LEAN GROUP

REAL ESTATE INVESTMENT FUND

DEVELOPING UNIQUE OPPORTUNITIES

2

DESIGN





A KEY PART OF OUR VALUE PROPOSITION IS HAUSMANN

Build something unique, over the top, not comparable to a hotel or traditional rental stay.

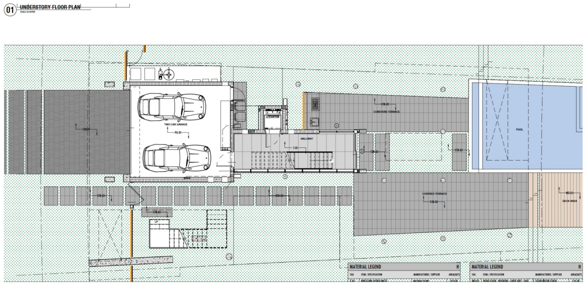
THE HAUSMANN HOUSE EVOLUTION

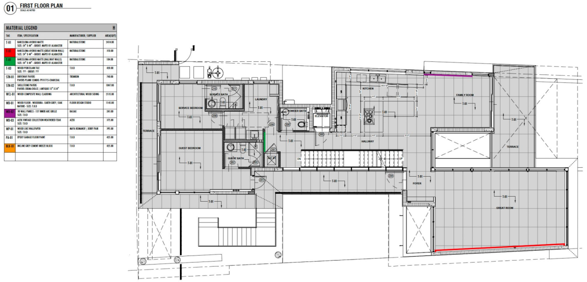
2016	2016	2017	2018	2019	2022	2024
						
$1.2M cash	**$1M** cash	**$1.3M** cash	**$2.5M** cash	**$1M** cash	**$2.4M** cash	**$3.7M** cash
Sold **$5M**	Sold **$5M**	Sold **$7M**	Sold **$4M**	Sold **$1.5M**	Exp **$13M**	Exp **$15M**
2019	2020	2021	2019	2021	2026	2027
			Project Only	*Project Only*		

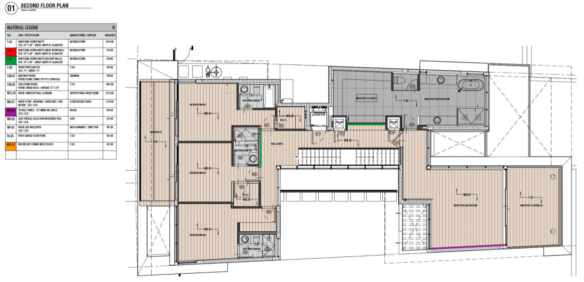
Executed - 5 in 5 years → *Under Const.* *Under Contract*

1015 STILLWATER DR

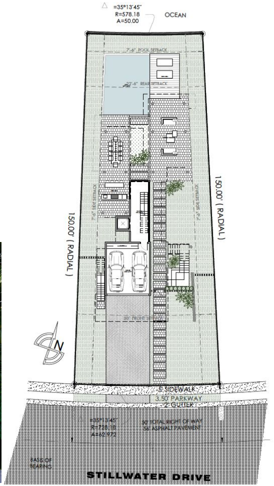
PROTECTED HAUSMANN PROJECT PROTECTED







1015 STILLWATER DR



- ➔ Great location / view
- ➔ **Purchased in 2021**
- ➔ Economies of scale achieved with additional property
- ➔ Shovel Ready
- ➔ Design maximizes Ft^2 with 3rd floor, 6,122 Ft^2
  - ◆ Area under AC 4,228 Ft^2
  - ◆ Garage area 480 Ft^2
  - ◆ Ground floor covered area 745.80 Ft^2
  - ◆ 2nd floor terrace 270.80 Ft^2
  - ◆ 3rd floor terrace 399.60 Ft^2

$2.4M Acquisition (lot)
+
~$4M Soft~Hard Costs

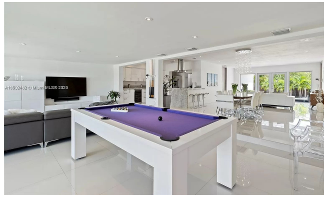
~30%+ IRR

Projected 4 yrs

$2.5M Equity/$3.6M Debt 59% LTV

See detailed analysis and numbers here

1480 STILLWATER DR



- ➔ Rented for $17K/month, 3/3 2,385Ft^2, 1952
- ➔ Cash flow positive (2% CAP) until construction to begin (*furniture included*)
- ➔ Renter interested in acquiring finished product
- ➔ Seawall ready ($100K cost savings)
- ➔ Economies of scale achieved with 1015 Hausmann Stillwater House
- ➔ Design maximizes Ft^2 with 3rd floor
- ➔ Shorten execution using 1015 design (3 vs 4 yrs)
- ➔ Finished product generates ~7% CoC until sold

