

WEST HILL

RE ASIA PACIFIC INVESTORS FUND, INC

INVESTING IN SOUTH FLORIDA RESIDENTIAL REAL ESTATE

investment overview

Strategic Partnership Between

West Hill Financial Services, LLC

Total Consultancy Limited Vietnam

Jose Latour of Latour Law, P.A.

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Why Are Non-US Investors So Interested in the U.S. Real Estate Market?



There are a number of factors that are driving significant foreign investor interest in US Real Estate:

- » The strength of the U.S. economy compared with other countries
- » The low and stable interest rate environment in the US
- » The liquidity and transparency that the U.S. offers relative to other global markets
- » The relative strength of the US dollar versus other currencies
- » Still a significantly undervalued asset class
- » “Safe Haven Investment” – U.S. Real Estate is a true “Hard Asset” with real value, which is less subject to the unpredictable swings of global markets

Why Invest in the South Florida Real Estate Market?

affordable prices

The Miami market offers record affordability and many amenities; 50% more affordable in the last five years

top market for international buyers

Florida is the top state in the U.S. & Miami is the top market for international investors

envious weather

The only major "subtropical" city in continental U.S.; average temperature of 23 °C

beautiful beaches

Greater Miami has 84 miles of Atlantic Ocean coastline & 67 square miles of inland waterways & more than 15 miles of world-famous beaches

gateway to the americas

Strategic location between Latin America & Europe; "Capital of the Americas" - perfect for business or pleasure

the most international city in the U. S

Nearly 50% of population is foreign born & speak over 100 languages

global business center

for business, finance, commerce, media, entertainment, arts & international trade; no state income tax; home to nearly 1,200 multinational companies from 56 nations; more than 100 international consulates, trade offices & bi-national chambers of commerce

top tourist destination

12.6 million overnight guests – with 6 million of them int'l visitors

world aviation hub

3rd in the U.S. with 33.5 million passengers a year; Over 80 airlines to 120 destinations – top freight airport in the U.S. with 1.8 million tons - \$19 billion in business revenue/year

port of miami

"Cruise Capital of the World" with more than 4 million passengers a year; Also serves 240 seaports; 9 million tons of sea cargo; top markets: China, Italy, Hong Kong, Honduras & Brazil

educational institutions

4th largest U. S. school district; 5 colleges & universities; 3 law schools

miami's skyline

ranks third in the U.S. behind New York City & Chicago & 18th in the world (Almanac of Architecture & Design.)



Why Invest with West Hill?

West Hill Financial Services, LLC (www.westhillam.com) is an established Miami, Florida based Registered Investment Advisory firm (RIA), licensed under the U.S. Investment Advisory Act of 1940. West Hill offers objective advice, investment services and fund management for wealthy individuals and institutions throughout the world. We advise on, structure and manage investment portfolio's utilizing a broad range of assets and invest actively across global markets. Our long-term goal is to preserve and enhance the real value of our investor's wealth throughout all market cycles.

Focused Real Estate Investment Philosophy

At West Hill, we believe that the stabilization of single-family home and condominium prices may imply the start of a broad and sustainable housing market recovery.

We also believe that South Florida currently represents the largest residential real estate market opportunity in the U.S., and one of the most attractive risk adjusted opportunities in real estate in over a generation.

Management Experience

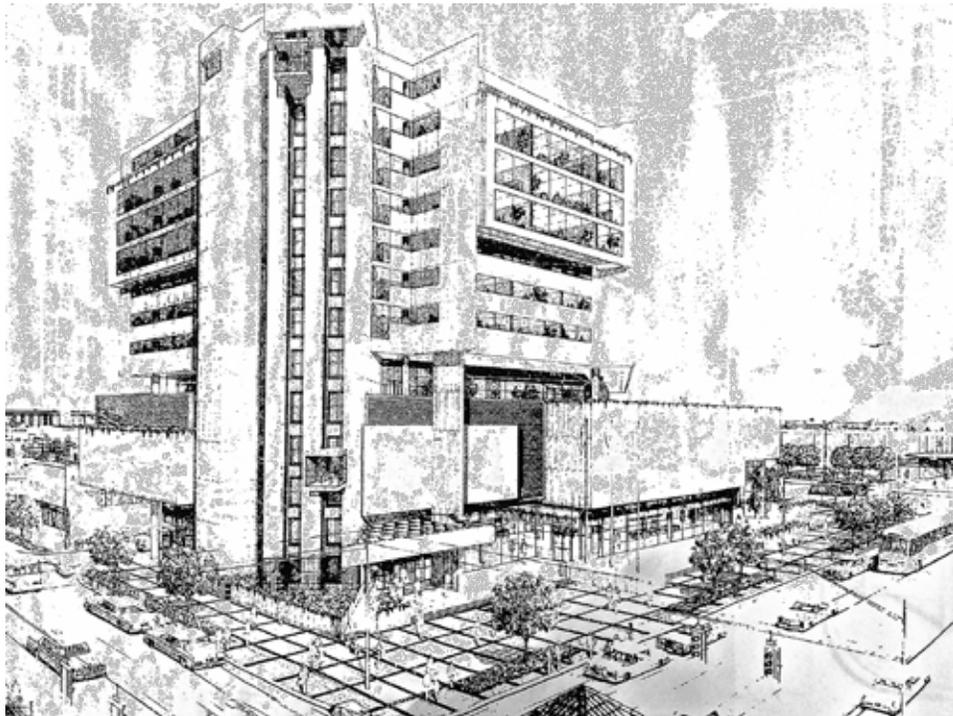
Members of the real estate management team of West Hill come from various areas of the real estate industry and have more than 100 years of combined real estate experience.

