



A SIMPLE, SECURE REAL ESTATE
INVESTMENT PLATFORM

INVEST IN
REAL ESTATE
WITHOUT THE **HASSLE**
OR EXPENSE OF MANAGING PROPERTY



PROBLEM:

Today, the global real estate market is worth \$217 trillion and makes up more than half the value of all mainstream assets worldwide. One great differentiator between real estate and other major asset classes is liquidity. Compared to exchange-traded securities such as equities and government bonds, real estate markets are not as organized or efficient as other markets, with incredibly slow transaction times and less efficient price discovery mechanisms. If we divide there are three main problems.



FRACTIONAL LIQUIDATION



PROPERTY MANAGEMENT



A PLATFORM FOR TRADING



SOLUTION:



Vairt is a crowdfunding platform for investing, tokenizing and liquidating real estate assets Through blockchain and all in one solution For Property Management, Real Estate & Vacation Home Management Companies to manage, market and deliver a complete exceptional experience to their customers.



THE ESSENTIALS

What is Vairt?

Vairt is the first investment platform to create a simple, low-cost way for anyone to unlock real estate's historically consistent and exceptional returns. We're on a mission to build the best investing experience ever by minimizing fees, improving long-term return potential, and unlocking access for everyone.



**Q1
2019**
Vairt Launched

**Q2
2019**
MVP Completed
Ocean Accelerator
Graduated

**Q1
2020**
Partnership Signed
With Developers

**Q2
2020**
One Million Funding Raised
For Eight Properties.

**Q2
2021**
Marifah Inn Launch
Four Hotel Added In Portfolio
Four Air Bnb Properties Added In Portfolio
Monthly One Million Target Achievement.

**Q4
2020**
First ROI Distributed
Among Investors

TIMELINE

HOW IT WORKS

“Own an investment property for the price of your daily coffee”

STEP

1

REGISTER

Register to the **Vairt** platform in a simple step by step process designed to fulfill all KYC & AML requirements. You can check out why we collect all the information we along with our licenses on the FAQ page.



STEP

2

BROWSE PROPERTIES

Each property comes with a full investment analysis report detailing why we selected a specific property and our reasoning on why it'll be a good investment moving forward.



STEP

3

INVEST

Once you made your selection, you can make your first investment. You can invest for as little as \$1,500 per property. This not only makes it easier to invest in a property but also helps you diversify your investment portfolio with lower amounts.



STEP

4

EARN YOUR SHARE

We designed our system in a way that allows you to begin earning your rental income the moment funding for a property is complete.

That means you don't have to wait for the paperwork to be done before you start earning!



