



**MORE profits**  
**MORE options**

A Revolutionary Offer  
For Your Income-producing Property



Presented to You by  
**UC  Asset**  
A public company



# WE ARE OFFERING

a revolutionary way to liquidate your  
incoming producing property

Which may enable you to:

- Keep your monthly income stream
- Double/triple your investment
- Control your risk; and
- Defer your capital gain tax

# WHO WE ARE

UC Asset is a public company dedicated to long-term real estate investment, in fast-growing major metros, such as Atlanta, GA and Dallas, TX.





# Where Our Shares Are Traded

Our shares will be traded on OTCQX, the most premier OTC stock markets in the USA.

The following companies are just a few examples of commercial giants traded on OTCQX:

- Adidas
- Heineken
- Walmart (Mexico)
- Roche
- Air Canada
- Deutsche Telekom

Several renowned stock research agency believe our shares have a fair value much higher than our current trading price

*As of July 15, 2020, our share was traded at **\$2.30/unit***



As of July 15, 2020, Morningstar Quantitative rating set the fair market price of our shares at **\$3.73/unit**

Most recent research report published on 07/15/2020 by Zacks Small-Cap Research set the target price for our shares at **\$4.50/unit**



LHR Research updated its report in the beginning of July 2020, and set the target price for our shares at **\$5.50/unit**

# WHAT DO WE OFFER?



Acquire Your  
Property AND You  
Keep Your Income  
Stream



Opportunity to  
Grow Wealth with  
a Fast-Growing  
Public Company



Protect Your  
Investment with  
More Flexibility



Defer and Possibly  
Reduce Your  
Capital Gain Tax





## HOW DOES IT WORK?

- We purchase your income-producing property, probably with a 10-15% premium
- Most of or all our payment will be made in the form of UC Asset preferred shares
- You will likely not be subject to property gain tax as it is a property-for-stock deal.



STATE  
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- Those preferred shares will receive an annual cash dividend. Dividend will be equal to your current net annual income from the property (We will charge a 2% management fee);
- This cash dividend is fixed and is permanent. Even if the property (after you sold it to us) loses money, you will still receive your dividend;
- You will receive about the same amount of cash income every year, as if you've kept your property.

**KEEP YOUR CASH STREAM**



- Preferred shares will be priced lower than common shares. For example, our common shares are currently priced at \$2.30/share, and you will get preferred shares at \$2.00/share.
- After 12 months, you can convert your preferred shares, of any amount, at any time, into our common shares.
- The conversion ratio will be 1 to 1, which means you will receive our common shares at \$2.00/share and will be able to sell at \$2.30/share (if our share price stays the same).