~$3.7M Acquisition (tear down)
+
~$3.8M Soft~Hard Costs

~30%+
IRR

*Projected **3** yrs*

~$4.2M Equity/~$4M Debt 48% LTV

460 SUNSET DR. GOLDEN ISLES

LEAN GROUP

PROTECTED HAUSMANN PROJECT PROTECTED

https://bbhdesignstudio.com/collections/portfolio/products/460-sunset-dr-golden-isles-fl

*with Team 18 & Alberto Galsky

Acquired 2016

11K SF Lot

~7K SF under AC

$3.3M ($1.2M cash) Total Cost

Sold 2019

65% LTV

$4.9M Sold

Return ~139%

521 HOLIDAY DRIVE, GOLDEN ISLES

LEAN GROUP

PROTECTED HAUSMANN PROJECT PROTECTED

https://bbhdesignstudio.com/collections/portfolio/products/521-hollyday-dr-golden-isles-fl

*with Team 18 & Alberto Galsky

Acquired 2016

11K SF Lot

~7K SF under AC

Sold 2020

$3.2M ($1M cash) Total Cost

$5.2M Sold

70% LTV

Return ~205%

1529 MIDDLE RIVER DR. FT LAUDERDALE

LEAN GROUP

HAUSMANN PROJECT
PROTECTED

Acquired 2017

20K SF Lot

~7.5K SF under AC

$4.3M ($1.3M cash) Total Cost

Sold 2021

70% LTV

$7M Sold

Return ~208%

https://bbhdesignstudio.com/collections/portfolio/products/1529-middle-rive-dr-forth-lauderdale-fl

*with Alberto Galsky & Marc Encaua

405-407 SE 25th AVE. FT LAUDERDALE

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PROTECTED HAUSMANN PROJECT PROTECTED

Acquired 2018

30K SF Lot

8K SF + 6.5K under AC

$2.5M(100% cash) Total Cost

Sold 2020

$4M Sold

0% LTV

https://bbhdesignstudio.com/collections/portfolio/products/407-se-25th-ave-fort-lauderdale-fl-1

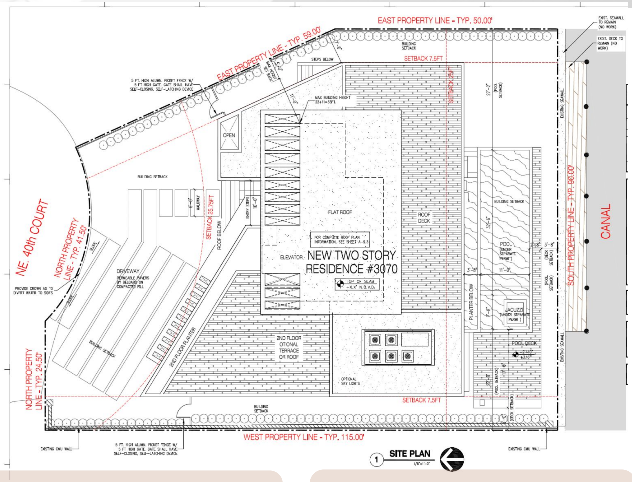
Project sold “almost” Shovel Ready (2 houses)

Return ~60%

3070 NE 40th CT, FT LAUDERDALE

LEAN GROUP

PROTECTED HAUSMANN PROJECT PROTECTED



Acquired 2019

Sold 2021

$965K SF Lot

$1.01M (100% cash) Total Cost

~6.5K SF under AC

$1.5M Sold

Return ~49%

0% LTV

Project sold “Shovel Ready”

*with Joseph Dum & MIguel Bubis

THE LAUDERDALE HOTEL

THE LAUDERDALE
BOUTIQUE HOTEL & SUITES

“BEFORE”
13 UNITS

THE LAUDERDALE
BOUTIQUE HOTEL





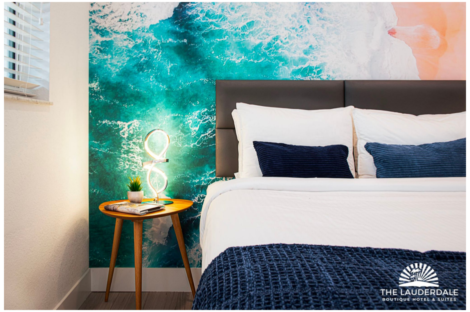

THE LAUDERDALE HOTEL

https://thelauderdalehotel.com/

THE LAUDERDALE
BOUTIQUE HOTEL & SUITES

"AFTER"
17 UNITS

THE LAUDERDALE
BOUTIQUE HOTEL & SUITES



THE LAUDERDALE HOTEL

- ➔ Totalmente operativo, PIP diseñado para minimizar las interrupciones
- ➔ Convertir la oficina y la unidad del gerente en 2 unidades rentables adicionales
- ➔ Actualizar la apariencia de uno en uno para validar los ingresos adicionales generados
- ➔ Valoración esperada después de 5 años ~$8M

2+ Unidades ~ $500K PIP

~~15~~ 17 Unidades	$4.4M Adquisición + Costos + PIP
~$160 RevPAR	$2.1M* Capital/$2.3M Deuda 52% LTV
~$880K Revenue	Tasa 5% $115K Pago Deuda
~$450K NOI	DTCF ~4

La actualización de la Fase 1 se llevará a cabo durante 6 meses, con el apoyo total y la participación del propietario actual para aumentar las habitaciones, los ingresos y el NOI.

