

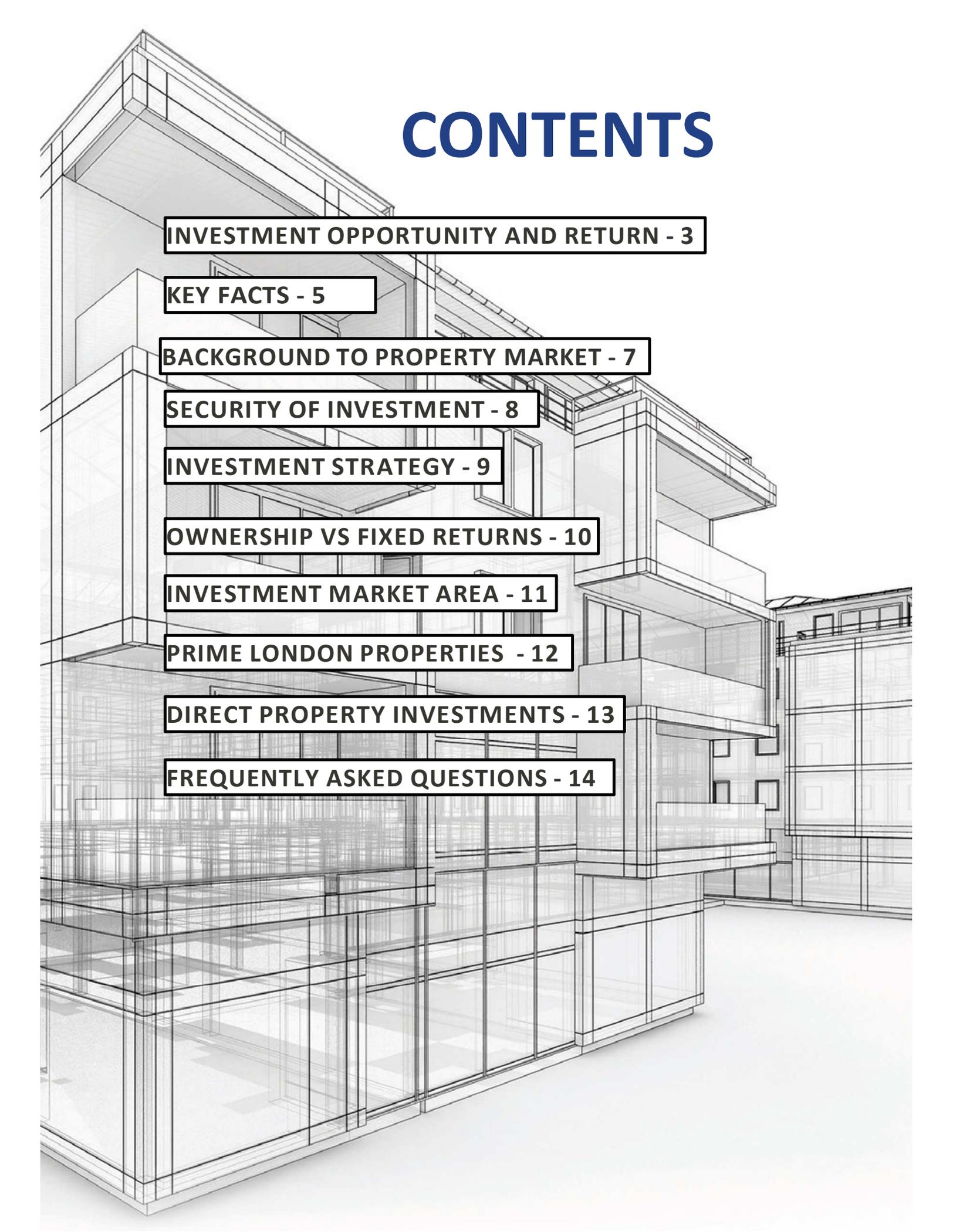


LAGRON'S CAPITAL
Investing In The Future



12 MONTH INVESTMENT OPPORTUNITY IN THE UNITED STATES PROPERTY MARKET

Fixed Annual Returns of 8%
rising to 15%



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INVESTMENT OPPORTUNITY AND RETURN

Capital works closely with developers which have an internationally established and highly profitable investment portfolio and will be adding to the group's investment interests in the USA property market.