Vairt Crowdfunding Platform

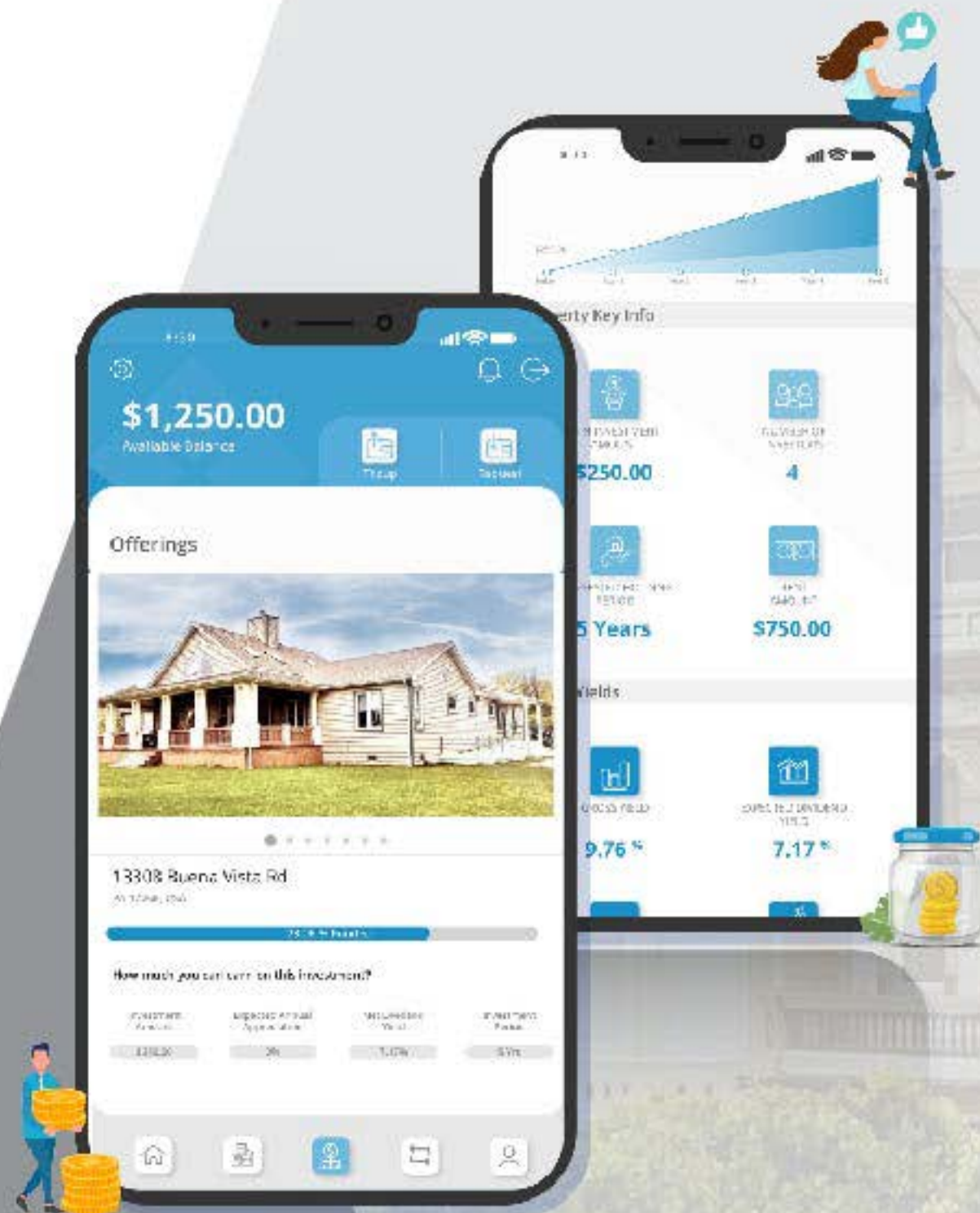
Hassle-free investing

We do all the hard work so you don't have to. Our experts analyze hundreds of properties using our proprietary screening tool and list only the most attractive investments on our platform. We take care of the entire process so you can get back to what matters to you. In less than 5 minutes you can register, browse, invest and start earning a second income.



