

# INVEST IN INVISION WITH A GUARANTEE OF SUCCESS

Transparency and high profitability in the short term.  
INVISION has the right investment for you.

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**INVISION**  
REAL ESTATE INVESTMENTS

We are a solid real estate investment company specialized in planning and executing projects in the United States. We offer our investors the perfect combination between high profitability and rates of return on market, with guarantees of invested capital protection.

Learn more about

**INVISION REAL ESTATE INVESTMENTS.**





# WHY INVEST WITH US?

We offer our investors what they are most looking for: safe investments with impressive results. With our vast experience in real estate, know-how and vision, we always see the best opportunities for you.



INVISION  
REAL ESTATE INVESTMENTS



Interest Return of

80%

\*Except for tax residents



GUARANTEED  
RETURN PER  
YEAR

## EXCLUSIVE INVESTMENT GUARANTEES:

- Three different documents that guarantee the invested capital and interest return protection:
  - Promissory note
  - Pledge Agreement
  - Guarantee
- Market experience, global analysis and careful selection of investments eliminate the risk of failure.
- Investment-grade according with the pre-established project phases.
- Accuracy and transparency of procedures - in accordance with American law and practices.
- Quality level of real estate according with the value of the investment.



# PROCEDURES THAT MAKE THE DIFFERENCE

- Careful selection of the best lands and regions to build
- Exclusive dedication of a construction company with 30 years of experience
- Return of invested capital and interest within 24 months
- Operations in US dollars - reliable and non volatile currency
- Construction of townhouses and single-family homes - properties with high demand
- Total decision -making power by the investor- in the end of the project, the investor decides whether to withdraw the invested capital and interest or reinvest in a new INVISION project





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# THE PERFECT SCENARIO FOR THE BEST INVESTMENTS

Over the past two decades, Florida has become one of the world's largest investment hubs, attracting a growing number of people in search of the best business opportunities.

Among Florida's many beautiful cities, Ft. Lauderdale is located in South Broward County. The city is ideally situated on the Atlantic Ocean. With a perfect year-round climate. It is the center of international tourism with world-class restaurants, beaches and cultural activities.





- Fort Lauderdale - Hollywood International Airport, receives 25 million passengers/year
- Port Everglades, one of the largest ports for cruise ships in the world, receives more than 3.7 million passengers/year
- Population: 178,000 people
- 40 km of fine sandy beaches on the Atlantic Ocean
- More than 428 km of navigable water channels
- 50,000 registered yachts

Fort Lauderdale is a prime choice to develop our many major projects.





ENHANCE YOUR  
INVESTMENT EXPERIENCE  
BE AN INVISION CLIENT.





## HOW YOUR INVESTMENT:

- IS APPLIED
- FLOWS

### Investment Commitment



At this stage, INVISION searches for the best land to acquire and signs a purchase contract. At the same time, document analysis and engineering studies are carried out.

### Purchase and Closing of land acquisition



At this stage, the executive project is developed for approval by agencies, obtaining correct the licenses for construction.

### Beginning of construction



At this stage the construction of the project will be developed and prepared for sale.

### End of Construction



Real Estate Sales Phase and payoff for Investors of capital and interest.

### Capital and interest held by INVISION investors



WE GUARANTEE THE RETURN OF YOUR INVESTMENT WITH INTEREST UP TO 24 MONTHS.



# INVEST WITH MORE CONFIDENCE AND TRANQUILITY

- **OUR TEAM**

INVISION Real Estate Investments has as members of the executive board Renato Lerner, Siulmary Ovalles and Peter Addison. Together, they have over 65 years of experience with many successful construction projects in several countries.

- **MISSION**

To deliver real estate investments in the USA with high profitability and rentability, along with a high construction quality level. Exceeding expectations of our investors and clients, satisfying our suppliers, shareholders and communities wherever we operate, always in a sustainable manner and with social responsibility.

- **VISION**

To be the leading real estate investment company in Florida, recognized for strength and reliability, standing out for the use of innovative technologies with qualified teams, committed to total quality and the satisfaction of investors, clients, suppliers and shareholders.

- **VALUES**  
***INTEGRITY***

The foundation of INVISION Real Estate Investments is the integrity of our employees. We are open, frank and reliable in relationships with investors, clients, suppliers, colleagues and shareholders.

***COMMUNICATION***

We maintain relationships and connections with members of our company, our investors, clients, suppliers and shareholders in a fluid, sincere and transparent way.

***EXCELLENCE***

We chase, incessantly, excellence in everything we do, every day.

***RESPONSIBILITY***

We are prudent in taking risks and responsible for our behaviors, our actions and our results.





