

SARDONA
US Housing Income Fund

ISIN XS2318746745





Investment objective

SARDONA US HOUSING INCOME FUND LLC Delaware Limited Liability Company seeks to provide income and capital appreciation to its investors through the acquiring, managing, and development of a portfolio of cash management, real estate properties, and other real estate investment properties in The United States territory.

The Managers, on behalf of the Company, will acquire, manage and sale the real estate properties. The portfolio will consist mainly of:

- Purchase a ready to move in properties that usually comes with tenants and a property management company in place.
- Multifamily properties: Purchase properties with 2-4+ units and rent them out to generate rental income
- Apartment buildings: Purchase properties that typically have 5 units or more and generate monthly rental income as well as income from vending and parking revenue.
- ECO sustainable projects: Purchase properties that are built with sustainable materials, that protect the environment, that are energy efficient and recycle materials.
- Construction of Single family, Multifamily and Commercial properties: Purchase vacant land to build single, multifamily and or commercial rental properties.

Strategy

THE PORTFOLIO STRATEGY is based on a long term buy and hold then the sale of the assets, identifying opportunities and buying properties at a discount, executing the required CapEx to bring the asset to its maximum economic potential and selling them looking for the projected return. The exit strategy is based on the sale of the assets to investors or funds looking to acquire stabilized income producing properties .

Our strategy is based on the continuous growing investment community looking to allocate funds on American real estate to generate steady and secured cash flow and return.

Programme participants

EISNERAMPER

Auditor

DMS

Trustee

AlphaNotes

Issuer



BNY MELLON

Issue, paying, transfer
and Registrar Agent

CENTURY 21

Capital Brokers

Real Estate Purchase,
Sales & Property Management



**SARDONA
CAPITAL S.A.**



Portfolio Manager

Investment terms

 Minimum investment \$ 125,000

 Minimum additional investment \$ 25,000

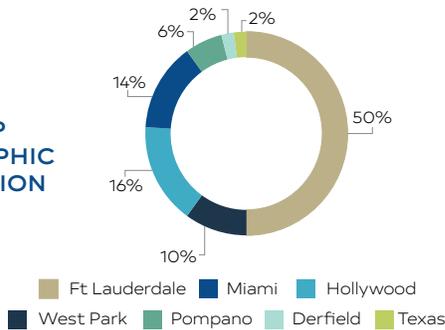
 Base Currency: USD

 Term of Investment: 3 years with early redemption option with a minimum hold of 12 months

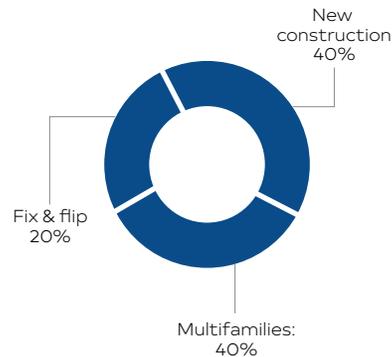
 Coupon: 6% annual-paid quarterly

Performance Fees: 60% of the equity build or capital appreciation on the assets at term of investment

FIX & FLIP GEOGRAPHIC ALLOCATION



INVESTMENT ALLOCATION



Portfolio Managers

US Housing Portfolio Manager, LLC, incorporated in 2017 as a Delaware Limited Liability Company, is a real estate investment and development company based in Miami whose core business activities are land banking, development, asset acquisition and asset management. As portfolio manager, US Housing portfolio manager will be responsible for coordinating the investment committees of the fund.

Sardona Capital SA was founded in Panama in 2012 as one of the first Swiss Broker/Dealers. Over the years Sardona Capital SA has developed into international wealth manager which offers local and international investment opportunities, wealth management services, asset services and trading and execution. As portfolio manager, Sardona will be responsible for coordinating the risk committees of the fund.

Important Information

The purchase of Notes implies substantial risks. Each potential buyer of these Notes must be familiar with instruments with similar characteristics to the Notes and must fully understand the terms of the Notes and the nature and extent of their exposure to the risk of loss.

Before making an investment decision, potential purchasers of Notes shall conduct independent research and analysis on the Issuer, Portfolio Manager, Assigned Assets, Notes and all other relevant persons and economic and financial factors. Which they deem appropriate to assess the merits and risks of an investment in the Notes. As part of such independent research and analysis, potential purchasers of Notes should carefully consider all information contained in the Series Memorandum and the Program Memorandum and the considerations set out below.

The investment in the Notes is only suitable for investors who have the knowledge and experience in financial and business matters necessary to evaluate the information contained in the Series Memorandum and in the Program Memorandum and the merits and risks of an investment in Notes in the context of the investor's own financial situation and investment objectives.

The investment in the Notes (or a share in them) is only suitable for investors who:

1. They are able to withstand the economic risk of an investment in the Notes (or a share in them) for an indefinite period of time (since the performance of Assets under Charge or other circumstances may require the extension of the Maturity Date indefinitely);
2. You are acquiring a share in the Notes (or a share in them) for your own account for the investment, not for resale, distribution or other provision of such interest (subject to any applicable law that requires the investor's property ownership); and
3. Recognize that it may not be possible to make any transfer of the Notes (or a participation therein) for a substantial period of time, if any.

The purchase of Notes implies substantial risks. Each potential buyer of these Notes must be familiar with instruments with similar characteristics to the Notes and must fully understand the terms of the Notes and the nature and extent of their exposure to the risk of loss.

Each of the Issuers and Managers may, at its discretion, disregard the interest shown by a prospective investor even though the investor meets the previous eligibility standards. Each potential investor must make sure that he fully understands the nature of the transaction in which he is entering and the nature and extent of his exposure to the risk of loss of all or a substantial part of his investment. Emphasis is placed on the sections of the Program Memorandum entitled "Conditions of Notes Securities" and "Conditions of Notes Application and Limited Appeal" and sections of the Memorandum Series "Information on Assets in Charge".