

Urban Sphinx

performance counts

PROPERTY INVESTMENTS PRESENTATION

Purchase and Rent / Lease out of Property



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Take control of your Property Investments.

**Expand your investment earnings
by making the right choices.**

Preamble

Property is on the move again with values rising across the board.

Owning some paid-for, income-producing Property, in addition to having a solid portfolio of other investments can be a very good thing. Yet some investors are buying properties which simply won't perform.

Less than 10% of various Properties in the Market make an Investment Grade!

Investment Grade Property always performs - whether interests rates are up or down and the Market is in uptrend or in downtrend. It is this consistent performance which creates wealth and delivers peace of mind.

To find the most promising prospects, it's critical to work with experienced and skilled specialists who know the target market well and who have a long record of experience with management of investments in general and Property investments in particular.

Since the word "Property" has multiple meanings, we would like to specify that our expertise is limited to providing investment services and advise with regards to three groups of tangible assets or assets that have a physical form.

The first group consists of Residential Land, Houses, Units and Apartments, Commercial and Industrial Buildings and Land. and Marina Boat Berths.

The second group deals with precious metals and gem stones, pieces of art, artifacts and jewelry.

Investments in both of these groups can result in Capital Growth only or Capital Growth as well as Income in case of property being leased or rent out.

The third group includes cars and trucks, airplanes and helicopters, ships, boats and yachts.

Investments in this group of assets do not usually expect to generate capital growth, but rather higher than average income returns can be anticipated. Investors also recover all the proceeds if the asset is sold at the end of an investment period of usually 10-15 years.

Property Investments are offered by many.

At Urban Sphinx, knowledge and comprehensive service is what makes the difference.

Purpose of Presentation

Following to a number of requests from our valued clients regarding Property Investments, SG Alliance Ltd.* and Gordon Matthews Property Consultants** have established a specialized investment vehicle - Urban Sphinx.

Several professionals including Lovegrove Taxation & Accounting, First National Real Estate, Wakelin Property Advisory, Dynes Developments, Bell Potter Capital, RBS Morgans, Maddocks Lawyers (Aus) and Gellert Ivanson (NZ) have joined forces to consulting Urban Sphinx in working out the legal and economic framework for generating higher than average income from Property investment.

It goes without saying that Market itself takes care of Capital Growth.

Urban Sphinx provides property investment strategies and tactical asset management with the view to maximizing the performance of our clients' holdings and portfolios and, we work with other professionals including architects, designers, advertising agencies, leasing companies, etc. to implement agreed actions.

The time and experience have proved that only an active management strategy including letting and rent reviews, lease renewals, short - term leases, renewal of valuations and appraisals, adequate insurance cover enable the improvement of the financial performance of individual property portfolios above the market averages.

* SG Alliance Ltd is a public company. It has more than USD 100,000,000.00 under administration and management. It has no debts. Its directors have a combined experience of more than 45 years in International Taxation, International Property Consulting and International Trade. One of the directors was involved in a USD 50 billion deal of restructuring legal and financial matters associated with Real Estate and other Tangible Property during the Germany Unification process in early 1990s.

** Gordon Matthews Property Consultants is a company with more than 25 years of experience in the field. It's been advising clients on various aspects of international Property Investments for decades.

*Our Property Investment Service
fulfills the highest standards.*

**And discretion comes
as a matter of course**

The Urban Sphinx advantage

The main advantage we have over our competitors is that we do not advise our clients purchasing investment properties in advance with a dare hope that tenants or leaseholders or other interested parties will eventually appear or the Real Estate market will start to eventually grow.

Every single opportunity we present has already found its potential long-term user or even several users in some cases, or has an unquestionable and guaranteed potential for high capital gains in future sales.

Our system of holding and management of investment assets also allows:

- property investment fully secured against physical assets;
- partial or entire ownership;
- investments in Real Estate for those investors who are not legally eligible to be doing this in some countries;
- investments in Real Estate for those investors who are not legally eligible to be doing this with regards to particular property types such as large parcels of Land for future subdivision and development, agricultural Land, sea/ocean shore Land for hotels and resorts, etc;
- Land Bank arrangements (property bought and held unused for unlimited time);
- investors names are not in public domain;
- investor gets all the benefits of capital gains in case of investments in Real Estates, Precious Metals, Gems, Art, Artifacts and Jewelry (for some properties it can be as high as 14-16% p.a.) in addition to a better than ordinary annualized net income returns of 5-9% payable quarterly, half annually or annually;
- in case of investments in other tangible assets such as trucks, cars, boats and yachts, planes and helicopters, investors get all the benefits of high income returns of 9-18% as well as receive all the sale proceeds at the end of investment;

Some of the properties we look after have been with our clients for several decades.

And they are still going strong thanks to our personalized service.

Investment Structure *

The Urban Sphinx Private Equity (Open Ended) Fund is structured as a NZ Foreign Hybrid Trust with SG Alliance Ltd. and Gellert Ivanson Lawyers (NZ) being Managing Trustee and Custodian Trustee respectively. The number of Unit Holders (Investors) is unlimited.

One of the many advantages of a Trust is that the trustee holds property on trust for the Unit Holders. The Unit Holders are regarded, like beneficiaries under a trust, as equitable owners of the investments held by the trustees. In Hybrid Trust each class of units can perform differently representing investment in a particular Investment Portfolio and specific property, which adds additional flexibility. When trustees distribute income and capital, then the distribution is to each class of beneficiary in proportion to the number of units the beneficiary holds in a particular Portfolio and with regards to particular property.

The Private Equity Fund is the vehicle to finance investments within each and every individual investment portfolio. Under certain circumstances it can be a Tax Free vehicle in an OECD member state.

Every independent Investment Portfolio in its turn represents a particular group of assets i.e. an Australian Real Estate Portfolio, an International Property Portfolio, Property Development Portfolio, Air & Marine Assets Portfolio, Precious Metals Portfolio, Art & Jewelry Portfolio, etc.

Investors are free to choose the portfolio (s) and property to invest in.

The business structures for property ownership within every independent investment portfolio may vary depending on the asset, its geographical location, legal and economic regulations within a particular industry and jurisdiction, etc.

* In case of a Full Property Ownership by an individual investor or a group of investors, a Company or a Limited Partnership structures as well as any other business structure can be considered on special request of an investor or a group of investors.

The fine line between Property Investments and Urban Sphinx Property Investments.

Notice to Recipients

This Property Investments Presentation is being distributed solely to assist the recipients in deciding whether or not they are interested, as potential investors to join Urban Sphinx.

All potential investors are encouraged to contact their legal advisers and us and ask as many questions as they wish. Any statements made and information included in this Presentation are made or included solely for that purpose.

Neither of Trustees and consultants nor any of their employees, representatives or agents make any express or implied representation or warranty as to the suitability of these particular investments for the clients' needs.

GENERAL WARNING: All investments are risky to a certain degree! Every investor should draw a clear line between a weighted, calculated risk and gambling.

*Some of our customers have no
interest in short-term goals.*

To them we offer a secure basis for
wealth preservation for generations to come.

General Information on Opportunities

Information about available particular permanent and arising investment opportunities is
supplied separately on individual Fact Sheets.