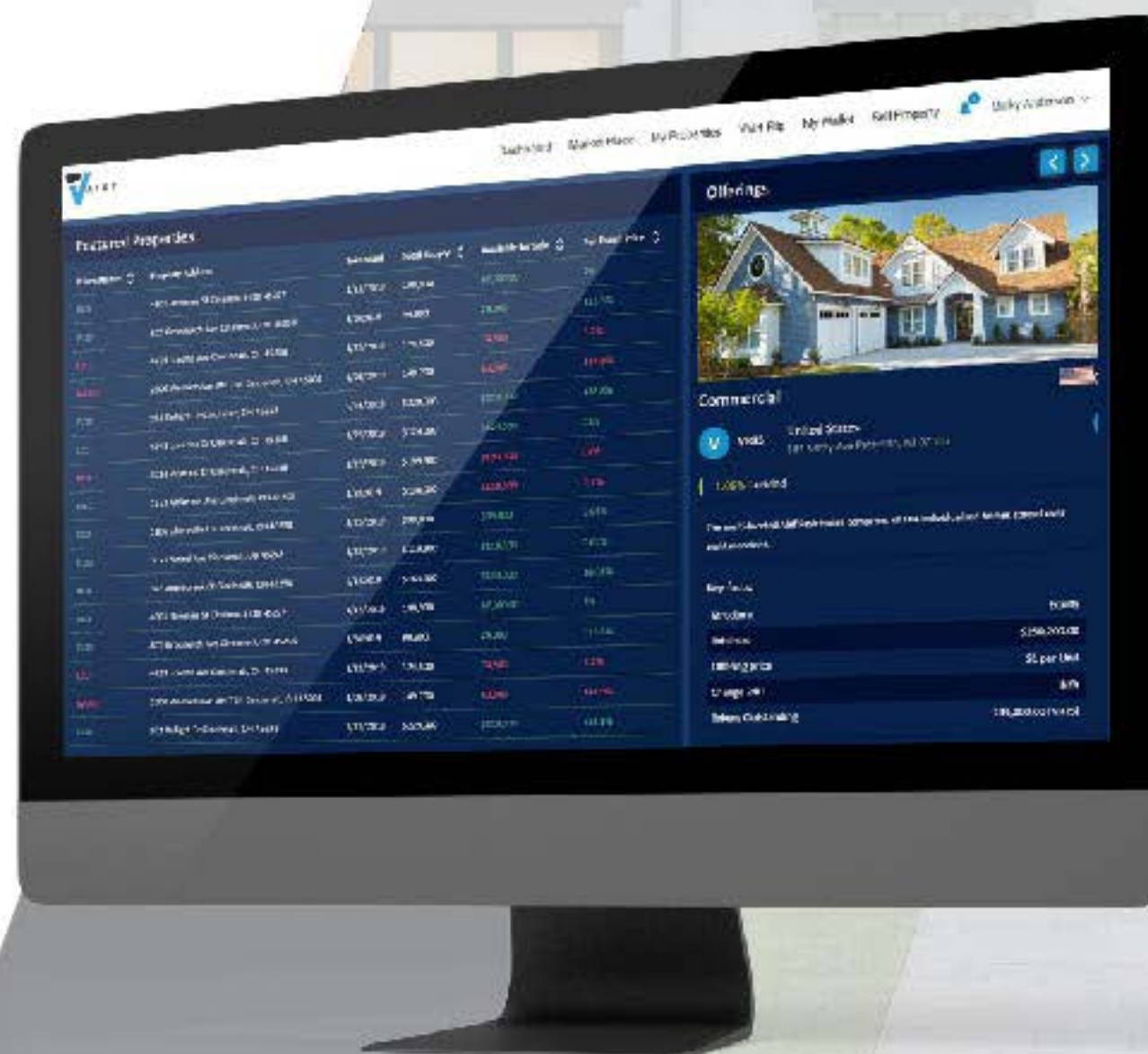
Vairt Mobile App

The app includes the entire Vairt experience, from sign-up and account creation to initial investment, to reinvestment, to ongoing management and monitoring of your account. This degree of ease-of-use and convenience is a true, ground-breaking first for private market real estate.



Vairt Flip

Vairt Flip is a decentralized marketplace created for secondary offerings could allow accredited investors to more easily trade their shares (i.e. tokens) amongst each other. The sales and purchases of the interests would be recorded via decentralized ledgers, and together with a clear underlying legal framework, the transfer of ownership established and made verifiable.



