



**"Earning Opportunities for Asset Owners and Investors"**

## **ASSET-BACKED GLOBAL TOKEN PLATFORM (GTP)**

**GTP (Global Token Platform) target; It is to contribute to the 'Real Estate Asset Indexed Tokenization Structuring' for global Real Estate assets worth approximately \$600 trillion USD trillion.**

**CRYPTO INVEST – Investor Connect Us**

# **REAL ESTATE TOKENS**



### **ICO Token Program**

GTP (Global Token Platform) are delighted to invite you to invest in our prestigious project located in New Jersey, New York, US . GTP REAL ESTATE INVESTMENT offers a unique opportunity to invest in a 4500-unit residential project. All necessary zoning permits have been obtained, and the projects are

secured with surety bonds and Merrill's BOFA Escrow accounts, ensuring insurance and guarantees with landowners and contractors.

[Projects Overview – Global Finance Platform](#)

In this project Token Investment Share Price: \$100 per share, Total Property Value: \$1.687 billion, Total Shares Tokenization Available: 1,687,000,000 Token shares. Token Share Dividends; 5%- 7%for 5 and 10 years. Annual Property Value Increase; Estimated Increase: 7-10%. Investment Returns Over Time;5 Years- Annual Return: 5-7%-Total Return: 25-35%-Profit Distribution: 25-35% annual profit distributed at the end of 5 years + 3 years of rental income

**ICO Token which we launched to share Global Asset-Based Token Platform (GTP) 'Real Estate Asset Indexed Tokenization structuring services with investors, has two phases:**

**1. Investment partnership offering for the Global Asset Token Platform.**

This offer is open to Venture Capital, Investment funds and investors.

**2. Special token structuring offer for sectoral asset owners.**

This offer is valid for all sectoral investors who want to tokenize their assets. Attractive discounts and bonuses are offered to investors who want to tokenize their assets.

In this program, GTP does not charge fees for the transfer and sale of industry-specific tokens. Only asset-based tokenization structuring processes and token sale management services are charged.

**ICO Token Investment Offers Time:**

- Start Date: January 06, 2025 (9:00 AM GMT)
- End Date: March 28, 2025 (04:00 PM GMT)

**ICO Token offer, which we launched to share Global Asset-Based Token Platform (GTP) financial tokens and new tokenized structuring services with investors.**

**In our initial plan, we have prepared token designs worth \$1.687 Billion for American Real estate Projects**

- We create \$1.5 billion- dollar =15.000.000 total token,1 Token=100\$.

**ICO Real estate Token Offering program has two phases:**

#### **A-Special token structuring offer for sectoral asset owners.**

- **This offer is valid for all sectoral investors who want to tokenize their assets. Attractive discounts and bonuses are offered to investors who want to tokenize their assets. These tokens will be tailored and tokenized to cater to investors with sector-specific assets.**
- **Moreover, we are fully capable of accommodating additional sectoral tokenization requests stemming from our extensive investor portfolio, which currently stands at 50,000 strong.**
- **Asset owners with assets worth a minimum of \$500,000 can initiate tokenized transactions by registering their real estate, commodities and financial assets on the GLOBAL ASSET-BACKED TOKENS PLATFORM (GTP).**
- **This offer is valid for all sectoral investors who want to tokenize their assets. In this program, GPT does not charge fees for the transfer of industry-specific tokens. Only asset-based tokenization structuring processes and token sale management services are charged.**

#### **B- Investment partnership offering for the Global Asset Token Platform.**

- **This offer is open to Venture Capital, Investment funds and investors. Investors who want to invest in the Global Asset Token Platform can become investment partners up to 49%.**
- **We have the potential to partner with up to 50,000 selected investors for Sectoral Tokenization. You can view examples of our investor portfolio categorized by country and sector in the sections below.**
- **We offer investment partnerships with ownership shares of up to 49%. We are currently evaluating incoming cooperation and partnership offers.**

Interested investors and legal professionals will formalize their partnerships through legal agreements.