~11% CAP *

~17% CoC *

~36% IRR (5 yr) *

IRR 4 yr 40% - 6 yr 33%

* sin tener en cuenta el reembolso del seguro ni el “waterfall”

THE LAUDERDALE HOTEL

M=Miembros **MM**=Miembros Administradores

LEVANTAMIENTO OBJETIVO
- $2.1 millones agregado
- 20% del capital comprometido por los Socios Administradores (GPs)

CLASE DE INVERSIÓN
- Luxury Short Term Rentals

TERMINO
- 5~7 Años

PERÍODO DE INVERSIÓN
- Capital a convocar el 12 de mayo de 2023.
- El activo será propiedad de una sociedad de responsabilidad limitada independiente (LLC-SPV)

INVERSIÓN MÍNIMA
- $100,000

CASH FLOW A INVERSIONISTAS (LPs)
- $0 hasta completar PIP (~Dic 2023)
- 8% retorno esperado año 1 (2024), 8%`~ 10% años subsiguientes.
- Distribución trimestral

RENTABILIDAD OBJETIVO PARA LOS INVERSIONISTAS
- ~30%+ TIR.

CAP RATE ESPERADO A LA SALIDA
- 8%

LEGAL, AUDITORIAS & TAXES
Carlton Fields, TBD

DISTRIBUCIÓN DE FONDOS A LA SALIDA
- En caso de refinanciamiento se distribuirá o se reinvertirá, según aprobado por mayoría de miembros
- En caso de venta se aplicará Waterfall

Waterfall después de la disposición del activo:

TIR	División de Retornos
➔ <8%	: **M** 100% / **MM** 0%
➔ 8% - 16%	: **M** 80% / **MM** 20%
➔ >16%:	: **M** 70% / **MM** 30%

$500K+ condiciones para todos los miembros iniciales

$500K "GRANDES INVERSIONISTAS"
➔ <8% : **M** 100% / **MM** 0%
➔ 8% + : **M** 80% / **MM** 20%

HONORARIOS DEL PATROCINADOR
Comisión de adquisición del 1,5% del valor total del activo. Comisión anual de gestión de activos del 1% del capital, comisión de financiación del 1% (no se contrata corredor hipotecario)

DIRECTORES PATROCINADORES
Leon Levy, Eduardo Saias, Abi Toledano, Andres Hausmann, Noel Poler

LEADERSHIP TEAM

Leon Levy
Director, Levy's Investments
CEO and Director Levy's Investments, 15 years experience in real estate development, remodeling and construction. Highly experienced in project planning and organizing to maximize LEAN operations.

- B.S.in Mechanical Engineering in Caracas Simón Bolivar University

Eduardo Saias
Board Member Consein, 100% Banco and TBB International Bank
35+ years experience in Information Technology, Banking and Board Member at 100% Banco and Fondo Comun in Venezuela. Founder, and Director of TBB International Bank and Consein. Highly experienced managing multifunctional teams to maximize LEAN investments.

- B.S. in Computer Sciences at Caracas Universidad Metropolitana

Abi Toledano
Board Member Almacenes Toledo, ATM Corporation, Beacon Tower
President and Director at Almacenes Toledo (Venezuela's textile importer) and ATM Corporation, 35+ years experience in budget management, PR, marketing and cost controls to maximize LEAN operations.

- B.A. in Administration at Caracas Universidad Metropolitana

Andres Hausmann
Managing Member of A & R Capital
30+ years experience in architecture design, construction, project management and real estate. Developed the SQ Office Tower in Caracas, Isla Paraiso in Puerto La Cruz, The Aventura Residences in Chia, The Prana Tower in Bogota, for the optimal LEAN design

- B.A. in Architecture at Syracuse University in NY. Studies in Seville, Florence and Caracas

Noel Poler
Director, Poler Group of Companies
35+ years in senior positions in ITT, IHG, Viasa, DHL, Cedel & Erea. Co-Founder of Allogis, Urbano, LatinList & Poler Real Estate Investments. Highly experienced in hotels, real estate, technology, logistics & startups, for the optimal LEAN venture

- B.A. in Architecture at Pratt Institute, in NY, further hotel, business & technology studies at IESA, Columbia, eMIT, eCornell





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