







### Interest Return of





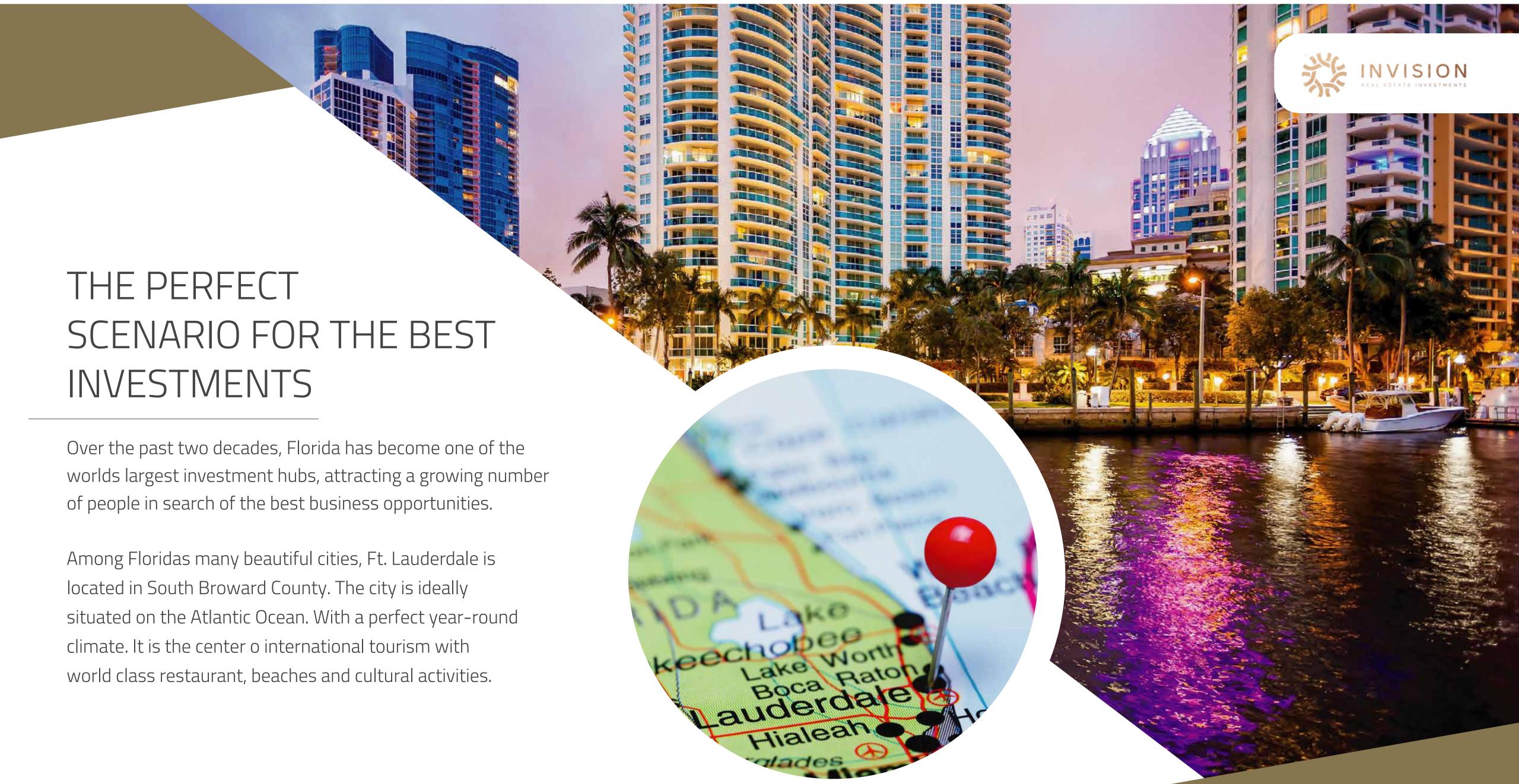


GUARANTEED RETURN PER YEAR

# 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-estabilished project phases.
- Accuracy and transparency of procedures in accordance with American law and pratices.
- Quality level of real estate according with the value of the investment.







- Port Everglades, one of the largest ports for cruise ships in the world, receives more than 3.7 million passengers/year
- Population: 178000 people
- 40 km of fine sandy beaches on the Atlantic Ocean
- More than 428 km of navigable water channels
- 50000 registered yachts

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







### HOW YOUR INVESTMENT:

- · IS APPLIED
- · FLOWS



1 MONTH

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.





6 MONTH

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



6 MONTH

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



11 MESES

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



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 contruction projetcs 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.



# EXPERIENCE IN PROJECTS EXECUTED GLOBALLY AND IN FLORIDA







YEAR: 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: \$ 75,900 = 15.2%
TOTAL = 9.1% PER YEAR\*
PROJECT DURATION: 20 MONTHS \*\*

\*PROJECT WITH OWN CAPITAL, WITHOUT FIXED
GUARANTEED RETURN

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



#### **1407 ASTOR**

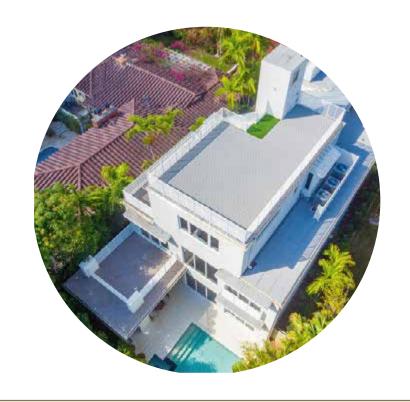
(2 UNITS TOWN HOUSES) YEAR: 2016

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

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**

YEAR: 2015

LOCAL: 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

#### 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





We look forward to hearing from you.



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