- Please note that actual returns for investors will depend on specific investment amounts, the performance of GTP's token assets, and the success of tokenization projects.

APPLICATION	APPLY TO THE PLATFORM	START TO WIN
ESCROW	SAVE YOUR ASSETS IN ESCROW	PROVIDE GUARANTEE TO INVESTORS
CONNECTING	CONNECTING TO POLYGON NETWORK	EASE OF TRANSACTION WITH THE MOST COMMON METAMASK
MARGINS	DETERMINE PROFIT MARGINS TO BE COMMITTED	MAKES BOTH EARN AND INVESTORS WIN
BUY	BUY WHOLESALE WITH DISCOUNT	EARN WHILE BUYING
CUSTOMIZE	CUSTOMIZED ON BEHALF OF THE COMPANY	OWN A SPECIAL TOKEN WITH YOUR BRAND
WIN	WIN WITH THE DISCOUNT YOU BUY	EARN WITH YOUR ASSETS
SALES	SELL WITH PROFIT MARGIN-BONUS	WIN WITH YOUR OWN TOKENS IF YOU WANT

### What will these transactions be like?

Here are the general steps for issuing tokens for securities, shares and bonds:

1. Application Form; For those who want to structure Real Estate Tokens and invest in them, there are application forms on our website <https://investorconnectus.com/crypto-invest/>

**2. Dividends and profit margins to be committed to investors according to their maturity are determined. Sample table:**

<http://investorconnectus.com/ico/>

**3. Real Estate assets are recorded in the Escrow account according to the information in the application form.**

[\(http://investorconnectus.com/escrow/\)](http://investorconnectus.com/escrow/)

**4-For Real Estate indexed Tokenization transactions that will be specially prepared for the applicant companies;**

**a-Listed on the Polygon or Avalanche blockchain with the most affordable transaction fees.**

**b-An audited ERC3643 smart contract that best suits the legal obligations of investors and issuers in all countries, including the USA and European investors, is prepared. <https://www.erc3643.org/>**

**c-Tools allow you to technically list your token on any CEX of your choice.**

**d-We offer white label SaaS solutions.**

**e-Necessary regulatory approvals or licenses are obtained for the issuance and trading of Tokenized financial assets.**

**f. Detention and Security: Secure custody solutions are implemented for tokenized assets to prevent unauthorized access and protect investors' assets.**

**h. Legal documents are prepared, including a token offering prospectus or private placement memorandum, outlining the terms and conditions of the tokenized financial instrument.**

**g. Compliance with Sharia Principles (for Sukuk Bonds): In case of tokenization of Sukuk bonds, assets registered in Escrow are offered to**

investors through Murabaha and Ijara contracts. These transactions are also included in the smart contract.

5. After these technical processes are completed, Tokens specific to the organization will be prepared with the name-code of the company and the Real estate Assets.

6- After the tokens are issued through these transactions, they are offered to investors.

7. We list on regulated cryptocurrency exchanges or tokenization platforms to allow secondary trading of tokens.

8. Ongoing compliance monitoring and reporting is implemented to ensure tokens continue to meet regulatory and legal requirements.

9. For the distribution of dividends or dividends to token holders in accordance with the terms and conditions of the financial instrument; Automated processes are implemented for the distribution of payments.

10. Liquidity mechanisms are provided so that tokens can be easily bought and sold among investors.

11. Audit and reporting procedures are established to maintain transparency and accountability for tokenized assets.

12. The tokenization process is constantly monitored and improved based on feedback and changing regulatory requirements.