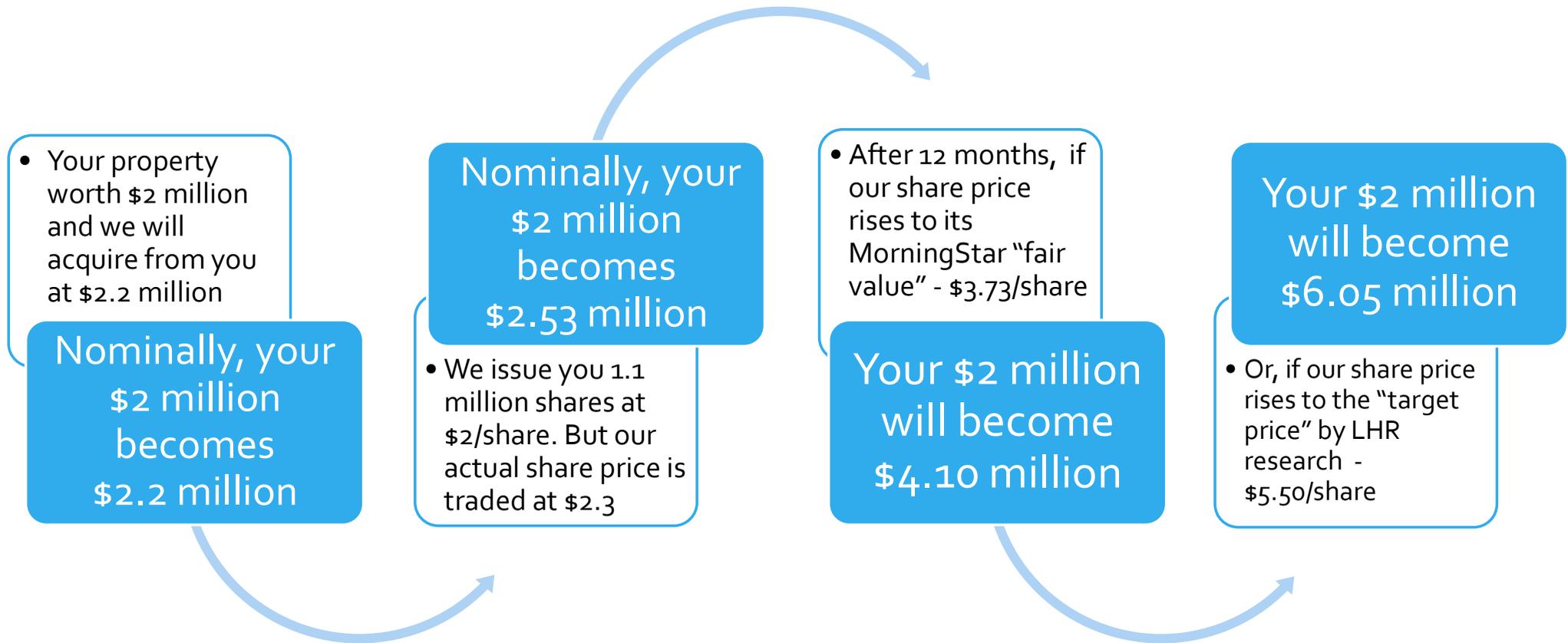
**CONVERTING INTO COMMON SHARES**



- You can sell the converted common shares, at any time, of any amount, on the public market;
- You purchased them with a premium AND converted at a discount. Even if our stock price remains the same, you will earn a good profit;
- If our share price goes higher, you will earn more money, even SEVERAL TIMES of the original value of your property.

