 **MOGUL REAL ESTATE**



# MOGUL REAL ESTATE LP - Integrating Real Estate and Bitcoin

An in-depth exploration of integrating real estate investments with the emerging Bitcoin cryptocurrency.

# Fund Overview

## Fund Type

Real Estate Acquisition, Development and Management Fund coupled with Bitcoin

## Investment Focus

Real Estate fund coupled with Bitcoin, with a geographic focus on North America "Gulf of America".

## Fund Size

Target: \$400 million

## Investment Horizon

7-10 years for each investment, with an average holding period of 5 years

# Investment Thesis & Value Proposition

## Market Opportunity

The growing demand for sustainable real estate investments and the rising popularity of bitcoin present a compelling market opportunity for a real estate fund focused on the USA.

## Favorable Industry Dynamics

The sector is witnessing a surge, projected to grow annually by 15% over the next half-decade, driven by supportive regulations and heightened investor interest in sustainable ventures.

## Proven Investment Approach

Our fund's investment strategy is built on a robust research process, a diversified portfolio, and a track record of consistent outperformance. We leverage our deep industry expertise and extensive network to identify high-potential opportunities early on.

## Experienced Management Team

Our fund is led by a seasoned team of investment professionals with a proven track record of delivering superior returns. They bring a unique blend of industry knowledge, data-driven insights, and a disciplined investment approach to the table.

## Sustainable Competitive Advantage

Our fund's focus on environmental, social, and governance (ESG) factors sets us apart from traditional investment vehicles. By integrating sustainability into our investment process, we are able to uncover undervalued opportunities and mitigate long-term risks.



# Industry Overview

Real estate investment has long been a well-established and lucrative market, offering investors a tangible asset with the potential for steady returns. MOGUL REAL ESTATE LP, a leading player in the industry, is at the forefront of merging this traditional investment approach with the innovative world of cryptocurrency, particularly Bitcoin. This unique integration aims to provide investors with new opportunities and greater flexibility in the real estate investment landscape with much greater long term appreciation.

# Investment Objective



## Capitalize on Real Estate Opportunities

Identifying and investing in real estate assets with high growth potential.



## Leverage Bitcoin for Risk Mitigation

Utilizing Bitcoin as a hedge against market volatility and potential downside risks.



## Potential for Growth

Aim to generate attractive returns for investors through strategic real estate investments.

MOGUL REAL ESTATE LP's primary investment objective is to capitalize on real estate opportunities while leveraging Bitcoin for risk mitigation and potential growth, creating a unique investment strategy that aims to deliver strong returns for its investors.

# Investment Strategy Overview

## Investment Sourcing

Investments will be sourced through a proprietary network of industry contacts, relationships with investment banks, and a rigorous screening process to identify high-potential opportunities.

## Investment Structuring

Investments will be structured to align incentives, mitigate risks, and optimize returns. This may include the use of preferred equity, convertible debt, and other complex financial instruments.

## Investment Management

Investments will be actively managed by a team of experienced professionals who will monitor performance, engage with portfolio companies, and make strategic decisions to maximize value.

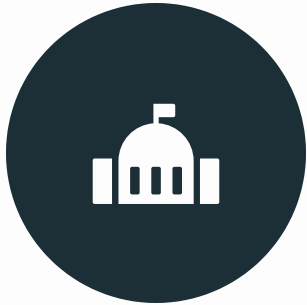
## Selection Criteria

Key attributes we look for in an investment include a defensible market position, strong leadership team, scalable business model, and the potential for sustainable growth and profitability.

## Risk Management

Risks will be assessed and mitigated through a comprehensive due diligence process, diversification across sectors and stages, and the use of risk management tools such as insurance, hedging, and contingency planning.

# Strategies



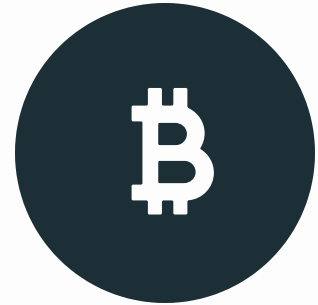
## Direct Property Investments

MOGUL REAL ESTATE LP invests directly in physical real estate properties, leveraging its expertise in property acquisition, management, and value-add strategies.



## Real Estate Tokenization

The company utilizes blockchain technology to tokenize real estate assets, allowing for fractional ownership and improved liquidity for investors.



## Utilizing Bitcoin

MOGUL REAL ESTATE LP accepts Bitcoin as a payment method, uses it as collateral for investments, and explores Bitcoin-denominated real estate transactions.

MOGUL REAL ESTATE LP's hybrid approach combines traditional real estate investment strategies with innovative technologies, providing a diverse and adaptable approach to real estate investing.

