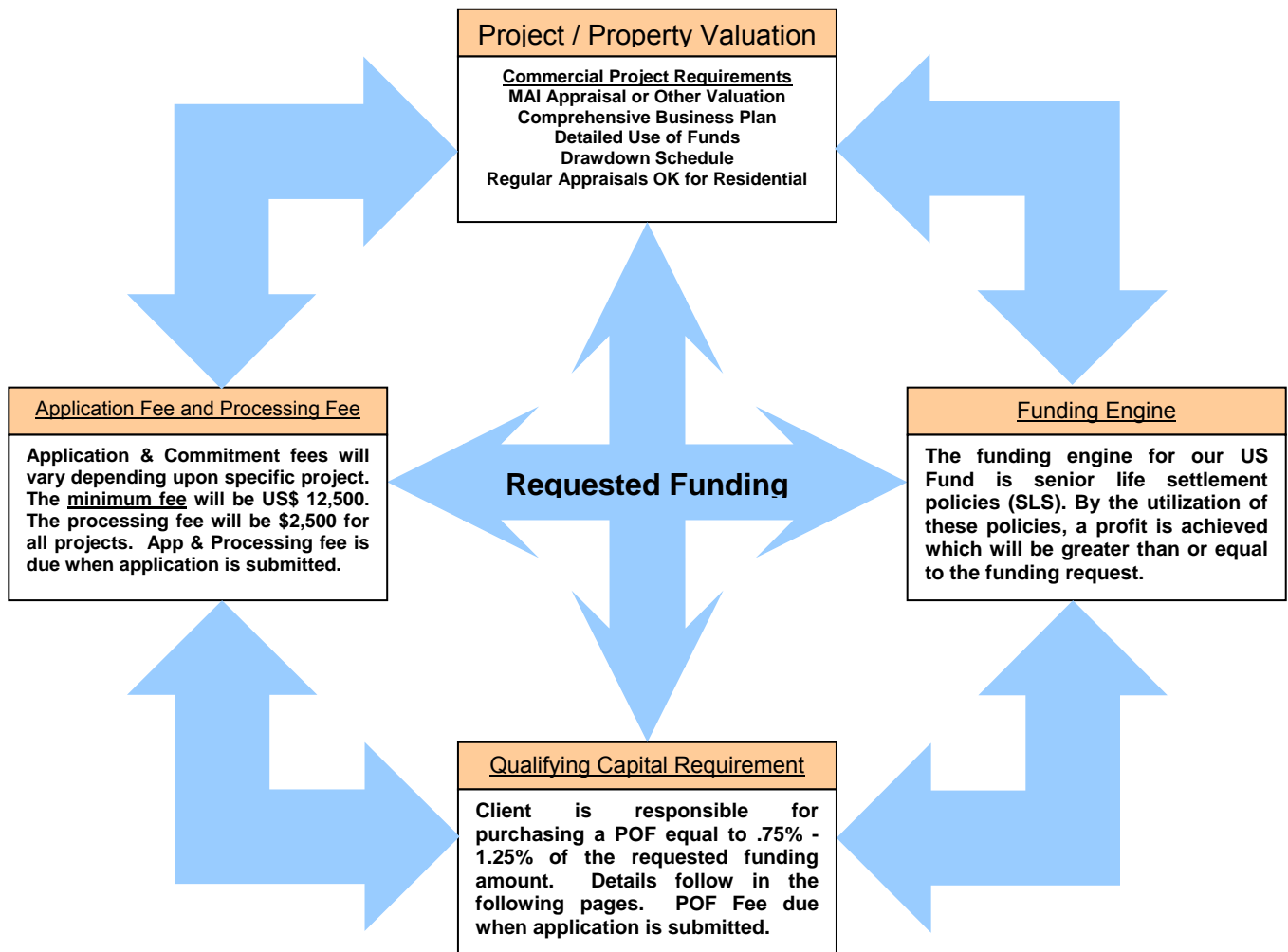


Project Funding

Group USA, Inc.
US Division

Page 1 – Flow Chart
Page 2 through 5 – Detailed Explanation



Project Funding

Traditional Types of Funding

There are 2 types of funding possibilities:

Debt
Equity

Debt: A loan where a client receives what's referred to as a traditional product, whereby the client receives money in exchange for a note (debt obligation) with an obligation to repay the loan, starting with the first month after the closing at an agreed upon interest rate. This obligation is required to be paid monthly and in the event, the client fails to perform and pay its monthly obligation, the lender can and will foreclose in order to liquidate the collateral and recover their money.