A special purpose loan-investment vehicle for qualifying individuals in the USA is first created. In return for the capital invested the investor is provided with a fixed interest payment. This arrangement is encapsulated in a legally binding contract between the investor and property owner. The funds raised will be applied in the Company's normal business operations of acquiring, financing, renovating and trading in property focusing on the US market.

KEY INVESTMENT POINTS

Loan Note Denomination, Initial Term Redemption Period	\$5,000 + 5 years 12 months
Interest	8% in years 1-2 9% in years 3-4 10% in year 5 & thereafter
Interest payments Calculated	Bi-annual at the end of June December each year
Security	Investment backed by assets invested in

INVESTMENT EXAMPLE 1

As an example, an investor who invests \$100,000 and is liable to have Basic Rate Tax deducted at source should expect to receive the following investment return:

Interest	Gross	Gross Interest	Tax Withheld	Net Received
Year 1	8%	\$8000.00	\$1600.00	\$6400.00
Year 2	8%	\$8000.00	\$1600.00	\$6400.00
Year 3	9%	\$9000.00	\$1800.00	\$7200.00
Year 4	9%	\$9000.00	\$1800.00	\$7200.00
Year 5	10%	\$10000.00	\$2000.00	\$8000.00
Total	44%	\$44000.00	\$8800.00	\$35200.00

For each investment note, we are offering 44% return, as seen above. We make mention of 15% return, as depending on the performance the investment manager may provide an additional 5% return in year 5. It is upon the investment managers discretion.

As an example, an investor who invests \$50,000 and is liable to have a Basic Rate Tax deducted at source, should expect to receive the following investment return:

Interest	Gross	Gross Interest	Tax Withheld	Net Received
Year 1	8%	\$4000.00	\$800.00	\$3200.00
Year 2	8%	\$4000.00	\$800.00	\$3200.00
Year 3	9%	\$4500.00	\$900.00	\$3600.00
Year 4	9%	\$4500.00	\$900.00	\$3600.00
Year 5	10%	\$5000.00	\$1000.00	\$4000.00
Total	44%	\$22,000.00	\$4,400.00	\$17,600.00



