

# US Housing Reditus Notes II

Issued under the Issuer’s Secured Note Programme

ISIN: XS2888411019

## INVESTMENT MANAGER

US Housing Reditus CRE Advisors LLC, a Delaware limited liability company, is a U.S.-based commercial real estate (“CRE”) investment platform focused on the opportunistic acquisition of commercial real estate throughout the United States. By applying investment discipline, in-house underwriting, and a hands-on asset management and disposition strategy, the Investment Manager seeks to produce optimal value from each investment and generate positive risk-adjusted returns. The Investment Manager has a successful track record of 25+ years acquiring and managing real estate investments. The Investment Manager’s focuses transactions with a size between \$10 to \$50 million per purchased asset.

## STELLAR TRACK RECORD

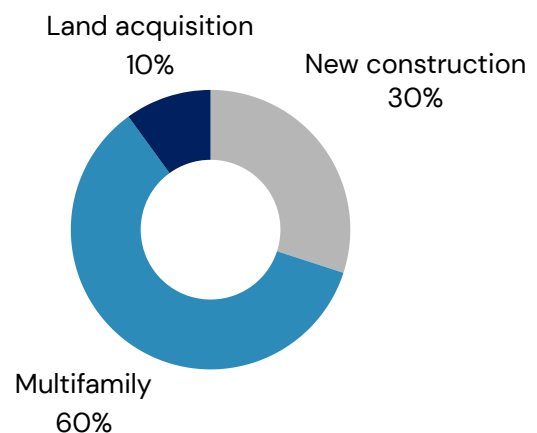
US Housing Reditus CRE Advisors and its affiliates have been acquiring, managing and selling real estate assets for the past 7 years with 12-14 % IRR.

TERM OF REG S NOTES OFFERING	
Principal Amount	Up to US \$50,000,000
Currency	USD
Authorized Denomination	US \$125,000
Issue Price	100.0
Term	6 years (4 yrs. reinvestment period 2 yrs harvesting)
Fixed Interest rate	6 % paid quarterly in arrears
Vehicule Type	Close-end investment SPV
Leverage	Up to 1:1 Ratio
Waterfall	<ol style="list-style-type: none"> <li>1.Vehicle Maintenance Fees and Expenses</li> <li>2.Interest Payment to senior lender (if any)</li> <li>3.Coupon to Noteholders</li> <li>4.Principal repayment to senior lender (if any)</li> <li>5.Principal repayment to Noteholders</li> <li>6.profit Sharing of excess cash after 100% principal and interest repayment split 60/40 between Investment Manager and the Noteholders</li> </ol>
Maturity	August 2030
Liquidity	Freely transferrable to applicable exchanges
Selling Restriction	Reg S offering for non-US accredited investors
Issuance Proceeds	Acquisition of multifamily properties

## STRATEGIES

The Investment Manager on behalf the Company will acquire, manage, develop and sell real estate properties in the USA. The acquisition and development of real estate portfolios in the USA present an alternative investment opportunities for non-US investors seeking to benefit from stable income producing real estate properties. The Investment Manager shall use its best efforts to acquire assets at their best available price, obtain the lowest financing rate from lenders, develop or rehabilitate at the best price to quality ratio and sell at the highest price possible. Real Estate assets will mainly comprise of the following property types: retail, multifamily and assisted living facilities.

## INVESTMENT ALLOCATION



Estimated investments of \$ 50 million over the next three years to fund acquisitions.

## COMPETITIVE ADVANTAGE

- Experienced management team with in house origination, underwriting, credit analysis.
- Managers with great financial backing and credit worthiness.
- Strategic alliance with iconic brands and franchises in the real estate industry.
- Ability to quickly identify and evaluate the assets, set the entry price and execute a quick purchases with the purchasing power of our issuances.

## US HOUSING REDITUS FUND II

PROGRAMME PARTICIPANTS	
Issuer	Alphanotes ETP Dac
Issuer Sponsor	US Housing Reditus CRE Advisors LLC,
Arranger	AlphaNotes Financial Products Ltd
Placing Agent	Falcon Peak Securities (UK) Ltd
Noteholder Trustee	Waystone Corporate Services
Issue and Paying Agent	BNY Mellon
Auditor of Issuer	Eisener Amper
Exchange	Vienna MTF
Settlement	Euroclear/Clearstream
Pricing	Monthly

## PROGRAMME PARTICIPANTS



Auditor



Issuer



Issue, paying, transfer and Registrar Agent



Trustee



NAV distribution



Listing Exchange



Custody



Portfolio Managers

## 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