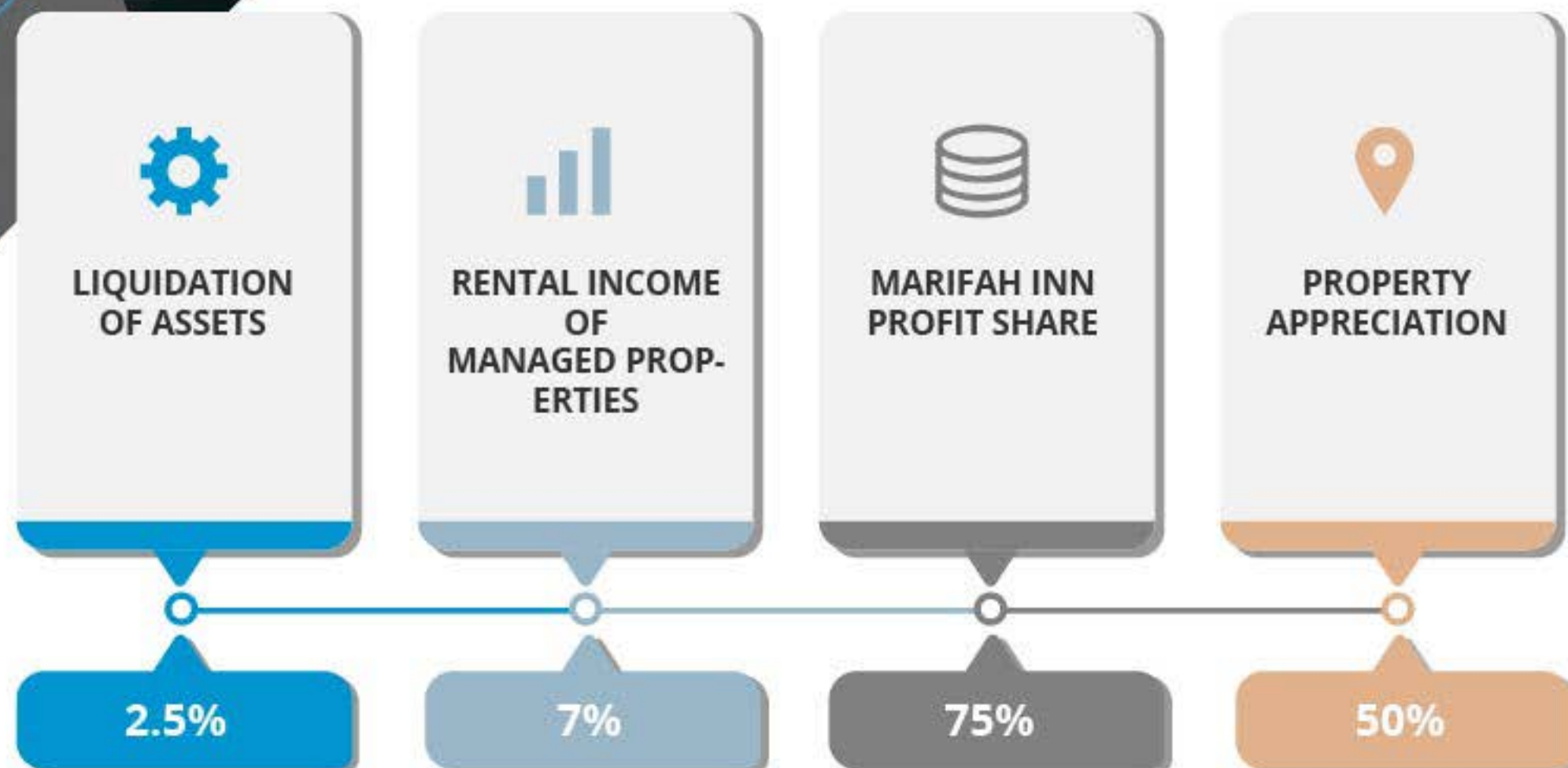
Prop CRM

Vairt is the global leader in real estate software solutions and a trusted technology partner for real estate agents and letting professionals worldwide. A SaaS pioneer in the real estate industry, we are more than a "CRM." Instead, we offer a complete real estate business management solution.