INVEST



IN



YOUR

FUTURE





Low-Risk investment secured by legal charge on the properties



Invest up to 5 years with option to extend



Fixed return per annum, with interest of up to 10% for long term options



All properties assets are held unencumbered



Interest is paid bi-annually



Properties will be bought at less than fair-market value,



Proven track record over 20 years in property buying and selling



Investor is protected by the property invested in as collateral

KEY FACTS



Invest in real estate without large property deposits



No mortgage approvals needed



Fixed yields paid annually



Investing with market professionals with a job to make you succeed



Property focused investment without the hassle of owning a property



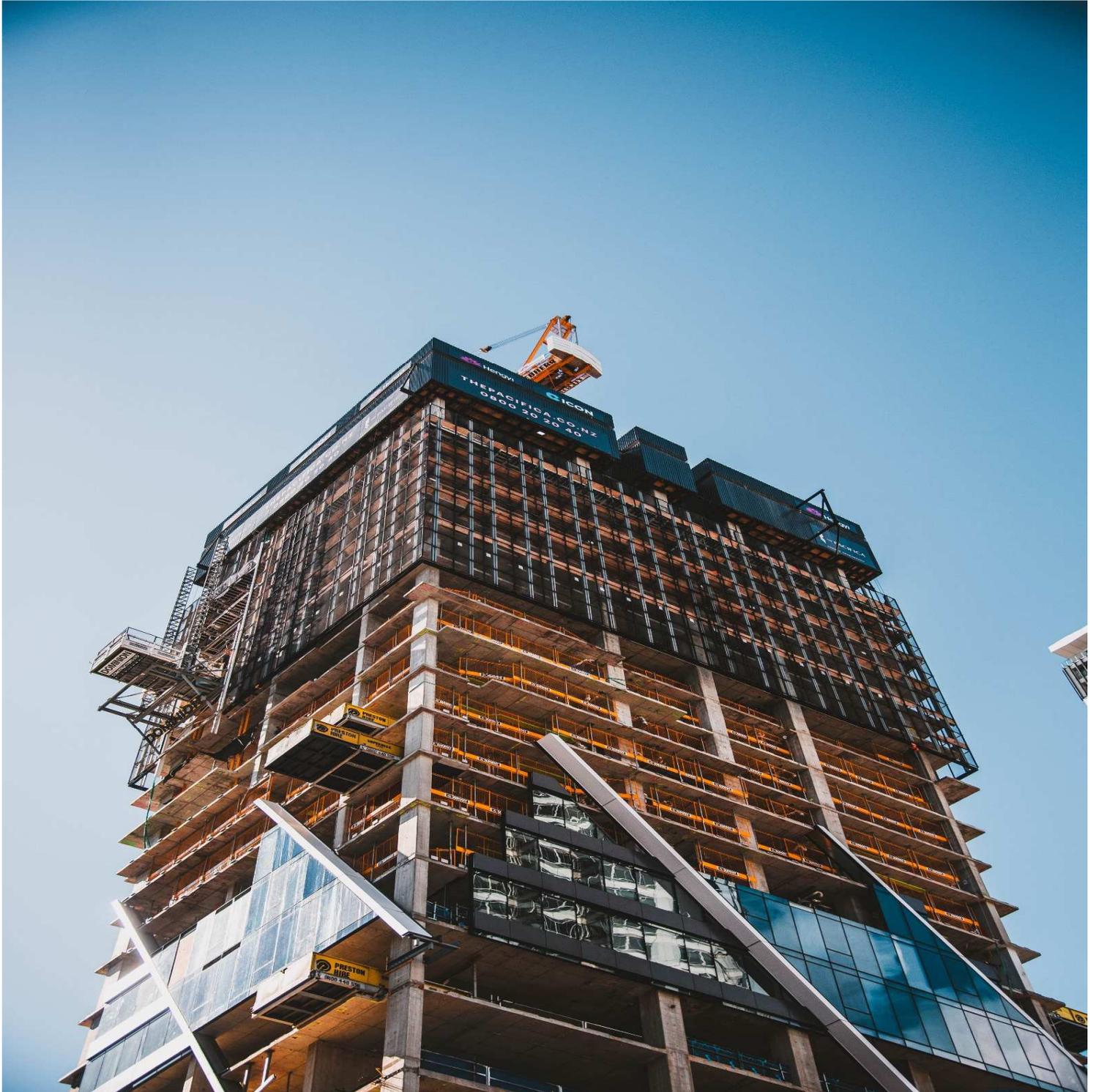
Low entry investment levels starting at \$5,000



We succeed with your success

LOAN NOTE ADVANTAGES (BONDS):

Investors are assured that all capital is fully secured by the property assets invested in. With a track record in property investment, development and a low risk exposure to a thriving market, the hassle-free opportunity is clear for all to see.



PROPERTY MARKET BACKGROUND

Property in the USA has traditionally been a safe haven for investors. It is here that we find undervalued properties if you know where to look. Here are some of the key facts at a glance:

The residential property market continues to demonstrate strong yield both in rental income and capital appreciation due to the continuing interest of global buyers wanting to secure their interests in a global economy.

Demand for prime USA property is continuously outstripping supply, yes of course. This drives prices up in certain regions. But what happens to those people who can't afford their home even if they have a lot of equity available in it? We find such properties and purchase them at discounts that we can in turn renovate, and resell for profit.

Unlike previous property booms, demand is not fuelled by debt, as mortgages represent a far lower percentage of total acquisition payments, than was the case five years ago.

US property prices are increasing with certain locations warranting a significantly higher return.

US rental yields are increasing and it is those people who want to take advantage of such yields that will remain our willing and able buyers of our properties purchased at 70% fair market value and sold at profit to offer you steady constant returns.

Overall investment volume for the US residential market is increasing daily and there is a lot of potential available for investors.

Forget China's investments in the US real estate market. Our own citizens like yourself want to take back parts of the USA.



