



Our Loan Completions

SUMMARY

American Israel is one of the largest early stage lenders to TAMA 38 projects in Israel.

To date we have loaned over 100,000,000 shekels to 37 projects.

Our practices and procedures for lending are secure and well established to protect the interests of our lenders.

- We do extensive due diligence to ensure the developer and the projects are safe and low risk
- We carefully monitor each project and we are actively involved in expense payments and sales
- We have fixed term and fixed rate loans, that are paid before the developer earns his profits

To date we have successfully completed and paid out loans in the following projects : *(all numbers in NIS)*

1) Kehilat Zion 688, Herzylia Developer : Everest 38

OVERVIEW : Original building > 16 apartments on 4 floors. Plan to add 2.5 new floors & 10 new apartments

ORIGINAL LOAN: Advanced 3,500,000 ; May 2015 / 1,500,000 due Sept 2016 + 2,000,000 due Feb 2017

LOAN REPAYMENT: 1,500,000 was repaid on Sept 2016 as contracted (16 mths) / The developer requested an extension of 5 months on the balance (2M). Developer repaid 2,000,000 on July 2017

BONUS (interest) paid: Lenders were paid full bonus on August 2017. Average Bonus rate was **17.2%** per year. Lenders were paid a rate of **20%** per year for the 5 month extension period.

2) Ein Ganim 53/55 , Petah Tikva Developer : Everest 38

OVERVIEW : Original building > 24 apartments on 3 floors. Plan to add 2.5 new floors & 20 new apartments

ORIGINAL LOAN: Advanced 3,300,000 ; August 2015 + 2,000,000 November 2015 + 1,200,000 July 2016 / 3,00,000 due May 2017 + 3,500,000 due July 2017

LOAN REPAYMENT: TOTAL 6,500,000 was repaid on July 2017 / The developer requested an extension of 2 months on the 3,000,000 due on May 2017.

BONUS (interest) paid: Lenders were paid full bonus on August 2017. Average Bonus rate was **16.8%** per year. Lenders were paid a rate of **20%** per year for the 2 month extension period.

3) Kinneret Land deal, Migdal Developer : Anbar Developments

OVERVIEW : Loan to developer for large waterfront property on Kinneret. (not a TAMA deal). We received the first mortgage. Developer was considering building a luxury hotel, but decided to sell the land to another hotel development group

ORIGINAL LOAN: Advanced 5,000,000 ; Sept 2016 + 5,000,000 Nov 2016. 10,000,000 due Sept 2017 (1 year loan)

LOAN SCHEDULE: 6,000,000 was repaid on July 2017 (2 mths early). Balance of 4,000,000 repaid Sept 2017

BONUS (interest) paid: Lenders repaid full bonus on Sept 2017. Average Bonus rate was **15.0%** per year

DESCRIPTION : This developer was originally planning to build a luxury hotel on the property. He received an excellent offer to sell the land to another hotel developer – which he did. He paid out a large portion of our loan early, at full interest. We are now evaluating additional Kinneret projects with him.

4) Weitzmann 86, Holon Developer : Asael Group

OVERVIEW : Original building > 16 apartments on 4 floors. Added 2.5 new floors & 9 new apartments

ORIGINAL LOAN: Advanced 4,400,000 ; December 2015

LOAN REPAYMENT: TOTAL 5,600,000 was repaid on December 2017; Principal + Interest

BONUS (interest) paid: Lenders were paid full bonus on December 2017. Average Bonus rate was **16.1%** per year.

DESCRIPTION : Project was completed March 2018.

5) Kaplanski 10, Holon Developer : Asael Group

OVERVIEW : Original building > 9 apartments on 3 floors. Adding 2.5 new floors & 7 new apartments

ORIGINAL LOAN: Advanced 3,000,000 ; January 2016

LOAN REPAYMENT: TOTAL 3,730,000 was repaid on March 2018

BONUS (interest) paid: Lenders were paid full bonus on March 2018. Average Bonus rate was **15.7%** per year.

DESCRIPTION : Project is still underconstruction