# LATEST INVESTMENTS



1719 NE 18<sup>th</sup> St - Fort Lauderdale



**SOLD OUT**

MAR 2019



4 Beds  
3 Full Baths  
1 Half Baths

**TOTAL AREA:** 2.784 sqft

**LOT AREA:** 6.300 sqft

**SOLD PRICE:** 975.000 \$

**SOLD OUT:** March 2019



# LATEST INVESTMENTS

1725 NE 18<sup>th</sup> St - Fort Lauderdale

**SOLD OUT**  
MAR 2019



4 Beds  
3 Full Baths  
1 Half Baths

**TOTAL AREA:** 2.485 sqft  
**LOT AREA:** 6.300 sqft  
**SOLD PRICE:** 880.000 \$  
**SOLD OUT:** March 2019



# EXPERIENCE IN PROJECTS EXECUTED GLOBALLY AND IN FLORIDA



## 449 VICTORIA HOME

ANO: 2015  
LOCATION: FORT LAUDERDALE

TOTAL CONTRACT COST: US \$ 1,298,000  
INVESTOR CAPITAL: US \$ 500,000  
PRICE FOR SALE: \$ 1,495,000  
PROFIT: **\$ 197,000**  
INVESTOR PROFIT: \$ 75,400 = 15.2%  
TOTAL = 9.1% PER YEAR \*  
PROJECT DURATION: 18 MONTHS \*\*

\*PROJECT WITH OWN CAPITAL, WITHOUT FIXED  
GUARANTEED RETURN  
\*\*DURATION FROM LAND ACQUISITION TO END OF SALES



## 1407 ASTOR HOMES

(2 UNIDADES TOWN HOUSES)  
YEAR: 2016  
LOCATION: FORT LAUDERDALE

TOTAL CONTRACT COST: \$ 1,145,000  
INVESTOR CAPITAL: US \$ 800,000  
PRICE FOR SALE: US \$ 1,425,000  
PROFIT: **\$ 280,000**  
INVESTOR PROFIT: \$ 157,000 = 19.6%  
TOTAL = 13% PER YEAR \*  
PROJECT DURATION: 18 MONTHS \*\*

\*PROJECT WITH OWN CAPITAL, WITHOUT FIXED  
GUARANTEED RETURN  
\*\*DURATION FROM LAND ACQUISITION TO END OF  
SALES



## 1020 - SUMMER BREEZE HOUSE

YEAR: 2016  
LOCATION: FORT LAUDERDALE

TOTAL CONTRACT COST: \$ 900,000  
INVESTOR CAPITAL: \$ 500,000  
PRICE FOR SALE: \$ 1,020,000  
PROFIT: **\$ 120,000**  
INVESTOR PROFIT: \$ 65,400 = 13%  
TOTAL = 8.7% PER YEAR \*  
PROJECT DURATION: 18 MONTHS \*\*

\*PROJECT WITH OWN CAPITAL, WITHOUT FIXED  
GUARANTEED RETURN  
\*\*DURATION FROM LAND ACQUISITION TO END OF SALES





### 2740 SPRING DELIGHT HOUSE

YEAR: 2015

LOCATION: FORT LAUDERDALE

TOTAL CONTRACT COST: \$ 900,000

INVESTOR CAPITAL: \$ 500,000

PRICE FOR SALE: \$ 1,020,000

PROFIT: **\$ 120,000**

PRICE FOR SALE: \$ 1,020,000

TOTAL = 8.7% PER YEAR\*

PROJECT DURATION: 18 MONTHS\*\*

\*PROJECT WITH OWN CAPITAL, WITHOUT FIXED  
GUARANTEED RETURN

\*\*DURATION FROM LAND ACQUISITION TO END  
OF SALES



### SINGLE FAMILY HOUSE

RIO VISTA

TOTAL COST: US \$ 1,650,000

MAXIMUM AMOUNT INVESTED:

\$ 1,100,000

MINIMUM INVESTMENT

\$ 200,000

PROJECT DURATION: 18 MONTHS

ROI GUARANTEED: 8% PER YEAR



### TOWN HOUSES

WILTON MANORS

TOTAL COST: \$ 1,730,000

MAXIMUM AMOUNT INVESTED:

\$ 1,200,000

MINIMUM INVESTMENT

\$ 200,000

PROJECT DURATION: 18 MONTHS ROI

GUARANTEED: 8% PER YEAR



# PROJECTS CONSTRUCTED IN ANGOLA





# PROJECTS CONSTRUCTED IN BRAZIL





# INVEST YOUR CAPITAL WHERE THE BEST RESULTS ARE GUARANTEED

We look forward to hearing from you.



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