

DIVERSIFIED US High Yield Property Fund

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FUND BACKGROUND

The Diversified US High Yield Property Fund (HYP) is the next fund to be brought to the market by the Carlton James Group. Headquartered in Royal Wootton Bassett, Wiltshire (UK) the Carlton James Group has managed over 13 successful funds and private placements over the last 13 years. After the group experienced 5 years of successful returns under their flagship fund the Diversified Alpha Fund (DAF), the strategy of which is to invest in a range of different asset classes, the group has now launched the latest US Property fund.

The strategy of this fund is not new for this group. This strategy including all parties of this fund was first honed within DAF. For the past 5 years the group has received multiple requests for a separated Commercial Real Estate part of DAF as a standalone product. This had to be launched at the right time to take full advantage of the Real Estate market. 2023 is that time. HYP's strategy utilized in the current part of the economic cycle makes this fund a security blanket for its investors during what is set to be a turbulent time for most funds.

DIVERSIFIED US HYP STRATEGY

The fund lends money to **CCP US** (ccpus.com), a well-established property developer across the US with headquarters in Florida, USA. The Diversified US High Yield Property Fund (HYP) aims to generate an overall return of 10% per annum over the long term, and expects to pay up to 6% annual dividend on a quarterly basis.

HYP will invest via lending to the United States Real Estate market secured by way of any combination of a First Lien, second lien or Collateral Assignment to an established property developer with over 15 years' experience in the real estate market and 5 years' experience working with the fund investment advisors. The investment will focus on multifamily properties with the objective of increasing value by improving the rentability and salability of the properties. The business model adopted by the property developer is to rent the properties for a minimum period of three years at end of which the property will be refinanced or sold.

THE GLOBAL OPPORTUNITY

- **Upcoming Global Recession** – the upcoming global recession will prove to have many opportunities for real estate developers with access to funding.
- **Scarcity of Capital** - sources of finance are becoming difficult to obtain. This should only get worse over the coming months.
- **Regulations** – increased levels of regulation on banks will heavily impact lending.

INVESTMENT OPPORTUNITY

- **Invest** in a Cayman **regulated** mutual fund.
- **Benefit** from the experience of this Commercial Real Estate marketplace through Carlton James which has **risk management** and **diversification** as its core objective.
- **Dividends** - expected dividend of net 6% p.a. paid quarterly.
- **High Yield** – expected overall return of 10%+ per annum.

FUND VEHICLE & STRUCTURE

Company

TraderHouse Private Label Funds Platform SPC

Segregated Portfolio

Diversified US High Yield Property Fund

Investment Manager

Mollitium Investment Management Ltd

Investment Advisor

Diversified Global Investment Advisors Ltd

Domicile

Cayman Islands

Structure

Regulated unlisted fund

Cayman Share Class

USD: ISIN KYG8993L2316

Redemption Policy - 3 year initial lock in period, followed by quarterly redemptions.

This fund is also available via a European certificate with a swiss ISIN – please contact the sales team for details.

✓ Minimum Investment
\$120,000 USD

✓ Targeted Overall Return
10%+ p.a.

✓ Targeted Paid Dividend
6% p.a.

✓ Management Fee
1.5% p.a.