**SELLING YOUR COMMON SHARES**

# A hypothetical case: How your wealth triples in 12 months

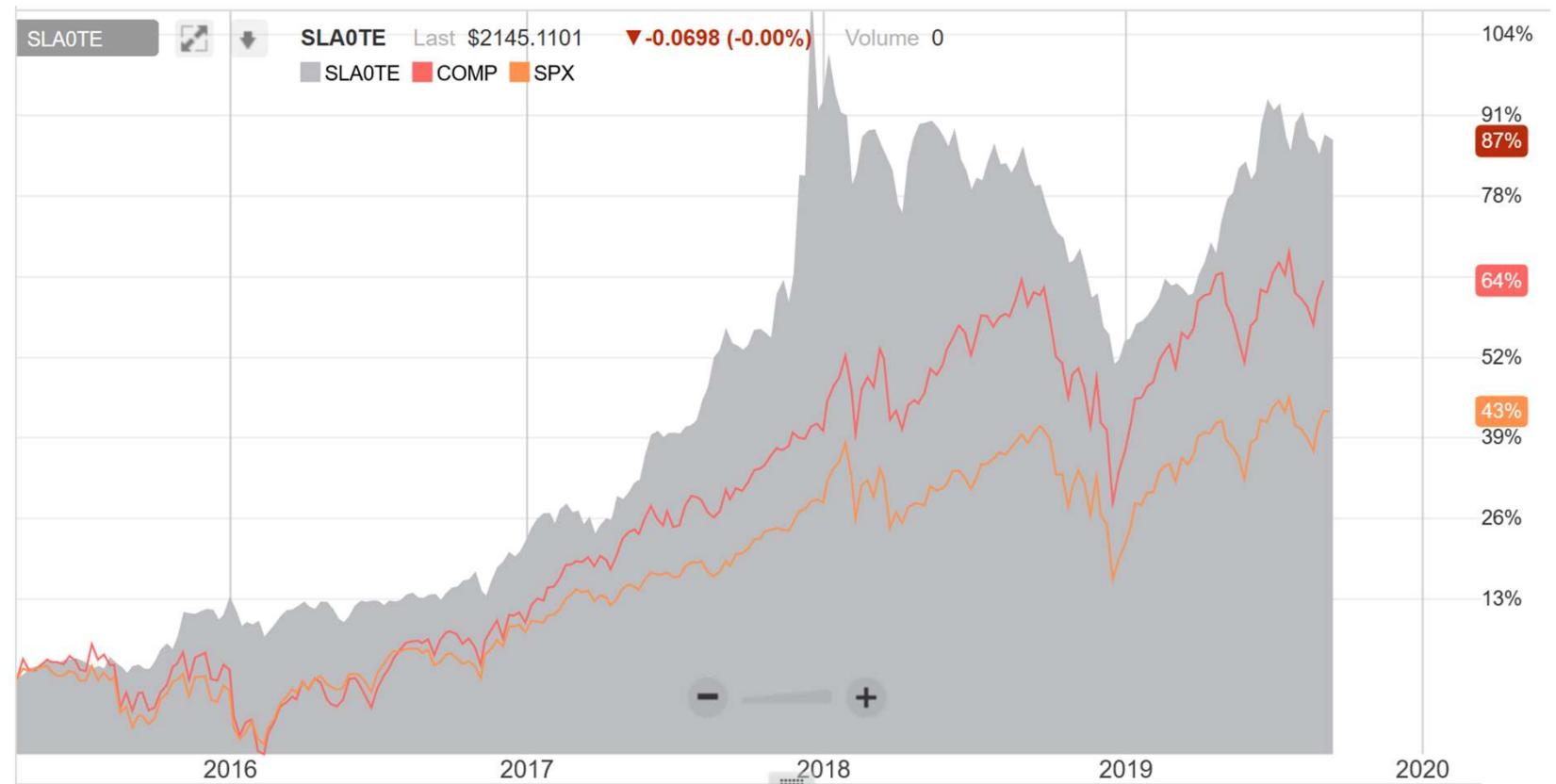


# WILL OUR SHARE PRICE GO HIGHER?

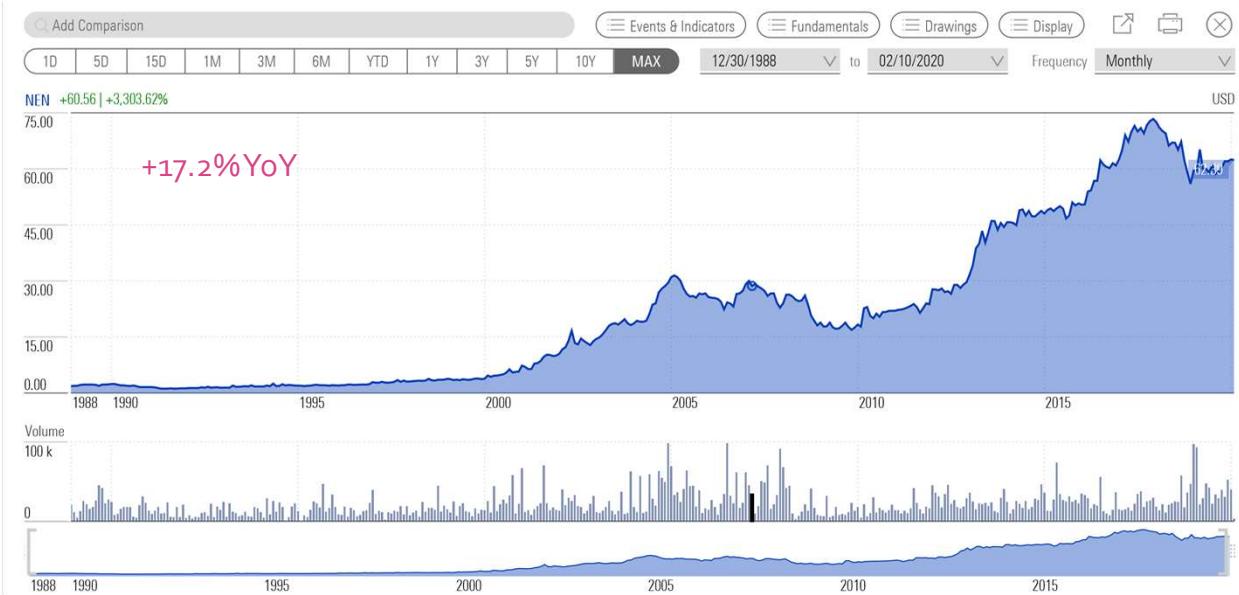
Our management team is committed to increasing the value of our portfolio (including the property we acquire from you).

