

WELCOME

Spring has sprung for all our Northern Hemisphere readers. Wherever you are, we wish you renewed energy and burgeoning prosperity. We'd like to start by sharing a few quotes about courage just in case the economic climate is getting you down.

- *Men can do all things if they will. (Leon Battista Alberti)*
- *Courage is not the absence of fear, but rather the judgement that something else is more important than fear. (Ambrose Redmoon)*
- *The only real prison is fear, and the only real freedom is freedom from fear. (Aung San Suu Kyi)*

At Giroma we refuse to let external circumstances restrict our vision. The Ant Fund, recently launched, is testament to that. You'll find a brief report about it below. Elsewhere you can read about all our familiar projects, including the first phase of FFP Lite which is now full.

THE ANT FUND

Our latest programme has been warmly received. Like all our investment options, this has grown out of current market conditions and encapsulates our win-win philosophy. The Ant Fund enables people who have modest sums available for 7-12 months to make 6-7% per annum, paid on completion of the term.

What does this have to do with ants? Although tiny, apparently insignificant and quite vulnerable underfoot, ants are great team workers who demonstrate the power of unity. Together they complete endeavours far bigger than themselves. To read more about this, see our blog article "Cos ants work better than bankers" at <http://giromaprojects.blogspot.com>

Phase 1 of this popular programme is now fully subscribed, having opened in August 2009 and built steadily ever since. Feedback from participants continues to be very positive. This happy group will keep receiving monthly payments for years to come, plus further lump sums in the future when the property values rise. Several people found their initial FFP Lite investment so rewarding that they signed up for a second or even a third slice of the pie.

If you missed out on this opportunity, rest assured that we have other programmes available right now that will give you great returns. Nothing would please us more than to welcome you into one or more of them.



PHOENIX, ARIZONA

BUYING OPPORTUNITY

Why invest in Phoenix? Many people currently subscribe to the view that the US property market is in terrible shape and will take years to recover. Maybe so but there are clear opportunities now to recover undervalued assets, use them to supply the growing rental demand and produce excellent yields.

Phoenix currently has

- **strong rental demand**
- **strong job growth prospects, particularly for the kind of worker who typically rents housing**
- **rental complexes available at low cost if bought in bulk**

Taken together, these factors lead to outstanding yields.

Last September we identified an opportunity. Now Fortune Magazine is saying: *"Forget stocks. Don't bet on gold. After four years of plunging home prices, the most attractive asset class in America is housing. It's time to buy again."*

Anyone can recognise a good idea once it has entered the mainstream but the few who really profit from good ideas are those who are smart enough to move ahead of the crowd. If you'd like to read more about this project, visit our dedicated website: **www.phoenixsyndicates.com**



UK PROJECT NEWS

LLANBRADACH

3-BEDROOM SEMI

This refurbishment project is nearing completion. The kitchen and bathroom are in and the grounds have been cleared. The carpets have been laid and the painting completed. The property will make an attractive and comfortable home for a family looking for a village location within easy reach of Cardiff.



BLAKENEY

3-BEDROOM TERRACE

The ceilings have been painted and the kitchen and bathroom will be fitted once the utilities are in place. The electricity company wants to use a different route to the property so we're talking to the other service companies to see if they can change their planned route and use the same trench.



PLANNING PROGRESS

CYNONVILLE

LAND FOR DEVELOPMENT

The pre-planning process isn't over yet but we're still persevering. The planners have confirmed that 20 homes will be acceptable on our plot once the site layout has been agreed. This gives us confidence. So do the following facts. There's still a shortage of small homes. Cynonville has a primary school and is a manageable commute from Port Talbot and Cardiff. The growth in "green" building methods suits the site, our ethos, and more and more people in the general population.



TIRPENRY

APARTMENT PROJECT

Can you commit £5,000 or more for about 2 years? We're applying for permission to build 12 apartments on this site. Drawings and re-drawings have brought us to the stage you see on the right, with the latest round increasing the pitch of the roofs on front and rear dormers by raising the ridge height. The Council planners feel this gives the property more character and fits in with some existing buildings in the city. We hope this will be the last round of re-drawing and the project can then progress.



PLOVDIV, BULGARIA

LAND FOR DEVELOPMENT

We will apply for EU funding to do a small development on part of our land: a guest house comprising small flats for tourists. The door for such applications was due to open in February but is now expected in the autumn. News on the website when we have it.



TWO STEPS YOU CAN TAKE

To learn more about our current investment opportunities, see the private area of our website. This is for experienced investors so you must register before entering. The process is free and without obligation. Just click "Register Your Interest" on the home page and follow the instructions. You can then enter the private area and see the available offers. We'll add you to our mailing list and tell you about opportunities as they arise.

To help Giroma flourish in these uncertain times, introduce us to anyone you know who wants to build their prosperity and might like our vision. Give them this

newsletter or direct them to our website. We welcome enquiries by e-mail and post at any time, and by phone during UK business hours. We're happy to arrange meetings on request.

QUOTE OF THE QUARTER

Life shrinks or expands in proportion to one's courage

(Anais Nin)

Our summer newsletter will be out in July. For news and information before then, visit the website from time to time.
Thank you for your continued interest in Giroma.

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