SECURITY OF INVESTMENT

With the property market constantly changing over the last 10 years, important variables such as location, trends, service charge and upkeep can prove to be costly for your annual profit. Here we explain why none of the above is a concern to investors with this opportunity.

Mortgage rate fluctuations, the requirement for higher deposits and the specter of higher interest rates are all factors which might contribute to an individual investor's risk. Add to that, exposure to funding repayments during periods when the property is not tenanted and the possibility of legal and other costs and it's no hard to see that the bottom line for an individual investor may not always be quite as promising as it first seemed.

Of course property investments for an individual can also work well. However, whether you are a seasoned property investor or entering the market for the first time, the bonds offered here provide both exposure to the property market and **stable fixed returns**.

The developer, will employ a combination of economies of scale with specialized knowledge and connectivity within the market place to generate returns across a number of fronts. These include the purchase of properties to rent them out, to develop new properties, capital appreciation and renovations to resell. Accessibility to these strategies within the prime market would only be affordable to the very few. This investment opportunity means that you too can access and enjoy a stable return with your investment.

The Special Purpose Vehicle

The SPV holds the property/assets for the benefit of the investors. If for whatever reason a default occurs, the SPV is able to use such assets to reimburse the investor. The Special Purpose Vehicle's role is also to monitor the security provided and report to investors on an annual basis. They report on the value of assets held and the value of debt outstanding.



INVESTMENT STRATEGY

With diversification a core requirement for any successful investment strategy, a profitable property portfolio is no different. Here we clarify the types of property acquisitions currently available through the Developer's specialist advisors.

DEVELOPER'S PROPERTY PORTFOLIO

BUY TO RENT

The buy to rent market is one of the most successful property investment models in the USA and more than a million investors buy and rent out properties to generate an income from such assets. Tenancy in the US is more common than ownership and with the population ever increasing, there will always be a need for more properties available to rent out.

NEW DEVELOPMENT PROPERTIES

New development properties have become profitable for both rental and sales over the last 20 years. With new developments constantly being built in and around the many cities of these Fifty United States, buying in early can be rewarded with significant discounts to market values. The Developer may have the option of joint property ventures through its affiliate partners and advisors that it may utilize.

CAPITAL APPRECIATION

Investing in property with the motive of taking a short-to-medium term view is an integral part of any high profit margin property portfolio. Where the buy-to-rent market is a key income generator for the medium-to-long term, the capital growth investment model is one that seeks to achieve quick realizable profits.

RESIDENTIAL PROPERTY FUNDS

With the USA property market strong, it is common to see other investment vehicles returning good profits for investors. With an established IFA network amongst our associates, we have access to established property investment companies across USA.

JOINT VENTURES

There may be joint-venture options to some of USA's most established developers. Engaging in property development will be a big part of the strategy, working closely with award winning builders with strong proven track records.

COMMERCIAL & INDUSTRIAL UNITS

With demand for office space continuing in the USA and skyscrapers in full development, ownership of commercial property is becoming a very strong income generator once again. Similar to residential tenancy, contracts are signed with a company to house its infrastructure or industrial processes. These tenants can be more profitable and elongated than residential ones with the contract normally starting at 2 years plus.

OWNERSHIP VS FIXED RETURNS

Investing into the property market can be a daunting task, even if you are a professional.

Hurdles could include a huge upfront cash requirement and a mortgage that leaves you exposed to funding significant re-payments if the property is empty between tenants. Not to mention costly administration and legal obligations, and making the right property decision while effectively forecasting the market.

The solution to all these headaches from an investment point of view is to let the professionals handle the difficulties while you enjoy a fixed yield, annual income.

Investors are increasingly realizing that exposure to the USA property market combined with high returns can be a simple and pain-free process.



INVESTMENT MARKET AREA

The continuing rise of prime US property values seems in stark contrast to the sluggish performance of the US economy. What are the factors driving this market? The fact that the US residential property market is still riding high, despite the poor performance of the economy, owes much to the continuing interest of fellow Americans who will always strive to improve their well being and economic conditions.

The investment managers goal is now in revitalizing property market assets, with strategic assets to be targeted; the organization will look to buy such properties, renovate/revitalize them and sell them for profit.