Discipline

We adhere to a rigorous and systematic approach to investing and property management. We have developed a highly specific proprietary models that continually determines the specific and optimal asset allocation and cash utilization in order to consistently capture the highest possible returns while exposing our investments to the least amount of associated risk.

Value Added Approach

The focus of our Fund Management Group is primarily on value-added opportunities, where we purchase various stages of distressed and under-performing properties that are experiencing physical challenges due to capital shortfalls and the current restrictive lending environment. We seek to purchase properties that are suitable for rehabilitation, repositioning or redevelopment. We have the resources and infrastructure to perform the necessary renovation work required on acquired properties. Once a property is stabilized we are then in a position to be able to realize the fullest fair market value of the property and seek the most profitable disposition opportunities.



Why the West Hill RE Asia Pacific Investors Fund?

The offering of the West Hill RE Asia Pacific Investors Fund (the “Fund”) in Vietnam is the result of a strategic Partnership between West Hill Financial Services, Total Consultancy Limited Vietnam, and Jose Latour of Latour Law, P.A.

Principal Objectives of the Fund:

- » Purchase residential properties in South Florida with Fair market value below \$120,000.
- » Purchase cost 50% below 2006/2007 peak price
- » Fair market value 25% above Total Cost (purchase price + and renovation)
- » Replacement value 15% above Fair market value
- » Rental properties will be approximately 80% of the funds capital allocation
- » For Sale properties are approximately 20% of the funds capital allocation
- » The Fund has averaged annual internal rates of return of over 15%, net of all fees, for each of the past two year
- » Minimum Investment: \$100,000 (US)
- » The Master Fund has a 5-year term from inception (there are only 3 years remaining), where all properties will be liquidated and all monies will be returned to investors at that time.

Tax Considerations

The Fund has been specifically designed for Non US Investors, and in particular from Vietnam and Hong Kong. Please refer to the Private Placement Memorandum for more detailed information.



Investor Disclaimer

This confidential presentation outlines certain characteristics of a proposed distressed real estate fund (the "Fund"). This material is presented solely for purposes of discussion to assist prospective investors in determining whether they have a preliminary interest in investing in a transaction with the general characteristics described herein. The securities of the Fund will not be registered under the Securities Act of 1933, as amended (the "Securities Act") or any state securities laws and will only be offered to persons who are "accredited investors" pursuant to Regulation D of the Securities Act. This material contains confidential and/or privileged information. If you are not the intended recipient, please notify the sender immediately and destroy these contents. Any unauthorized copying, disclosure or distribution of this material is strictly prohibited. This material is for information purposes only and is not an offer to sell or a solicitation of any offer to buy shares or interests in a fund. Such offer or solicitation may be made only by the current Private Placement Memorandum. Accordingly, please see the Private Placement Memorandum for complete terms and conditions as available. The net returns noted herein include all components of net income, including investment management fees, incentive fees and special allocations. Past performance is no guarantee and is not indicative of future performance. Transactions of the type described herein may involve a high degree of risk, and the value of such instruments may be highly volatile. Such risks may include, without limitation, risk of adverse or unanticipated market developments, risk of counterparty or issuer default and risk of illiquidity. To that end, Investors may lose their entire investment. This brief statement does not disclose all the risks and other significant aspects of the transactions of the type described herein, and investors should ensure that they fully understand the terms of any fund investment, including the relevant risk factors and any legal, tax and accounting considerations applicable to them, prior to investing. These materials contain statements that are "forward-looking statements." In some cases, you can identify forward-looking statements by terms such as "anticipate," "believe," "could," "estimate," "expect," "intend," "may," "plan," "potential," "should" and "would" or the negative of these terms or other comparable terminology. Statements regarding the following subjects, among others, are forward-looking by their nature: the Fund's investment objectives and business strategy; the Fund's ability to invest effectively the proceeds of the exchange offer and concurrent private offering; the Fund's ability to obtain future financing arrangements; estimates or statements relating to, and the Fund's ability to make, future distributions; the Fund's ability to compete in the marketplace; market, industry and economic trends; and recent market developments. The Fund's beliefs, assumptions and expectations can change as a result of many possible events or factors, not all of which are known to it or are within its control. If any such change occurs, the Fund's business, financial condition, liquidity and results of operations may vary materially from those expressed in, or implied by, the forward-looking statements. The rates of return set forth herein are purely hypothetical and are no guarantee that such rate will actually be achieved. Neither the Fund nor West Hill Real Estate Opportunity Fund, LLC nor any of their respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to past or future performance of the Fund. Neither the Fund nor West Hill expects to update, or otherwise revise the information contained herein except by means of a private placement memorandum. Prospective investors should not construe this material, the private placement memorandum, or any prior or subsequent communication as legal, accounting, or tax advice. Certain information presented herein is presented in summary form and is not complete. Prior to making an investment decision, an investor should conduct such investigations as such investor deems necessary in order to determine if an investment in the Fund is appropriate and suitable for such investor and should consult such investor's own legal, accounting, and tax advisers in order to determine the consequences of an investment in the Fund and to make an independent evaluation of such investment.

For further informations, please do not hesitate to contact us:



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