**GTP, provides comprehensive services in token preparation and sales processes, serving as your go-to-market partner for Asset Owners' digital assets.**

**This includes uploading supporting documentation, smart contract creation, token configuration and issuance, broker allocation, investor**

**subscription, sharing subscriptions and redemptions, capital distribution, voting rights, and token management.**

**Part of the end-to-end tokenization process of the GTP platform includes partnerships with licensed brokers, custodians, and exchanges.**

**The GTP platform boasts an extensive network of legal experts and investors and features a whitelisting feature for AML/KYC compliance.**

**The platform accelerates the participation of financial institutions by providing trust and assurance to customers. Additionally, the GTP platform has coverage in Germany, England, the USA, and Gulf countries and maintains partnerships with regulated token exchanges.**



- We would like to extend our heartfelt gratitude to you for taking the time to explore our investment partnership offer file and expressing your interest in the Global Token Platform
- Your interest in our proposal for Real estate Asset Tokenization is genuinely appreciated. We understand that you have choices when it comes to investment opportunities, and we are delighted that you are considering GTP.
- If you wish to proceed with this investment opportunity or have any questions regarding the proposal, our expert legal team is readily available to assist you. They will guide you through the necessary contracts and transactions, ensuring that your journey with GTP is as seamless as possible.

- To access the detailed information and initiate discussions, we invite you to visit our official website .
- Thank you for your interest, and we look forward to the possibility of working together to unlock the potential of Real Estate Asset Tokenization and investment on the Global Asset Bascet Token Platform.
- Warm regards,
- **Mike Johnson**
- 12,15,2024 New York, US, [token@globalfinanceplatform.com](mailto:token@globalfinanceplatform.com)

You can review the presentations and fill out the Pre- Application Form

**ASSET OWNERS APPLICATION FORM**

**CUSTOMERS/INVESTOR APPLICATION FORM**

**Real Estate Token**

**ASSET BACKED GLOBAL TOKEN PLATFORM - ENGLISH**

**ASSET BACKED GLOBAL TOKEN PLATFORM - ARABIC**

**ASSETS TOKEN WHITE PAPERS**

**ICO INVESTING OFFER**

**[CRYPTO INVEST – Investor Connect Us](#)**

**[REAL STATE – Global Finance Platform](#)**

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**GLOBAL ASSET-BACKED TOKENS PLATFORM**



# GULFUSA Capital



Gulf US Capital is a leading international Financial and Investing Services company that is focused on building dynamic, profitable, and reputable finance and investments in the Gulf Countries ( United Arab Emirates, Saudi Arabia, Qatar, Oman, Bahrain, and Kuwait ) and the US

**Our target audience Gulf Countries Owning 35% (with 3.5 trillion dollar funds) of total fund sources of the world, have been working with the Islamic financial instruments. With this financial instruments, 5 trillion dollars' worth of Islamic finance transactions are carried out annually in the world.**

The GCC –Gulf-Islamic countries have been trying to lead their assets to safe investments. Due to the economic stability in recent years, the trust and the safety, in terms of investor protection and the business familiarity with Gulf Countries, US has been a candidate to be the center of the investments of Gulf Cooperation Council Countries.

**We provide of services, including Home - Commercial Mortgage, Re-Finance, Home Equity, Construction Loans ,Small Business and Foreign Trade Loans, Leasing -Equity-Franchise Finance, Business Funding, Investment and Project finance Adviser Services.**

[Presentation.pptx \(live.com\)](#)

**For the projects of PPP-INFRASTRUCTURE -  
TRANSPORTATION -HEALTH-ENERGY  
INDUSTRY-REAL ESTATE**  
"Realizing a new project ,  
developing the current projects "



Gulf-USA Financial Services



**For Purchase-Selling Operations of  
Commercial-Industrial  
Commodities and  
Services**



Gulf-USA Financial Services



**For the operations of Renting-  
Usufruct-licensing-  
Partnership-Forfeiting**



**Gulf-USA Financial Services**



## GLOBAL FINANCE PLATFORM



**GLOBAL FINANCE PLATFORM** is an international, multilingual investment, financing and investor support platform.

We offer the best Global Investment and Finance companies and global investment products and financing alternatives.