Equity: A funding based on Equity Participation (Ownership) by the Equity Funder. The client receives money based on the value of the collateral and any costs to develop. An "equity agreement" will be entered into, in which the Equity Funder shall retain a 50% Equity in the project and any net cash flows a project may have. With Equity funding, there are no monthly payments required. There is no interest rate. The Equity funding is paid back when the client feels they are able, or the funding is never repaid, and the Equity split will remain in effect throughout.

Debt/Equity: is a combination of the above 2 types and is subject to the comfort level of the lender.

- These methods offered by traditional and non-traditional banks and are based on the comfort level of bankers. They look at client's personal credit, collateral, etc. Most always appraisal values are cut. Their decision to lend is usually up to an underwriter or committee who has difficulty in thinking outside of the box.
- US banks as well as some international banks are credit frozen and just aren't lending.
- We are currently looking for good existing, cash flowing properties with or without the need for renovation, acquisition and development, development, green, energy, hotel and casino projects. The funding engine employed by our US Fund, is the answer to these types of requests or requests being made for hard money. If values are there, we will fund.

Project Funding

Business Model & Funding Engine

US Fund

USA, Inc. which is an International Group of Banks headquartered in Asia. We are a global company providing funding for companies and individuals on a worldwide basis.

Our core business is banking loans of US\$ 150,000,000 or more. By banking loans we generate the most profit and growth for our group. We can offer any combination of debt, equity or debt & equity financing. Through our global financial strategies, we offer “other” services such as: asset management with above average return, asset protection, off shore bank accounts/companies and insurance. The money generated in these “other” areas is the **funding engine** which allows us to fund these loan requests. These “other” services are only available to clients who possess US\$ 50,000,000 or more. Most currencies are acceptable.

Since we do not fund below this amount, USA has partnered with a private fund in the US, which will accept funding requests beginning at US\$ 1,000,000 with a maximum of US\$ 100,000,000. Our US Fund is a private fund and not available to the general public. The private fund uses a contact underwriter and this entity will fund client directly using the warehouse line of the private fund.

US Fund's **funding engine** is very unique and successful. US Fund uses Senior Life Settlement Policies (“SLS”) as the additional collateral to make a transaction bankable. In addition, our private fund creates profits by buying, leveraging and selling SLS at the right time thereby capturing significant profits. This can only be done in conjunction with funding requests it receives. US Fund assists in providing a necessary service for funding applicants.

US Fund will fund up to 100% of the “AS IS” value and up to 100% of “AS COMPLETED” value for development, renovation and build out costs.

Interest Rate will be 12% Interest only, with a 3 year initial term and 2 possible 1 year extensions.

- USA acts as a partner in this funding with US Fund but is considered an intermediary in this transaction.
- More detail in the following pages.

Project Funding

Detail US FUND

The basic requirements are listed on page 1 “the flow chart”. The client must provide what is requested on page 1 of the “flow chart”. Documents such as those normally required in a commercial application will be required.

Funds in the amount of 10% of the requested funding amount are REQUIRED on all deals. However, since US Fund has a POF service, they will allow the client to take advantage of this service. We feels the preferred way to achieve this 10% requirement is to buy a POF in order to meet the 10% requirement. The cost of the POF ranges from 0.75% to 1.25% of the requested funding amount. The chart on the last page explains the reason for the range of cost. Proof of Funds that are issued from US Fund are the only Proof of Funds that will be accepted.

Example:	Requested Amount	\$10,000,000
	Funds Required	\$1,000,000
	To Purchase POF @ 1.25%	\$125,000

The project itself along with the capital requirement serves as the catalyst for US Fund to implement its funding engine. The client’s purchase POF remains in place throughout the funding cycle of 8-12 weeks. Within 15 days the client is issued a commitment, must clear all conditions within 7 business days and pay commitment fee. During this entire 8-12 week time, the funding engine is working behind the scenes to secure the clients full project funding request.

There is no risk to the client’s capital.

- Client Pays Application Fee (refundable at close)
 - Client Pays Processing Fee (refundable if declined or not closed)
 - Client Pays POF Fee (refundable if declined or not closed)
 - Client Pays Commitment Fee (refundable at close)
- US Fund’s uses **the capital created by the client’s purchase of POF** and never any additional capital of the client.

- Note: Client Purchases POF from USA and USA transfers these funds directly to the account of the US Fund.

At close, any requirement for instant payouts, such as that in a straight purchase,

will be made. If the request is for development only, all proceeds will be delivered to an escrow account, held for client and released according to draw schedule. If the request is for purchase and development, the purchase moneys will be immediately advanced to seller and an escrow account set up for the balance of funds to be used for development.

Timing

		Projected Time to Funding
POF <u>Option One</u>	1.25% of Funding Request	8 Weeks
POF <u>Option Two</u>	0.75% of Funding Request	12 Weeks