



Legal structure

Deal structure - direct subscription for Simargl Multi-Strategy Fund Portfolio class M shares

Fund's legal structure – segregated portfolio company with segregated accounts for each portfolio

Registered since - 2008

Regulator – Cayman Islands Monetary Authority (CIMA), license 15978

Fund Administrator – APEX Fund Services

Auditor – Grant Thornton

Bank – Northern Trust

Management company – Simargl Capital

General

PRINCIPAL PROTECTED FIXED INCOME – short-term financing collateralized by real-estate at prime locations of California, USA (Hard Money Loans)

Collateral – trust deed investment property in California, USA

Term - 12-18 months

Interest rate - 10-12% per annum in USD depends on term and loan amount

LTV: average 60%, max 70%

Payments: interest – monthly, principal – at maturity date

Usage of funds

Short-term (bridge) financing for any purposes, including tax payments

Flipping strategy – when profit is generated either through the price appreciation that occurs as a result of a hot housing market and/or from renovations and capital improvements.

Business partner

Since 2012 our U.S. business partner, licensed in California, originated 180+ deals of hard money loans. Only one house on defaulted loan was sold at auction. However, all investors received principal and related income back on every loan. Track record:

2012 – \$10 million

2013 – \$17 million

2014 – \$24 million

2015 – \$33 million

2016 – \$21 million

**SIMARGL MULTI-STRATEGY
FUND PORTFOLIO M / FUND**

**PRINCIPAL PROTECTED
FIXED INCOME**



Important

- Secured lending market in US is highly regulated and very transparent
- Real-estate at prime locations of California, USA accepted as collateral only
- Property appraisal is performed by independent licensed appraiser
- Even if market drops by 30-40% the investor's capital is protected
- Escrow accounts in US banks are employed for loan distribution
- The Fund can approve every deal, and collateralized property has transparent track record

Portfolio M terms and conditions

- Minimum investment – 500 000 US dollars
- Net investor's return – 8-10% per annum in USD
- Term – 12-18 months
- Performance fee – 20% from profit
- Management fee – not charged
- Reporting – monthly NAV reports prepared by APEX