'** and allows individuals the opportunity to subscribe for single or multiple Participations. Each Participation equates to a **5% stake** in the property and **can cost as little as USD \$19,950**.

Participants can be comforted by knowing that Aspectus will never ask a Participant to subsidize their Participation and pay more money in the future.

It is important to note that Participants take part in the decision-making process, as to how the Special Purpose Vehicle operates.



GENERATING STRONG YEARLY RETURNS

Aspectus has an experienced Yield Management Team that has been **commercializing Real Estate Assets for over 20 years**. Using a combination of short-and long-term rentals and advanced yield management technology, the team is able to deliver strong yearly returns for properties within the Aspectus Portfolio. **Rental returns are paid to Real Estate Participants every quarter in US dollars, via wire transfer.**

SELLING YOUR PARTICIPATION

Participants are free to sell their interest either privately or through any third party. This can take place at any time and at any value. The Participant must notify the company of the new owner's information and the new owner must provide proof of identity and documentation to satisfy legal requirements. **The Aspectus Capital Protection Plan, is transferred to the new Participant with the same remaining term.**





CAPITAL PROTECTION PLAN

Aspectus Secure Capital Real Estate provides Individuals and Institutions with a Safe and Secure way to participate in the Dubai Real Estate market, by means of the '**Aspectus Capital Protection Plan**' Guarantee.

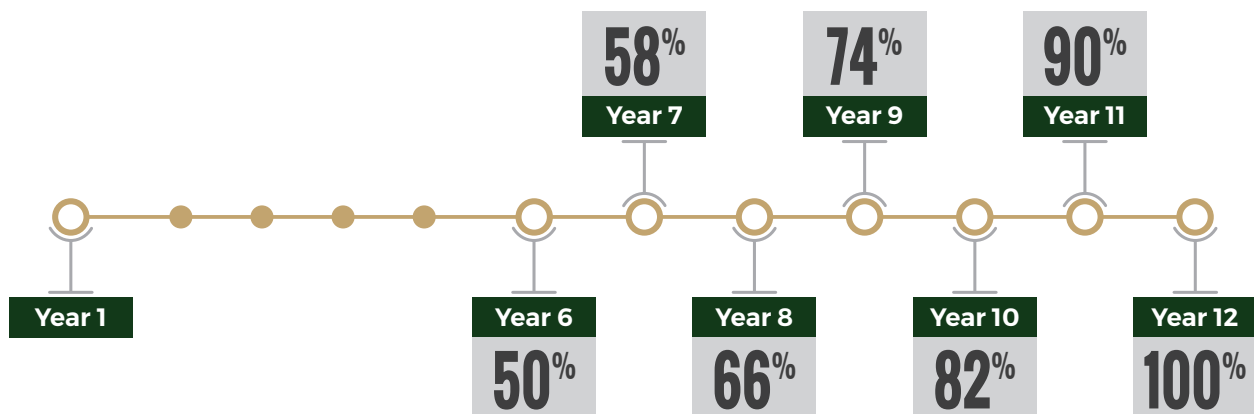
PARTICIPANTS HAVE TWO OPTIONS:

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AFTER A PERIOD 72 MONTHS

Participants have the option to divest by selling 50% of their position. Aspectus Secure Capital Real Estate guarantees to buy back 50% of their Participation at the Participants original "50% Cost Basis".

If After 6 years you wish to divest 50% of your position, then Aspectus will buy your 50% at the original price. From year 7 through 11 there are incremental buy back options available at 8% increments. You retain the remaining percentage of your participation. See the timeline below for all the information.



I.e. If 100% of the original Participation is \$100,000, the Participant has the right after 72 months to sell back to Aspectus 50% of their Participation for \$50,000.

02

AFTER A 12 YEAR PERIOD

Participants either opt to retain their Participation or take advantage of a contractual, guaranteed buyback from Aspectus at 100% of the original investment amount.

Aspectus Secure Capital Real Estate has an underwriting policy in place, that ensures their ability to meet these Buy-Back Guarantees.



SUMMARY

ASPECTUS SECURE CAPITAL REAL ESTATE OFFERS

- ➔ SIMPLE, SAFE, AND SECURE OPPORTUNITIES TO PARTICIPATE IN DUBAI AND INTERNATIONAL REAL ESTATE
- ➔ PARTICIPATION STARTING AT AS LITTLE AS USD \$19,950
- ➔ STRONG, SECURE AND CONSISTENT YEARLY RETURNS
- ➔ THE FREEDOM TO SELL YOUR PARTICIPATION AT ANY TIME
- ➔ 100% CAPITAL PROTECTION GUARANTEE

Contact us now to become part of this incredible journey

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