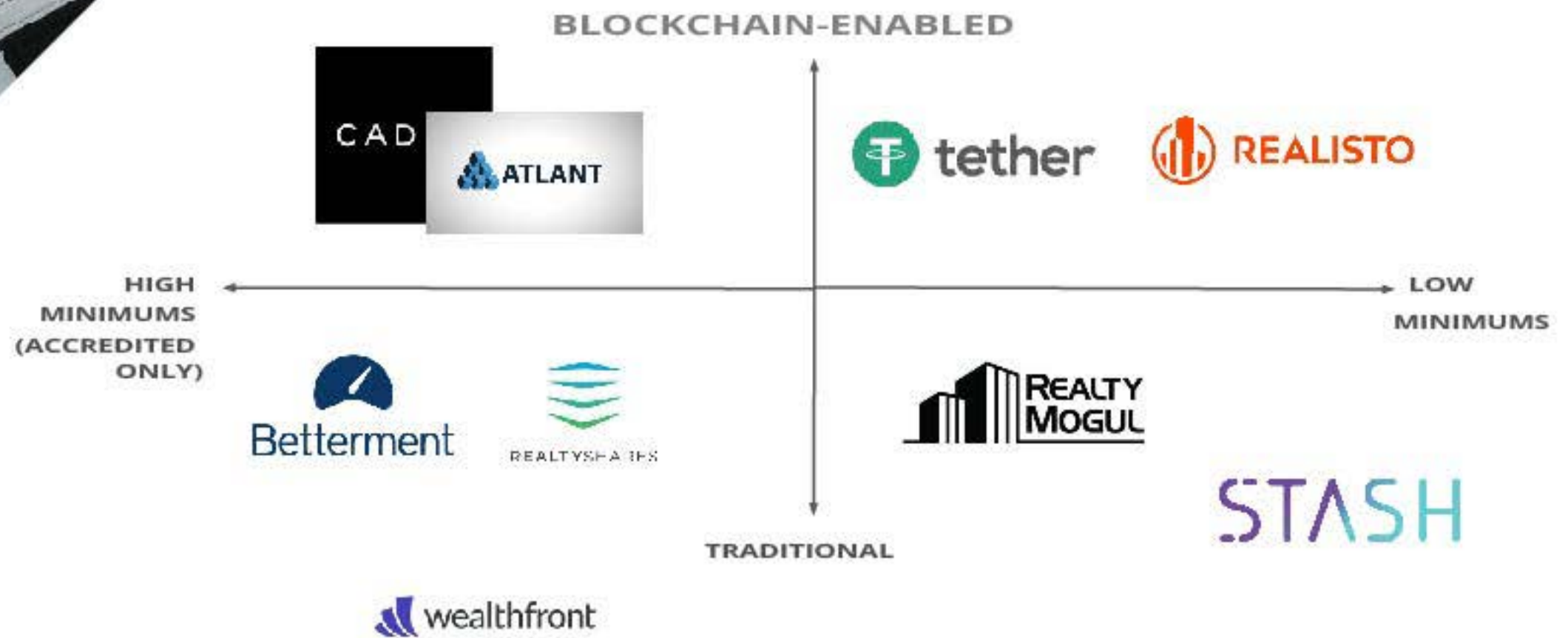
Feature-rich and user-friendly, Vairt is the definitive CRM software for the global real estate industry.



REVENUE MODEL



COMPETITIVE LANDSCAPE



Raising \$5 million to accelerate growth, provide liquidity & scale business.

FUND RAISING

Use of proceeds

GOAL

Accelerate growth provide liquidity & scalability

Team

Hire chief sale officer
Hire chief risk management officer
Hire chief financial officer

Liquidity

Provide liquidity to investors if required.

Marketing

Create company brand Mari-fah Inn. identity
Push customer acquisition model

Customer experience

Create & launch block-chain enabled liquidation & flipping platform for base of future banking system.

Legal

Obtain licenses for crowd funding platform, offering securities, launching Vairt fund for hospitality industry.

Misc

Working on white label investment platforms for Middle east, South Asia & Europe.

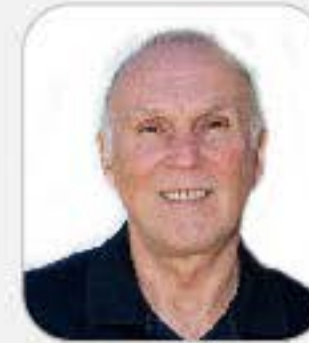
MEET THE TEAM

25 Members Team including Real Estate Agents, Data Analytics, Back end & Front End Development, Mobile App Developers, Sales & Marketing.

BOARD OF ADVISORS



Jamil Ahmed
Founder & CEO



Paul Gunder
Vice President of Real Estate Acquisition



Athar Shah Khan
Chief Sales Officer



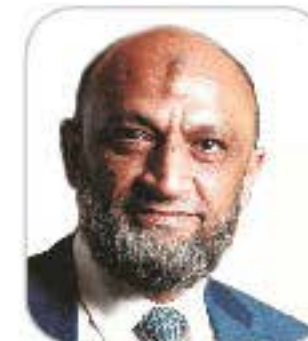
Sabeen Ahmed
Product Manager



Chris Stanely
Vice President of Property Management Unit



David Scott
Entrepreneur + Investor + DoD
Commercialization



Muhammad Shafi
CEO - Prescott Real Estate Development |
Tabani Real Estate



Asim Masood
CISSP; CRISC; CISA; CDPSE, IRM; Cyber
Advisory Board Member; Executive MBA
@JWMI; SME @ ISC2 CISSP Exam
Development (Volunteer)

ABOUT **US**

WE DO EVERYTHING WITH
OUR CORE VALUES, HONESTY,
HARD WORK & TRUST.