And share prices of US companies traded on OTCQX have a proven record, better than Nasdaq and Standard & Poor.

Gray: OTCQX US  
Red: Nasdaq Composite  
Orange: S&P 500

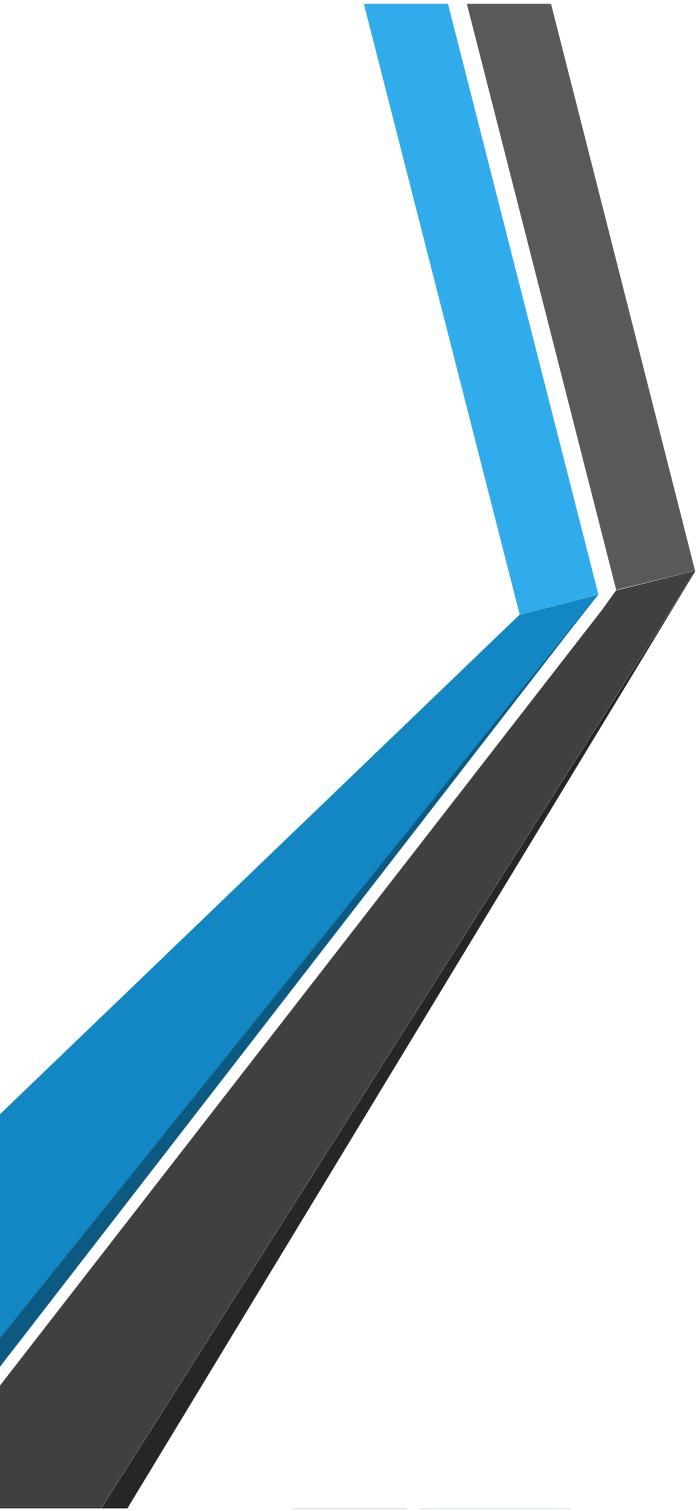


Most other public companies, which have same business and legal structure to us, have sustainable share price growth



- Even if our shares trade low, you can always keep your preferred shares and not convert them.
- You will receive the same amount of cash dividend, regardless of a falling share price.
- You may defer your capital gains by holding those shares.





# DON'T WAIT ANOTHER DAY!

We would love to meet with you to further explore partnering on this exciting opportunity!

If interested in learning more or for a sample term-sheet please contact:

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