

Serbian Build Fund

Factsheet for investors

Overview

Serbian Build Fund is a private REIT fund that invests in commercial, industrial real estate and projects under construction, diverse in terms of investments, geography, and type of property.

The primary goal of REIT is to provide annual income to investors with its expertise and diversification of the fund's capital into various projects and types of real estate.



Diversification:

A wide range of investments for different types of assets and geographical areas is designed to reduce risk.



Dividend:

Payment on an annual basis, with the possibility of compound dividends/interest.



Capital protection:

Protection of initial capital by Berkshire Hathaway, payment of all capital at a profit over 3 years.

About the Fond

Price per share - \$5

Annual dividend - 10.0%

Dividend distribution - Annually

Investment type - Debt and Equity

Real estate types: Construction projects, Residential buildings, Commercial real estate, Industrial real estate.

Key terms:

Management: Serbian Build Fund LLC

Investment legal structure: Limited Liability Company

Tax Qualification: REIT

Share price: \$5

The same price from the beginning to the end of the contract (3 years).

Early investors exit:

Time period	Amount of money	Penalty
After 18 months	50% of invested capital	5%
After 24 months	75% of invested capital	3%

Fees and expenses:

Annual management fee -
2% (deductible from dividend)

Dividend distribution:

Elect to reinvest dividends automatically.
You can turn this feature on or off at any time.

Serbian Build Fund is a private REIT fund that offers the opportunity to invest in the real estate market worldwide, with a current focus on the United States and the Republic of Serbia.

Serbian Build Fund LLC, together with SBF Asset Management company and their professional teams, aim to provide their investors with the expected income through projects in the construction and acquisition of commercial and other facilities.



Founded: 2021.

Fund manager: Aleksandar Jovičić

Managing Director: Uroš Kostić

Headquarters: Miami

RISK FACTORS (REVIEW BEFORE INVESTING)

Investing in the Company's priority actions is speculative and involves significant risks. The company cannot assure you that it will achieve its goals or that the value of its assets will not decrease. Therefore, you should buy these securities only if you can afford to completely lose your investment.

- Part of the fund's income depends on a third party (company) that carries out construction projects in which the Serbian Build Fund has invested.
- As an investor, you have no influence on the decisions of the board and on the decisions on the placement of the fund's funds.
- You cannot receive money that you withdraw ahead of time (3 years) immediately but through a certain period defined by the contract.
- If there is a recession and a global economic crisis, there is a possibility of reducing dividends and profits.
- By purchasing preferred shares, you are definitely entering the investment risk, which you must be aware of.

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