OUR MISSION

"To enable everyday individuals and families to grow their wealth by providing them with opportunities to invest in income generating assets"

OUR VALUES



PASSIONATE

Instilling passion in all that what we do,
so our customers can enjoy theirs



ETHICAL

Doing the right thing even when it's not
easy.



ENLIGHTENED

Keeping abreast of the latest insights to
better serve all stakeholders



INFORMED

Taking carefully calculated steps and data
driven decisions to maximize the gains of our
customers, partners and investors



CREATIVE

Creative in the ways we enable wealth
creation, growth in new markets and how we
conduct ourselves.



SINCERE

Sincerity in our dealings with everyone, by
embodying honesty and transparency in
everything we do.

DISCLOSURES

Vairt Inc. does not remove any of the risks that you may experience should you acquire a residential property directly and outright (i.e. without a mortgage). Some additional risks are introduced by virtue of shared ownership and timing of your exit.

We encourage you to diversify your **Vairt Inc.** Investments across multiple properties to safeguard against excessive exposure to any one property that could incur issues such as tenant default or a problem specific to that property that impacts valuation.

Variable Income

Whilst **Vairt Inc.** provides gross rental income estimates based on information from third parties, these are not guaranteed. It may be that lower rents are secured. Furthermore, rental income could cease completely for certain periods. In the event of a tenant failing to meet its obligations to the owner of the property, investors will experience a fall in the cash receipts and cash available for distribution to them. From time to time, vacancies can be expected to arise in the operation of real estate assets. In some cases, sizable vacancies may mean there is less cash available for distribution to investors.

Investment in real estate is speculative, the market value of property can fall and rental income is not guaranteed;

Forecasts and past performance are not a reliable indicator of future performance.

The real estate market can experience downturn effecting your property valuation

15

The value of your **Vairt Inc.** Investment can go down as well as up and historic performance is not a guide to future performance. Achievement of rental and capital returns will depend on a range of factors including the property asset as well as the wider economy. A fall in the value of your investment may be due to a number of reasons, such as a fall in the underlying value of the property or a problem with the property that will need to be funded from future rental income. Real estate investments can perform in a cyclical way, and values may increase or decrease accordingly. Economic, political and legal issues can affect values as they would other asset classes. Any future downturn in the real estate market could materially adversely affect the value and income generated from a property investment. Investors are to individually assess and establish their level of comfort with this risk from the outset.

If for any reason the operator ceases to carry on its business, investors may lose their capital money, incur costs or experience delays in the investment being wound up.

Ownership in non-tradable shares

Investors will not own the property; rather the investor will have an interest in another legal entity that owns the property. As the investor's interest in that entity is not listed or traded, it is likely to be an 'illiquid' investment; that is, it may be difficult to sell the interest because of a lack of investors willing to buy such an interest. So the investor must be prepared to commit to investing for the full investment period.

Liquidity

As real estate is an 'illiquid asset'; that is, an asset that cannot always be easily sold, it may be difficult to sell the property at the end of the investment period, resulting in a delay in investors receiving their capital or in the property being sold at a loss.

Once the secondary market is operational, you will be able to advertise your investment for sale to other **Vairt Inc.** Users at any point. However, there may not be anyone willing to buy your investment at a price that you deem reasonable (or buy it at all). In that event you will be required to wait until the end of the investment term for an exit. Even at this point, the timing and ability to exit will depend on completion of a transaction to sell the underlying property. This transaction could take several months.

Vairt Inc. does not provide any investment advice and no assessment is made to determine if an investment is suitable for investors. All information is provided to help you make your own informed decisions. You must rely on your own due diligence before investing, if in doubt, please seek the advice of an independent financial adviser.



jamil@vairt.com | www.vairt.com