You can view the world's largest stock markets, investment ventures and funds on their websites and stock market screens, and you can use our translator support systems in all languages.

"Global Finance Platform", by using the filter system, you can examine the largest financial institutions in the world, 5000 financial companies categorized according to regions, countries and sectors.

its extensive range of products including fixed-income securities, Stocks, Bonds & Mutual Fund Investments, equity share, futures and option market, many trading activities, such as Forex, CFDs, Indices trading, mutual funds, Stock-bond-Commodities trading, and metals and alternative-special portfolio and Islamic-Sharia indexed products and leveraged trade, shares its experience and in other services such as investment and project financing. [Global Finance Platform](#)



## Elite Real Estate Developer

Elite Real Estate Developer is a leading real estate development firm operating across all US states, with a primary focus on New York and New Jersey. Our extensive portfolio includes a diverse range of projects, catering to various sectors and clientele.

**Residential Projects**  
**Luxury Villas:** Exquisite villas designed with top-notch amenities and modern architecture.  
**Affordable and Senior Housing:** High-quality, affordable housing solutions tailored to meet the needs of seniors and low-income families.  
**Apartments:** Stylish and comfortable apartments in prime locations, offering a blend of convenience and luxury.

**Commercial Projects**  
**Warehouses and Production Centers:** State-of-the-art facilities designed for optimal efficiency and productivity.  
**Workplaces and Offices:** Modern office spaces equipped with the latest technology and amenities to foster a productive work environment.  
**Shopping Malls and Retail Spaces:** Vibrant retail environments that attract top brands and provide an exceptional shopping experience.  
**Hotels:** Luxurious hotels that offer unparalleled comfort and service to guests.

**Sectoral Organizations**  
**Health and Education:** Development of cutting-edge healthcare facilities and educational institutions that serve the community's needs.

**Investment and Financial Services**  
**Buying, Selling, Leasing and Transfer:** Comprehensive services for the acquisition, sale, and transfer of properties.  
**Investment Construction Finance:** Tailored financial solutions to support construction and development projects.  
**Restructuring:** Expert guidance on financial restructuring to optimize project outcomes.

Elite Real Estate Developer is committed to excellence, innovation, and sustainability in all our projects. We strive to create spaces that enhance the quality of life for residents and contribute to the economic growth of the communities we serve.

[REAL ESTATE FINANCE – Global Finance Platform](#)



## ASSET-BACKED GLOBAL TOKEN PLATFORM ( GTP)

GTP (Global Token Platform) is currently in the process of developing a platform designed to tokenize real-world assets valued at \$250 trillion.

These token platforms have gained popularity among investors seeking price stability and regulated stablecoins and are listed on over Crypto -Coin-Token exchanges and e-trade - broker companies.

*"In contrast to practices in the Crypto, Coin, and Token markets, assets subject to Tokens are securely recorded in an ESCROW account.*

*This application provides investors with the assurance of both Ethereum infrastructure and an Escrow guarantee."*

*Another key aspect is that guaranteed profit, income, and dividend distributions for asset - linked tokens are executed based on maturity periods.*

**Asset categories with the highest trading volume for our Asset -Backed Tokens include:**

[Real Estate Token](#) [Financial Instruments Token](#) [Metals and Minerals](#) [Energy Token](#)

[Agricultural Commodities Tokens](#) [Industrial Token](#) [CRYPTO INVEST - Investor Connect Us](#)



## ELIT BUSINESS GROUP



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## GULFUSA CAPITAL & US SHARE FUND

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Bin Sulaiman Center, 5th floor, Al Khaldiya District, Jeddah, SA Al Hamra Tower, 35th floor, East Maqwa, Kuwait City, KUWAIT

Al Nahdah Road , Tamimah Building 2nd Floor, PO BOX 395, Muscat,OMAN Diplomatic Area , Trust Tower, 2nd Floor, P.O. Box no. 2215, BAHRAÏN

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