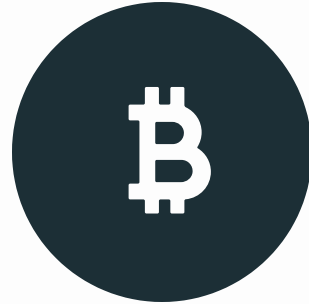


# Competitive Advantage



## Real Estate Stability

The strategy combines the stability and low volatility of real estate investments with the growth potential of Bitcoin, providing a unique exposure to the market.



## Bitcoin Growth Potential

By incorporating Bitcoin, the strategy taps into the significant growth opportunities offered by the cryptocurrency, allowing investors to benefit from its upside.



## Innovative Financing

The strategy utilizes innovative financing techniques, such as cryptocurrency-backed loans, to optimize the capital structure and enhance the overall investment proposition.



## Deep Market Insights

The strategy is backed by a team with deep market insights, enabling them to identify and capitalize on emerging trends in the real estate and cryptocurrency industries.

The combination of real estate stability and Bitcoin's growth potential, along with innovative financing and deep market insights, provides a unique and compelling investment opportunity.



# Capital Contributions

- Initial Minimum Investment

Limited Partners must make an initial minimum investment of \$50,000 to participate in the investment fund.

- Subsequent Capital Calls

The General Partner has the discretion to make additional capital calls on the Limited Partners for further contributions to the investment fund as needed.

# Fees and Expenses

3% Management Fee	35% of the distributed Net Profits	Any Administrative or other fees associated with transactions
-------------------	------------------------------------	---

# Terms & Conditions

Investment Minimums	Lock-up Period
\$50,000	2 years
\$500,000	3 years
\$5,000,000	4 years
\$50,000,000	5 Years

# Key Risks



## Market Risks

Changes in economic conditions, industry trends, and customer preferences that can impact demand and pricing for your products or services.



## Operational Risks

Potential breakdowns or disruptions in your supply chain, production processes, or delivery systems that can affect your ability to meet customer needs.



## Legal and Regulatory Risks

Compliance challenges with evolving laws, regulations, or industry standards that can result in fines, lawsuits, or restrictions on your business operations.

Carefully identifying and mitigating these key risk factors is crucial for the long-term success and sustainability of your business strategy.

# Exit Strategy



## IPO (Initial Public Offering)

Shares of the company are sold to the public on a stock exchange, allowing existing investors to exit their positions.



## M&A (Mergers and Acquisitions)

The company is acquired by another entity, either through a merger or an outright purchase, providing an exit for investors.



## Secondary Sales

Existing investors sell their shares to other investors, either through private transactions or secondary markets.



## Buyback

The company buys back its own shares from investors, providing an exit opportunity for those who want to sell their stake.

The exit strategy is a crucial consideration for investors, as it determines how and when they can realize the value of their investments. A well-planned exit strategy can maximize returns and provide a clear path for investors to exit their positions.

# Investor Redemption Rights



Lock-up Period

Quarterly Redemption Allowance

Liquidity Considerations

Redemption Fines

# Regulatory Compliance

## Securities Laws Compliance

MOGUL REAL ESTATE LP ensures all digital asset transactions adhere to applicable securities laws and regulations, including registration, disclosure, and reporting requirements.

## Anti-Money Laundering (AML) Measures

MOGUL REAL ESTATE LP has implemented robust AML policies and procedures to prevent the use of its platform for money laundering or other illicit financial activities, including customer due diligence and suspicious activity monitoring.

## Tax Compliance

MOGUL REAL ESTATE LP complies with all relevant tax regulations, ensuring that digital asset transactions are properly reported and taxes are paid in accordance with applicable laws.

## Licensing and Registration

MOGUL REAL ESTATE LP holds all necessary licenses and registrations required to operate a digital asset business in the jurisdictions where it conducts transactions.

## Regulatory Audits and Reporting

MOGUL REAL ESTATE LP undergoes regular audits and provides required regulatory reporting to demonstrate its continued compliance with all applicable laws and regulations.



# Investor Relations

Mogul Real Estate, LP. is a real estate investment fund with a spearhead focus on acquiring, developing, managing, maintaining and operating income producing real estate in America with an emphasis on the "Gulf of America" among other American territories as an expanding portfolio of multifamily, hospitality/ special purpose, commercial/ retail, industrial and land development assets coupled with bitcoin to mitigate risks and realize long term appreciation on behalf of its investors and limited partners.

Contact Us  
(800) 776-0990  
Simbarashe Ndemera, CFO  
sn@mogulstrategies.com