Residential property is a more familiar and tangible investment option than other asset classes such as cash, commercial property or stocks and shares.

Residential property is the USA's largest asset class, estimated at over \$5 trillion, more than the combined total of USA equities and commercial property.



PRIME USA PROPERTIES

For the last 25 years real estate property has been both a safe haven and a financially rewarding market for investors. According to leading market specialists, portfolios with a diverse exposure to real estate property will be looking to make substantial gains on capital and earnings potential. Here we illustrate both the historical and forecast evidence as to why USA is fast becoming one the world's most profitable investment locations.

The USA received 129 Billion Dollars of Real Estate Investments from foreign persons in 2018, that number was expected to have increased in 2019 and further more in 2020.

Multi-residential properties in the USA are seeing an increase in demand. People in economic trouble resort to renting as opposed to owning, especially as residents move closer to larger cities where locations for sale are pricey.

Property values have increased at an average of 5.5% year over year for the past 3 years and specific areas seeing 17% increases year over year.

In 2020, real estate statistics show that there is an expectation for bidding wars on residential units.

Mortgage rates have been declining and are at all time lows which means a greater plunge of buyers for properties.

There is low unemployment in the USA. Wages are rising and consumer spending is increasing. That is the perfect recipe for real estate earnings.

Commercial and residential property in London has become a popular safe haven for English investors during Brexit. Don't you expect US major cities to see the same, if not better results? Forget overseas investments such as London, US real estate is expected to be just as strong if not better.

In the year 2020, you as an investor reading this, are going to want to get in while there is still an ability to do so.



“Commercial and residential property in London has become a popular safe haven for investors.”

DIRECT PROPERTY INVESTMENTS

Our key objective is to increase the value of investors' portfolios with opportunities in both residential and commercial sites through the USA.

The company recognizes that a successful property portfolio is one that has exposure to all types of property. When examining opportunities, research and due diligence is carried out before the final investment decision is made.

Our professional dedicated team, consisting of property and finance professionals, will scrutinize every potential investment - taking into account location, local market dynamics, conditions and income potential - all of which aim to deliver maximum value for our investors.



FREQUENTLY ASKED QUESTIONS

Is there a minimum or maximum I can invest?

The minimum investment is \$5,000 and we are authorized to issue a maximum of \$100 million.

Who can invest

Anyone can invest provided that they fall into one or more of the categories of people who are able to invest, and have submitted a signed declaration of being an accredited investor.

Is there a minimum to be raised before investment action starts?

Yes, there is a minimum of 60,000 USD before notes are offered. And notes are only issued every 60,000 USD in investments, unless otherwise agreed upon by the manager.

Can I get my money back early?

You can only get your money back during the first week of every year after your first year of having invested. The one-year period does not apply if: (a) you die, (b) you become insolvent. You can redeem your investment in any multiple of \$1,000.

Do I get shares or profit-share in the company?

No, you are lending the organization money and you will be paid interest for the period of the loan. At the end of the loan period you will also receive have your capital returned.

How is my investment secured?

The Special Purpose Vehicle holds the assets of the company. If for whatever reason you do not get paid your interest or capital, the assets in the Special Purpose Vehicle will be sold so that investors can get all or a portion of their investment back.

Can I invest if I am outside of the USA?

Yes, however, you cannot invest if you are a citizen or resident of: Canada, Australia, Singapore or South Africa.

When can I invest?

You can invest at any time.

How long is the investment for?

The investment term is five years with the option to exit every 12 months.

When are interest payments made?

Interest is calculated annually at the end of December and the interest payments are made in mid-January each year.

Can I transfer my investments?

Investments are non-transferable. You will not be able to sell them to another party.

How do I exit my investment?

You can exit your investment during a 2 week period every 12 months by giving the company notice in writing and by completing a redemption form. Your original capital will be returned along with any interest due.



LAGRON'S CAPITAL

Investing In The Future



Lagron's Capital

ADDRESS:

One World Trade Center, Lower Manhattan, NY 10007

TELEPHONE:

+1 (917) 809-4749

VISIT OUR WEBSITE:

www.lagronsinc.com

EMAIL US:

info@lagronsinc.com