



Transforming Spaces, Maximizing Returns:

**Your Opportunity to
Invest with Confidence**

Investor Presentation



Agenda

1. Introduction
2. Project Showcase: From Acquisition to Sale
3. Financial Performance
4. Investor Opportunity
5. Closing Remarks



1. Introduction

Preface

1

The investment made and presented here, was closely correlated with the global economic development and industrial production growth, while the proposed sector (real estate) currently offer one of the largest growth potential among other sectors.

2

The proposed investment strategy is based on an in-depth investigation of market conditions, actual acquisition and construction / renovation costs and in-depth discussions with exiting business partners, both on the real-estate and the construction - renovation side. These partners are market leaders and major players in their respective markets

3

Information or data provided in this report are purposely at a minimum level not to distract from the essence of the proposed strategy, while a more comprehensive analysis may be provided on request

4

A team of experts consisting of real estate, investment, financial advisory, and construction professionals, with an excellent track record of good results on similar projects, stand ready to guide, supervise, and take the proposed strategy to its full implementation.

Company Profile

Vision ▶

+

To redefine real estate investment by transforming undervalued properties into thriving assets, creating enduring value for communities, investors, and future generations

Mission ▶

+

We identify hidden opportunities in the market, execute strategic transformations, and deliver exceptional financial returns by blending innovative thinking with disciplined investment practices

Strategic Goals ▶

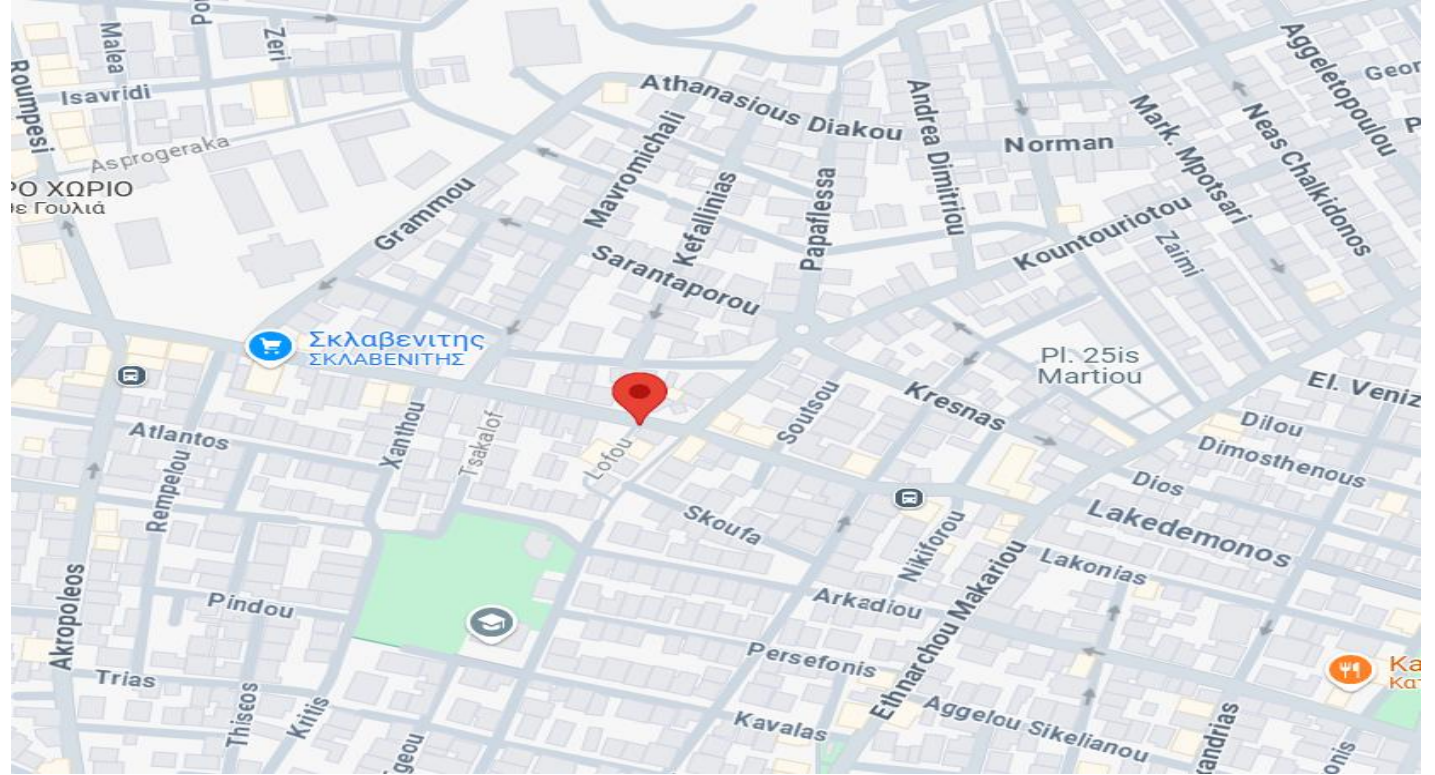
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1. Maximize investor returns through meticulous property selection, value-driven renovations, and timely sales
2. Foster long-term partnerships with investors built on trust, transparency, and proven success



2. Project Showcase: *From Acquisition to Sale*

Property Overview



Address

Mpoumpoulinas 27, Dafni

Postal Code: 172 34

Region: Attica

Initial Condition

Bad condition, not suitable for living. The property needed radical renovation

Acquisition Strategy

1

Undervalued Asset with High Potential

The property's poor condition presented a below-market-price acquisition opportunity, allowing us to unlock its value through strategic renovations

2

Upside Through Renovation

Modernized properties command higher market prices and rental yields in such neighborhoods, while, buyers and renters prefer turnkey homes with modern features and energy efficiency, giving our property a competitive advantage post-renovation.

3

Prime Location with High Demand

The property is located in an area with strong market fundamentals, including:

- Thriving neighborhood amenities, including schools, shops, cafes, and recreational space
- Accessibility to public transportation, such as being near a metro station, making it attractive for urban dwellers and renters.

Renovation Plan : *Details*

THE OFFERING

Three-floor Property with:

- 6 independent apartments
 - Ground floor with two apartments
- 1st floor with two apartments
- 2nd floor with two apartments

1

Ground Floor

- **Apartment 1: 29.48 m² including:**
 - Open plan kitchen and living room, bathroom, 1 bedroom
- **Apartment 2: 23.80 m² including:**
 - Open plan kitchen and living room, bathroom, 1 bedroom

2

1st floor

- **Apartment 1: 40.65 m² including:**
 - Open plan kitchen and living room, bathroom, 1 bedroom
- **Apartment 2: 39.95 m² including:**
 - Open plan kitchen and living room, bathroom, 1 bedroom

3

2nd floor

- **Apartment 1: 38.10 m² including:**
 - Open plan kitchen and living room, bathroom, 1 bedroom
- **Apartment 2: 41.15 m² including:**
 - Open plan kitchen and living room, bathroom, 1 bedroom

Renovation Plan : *Exterior* (1/2)

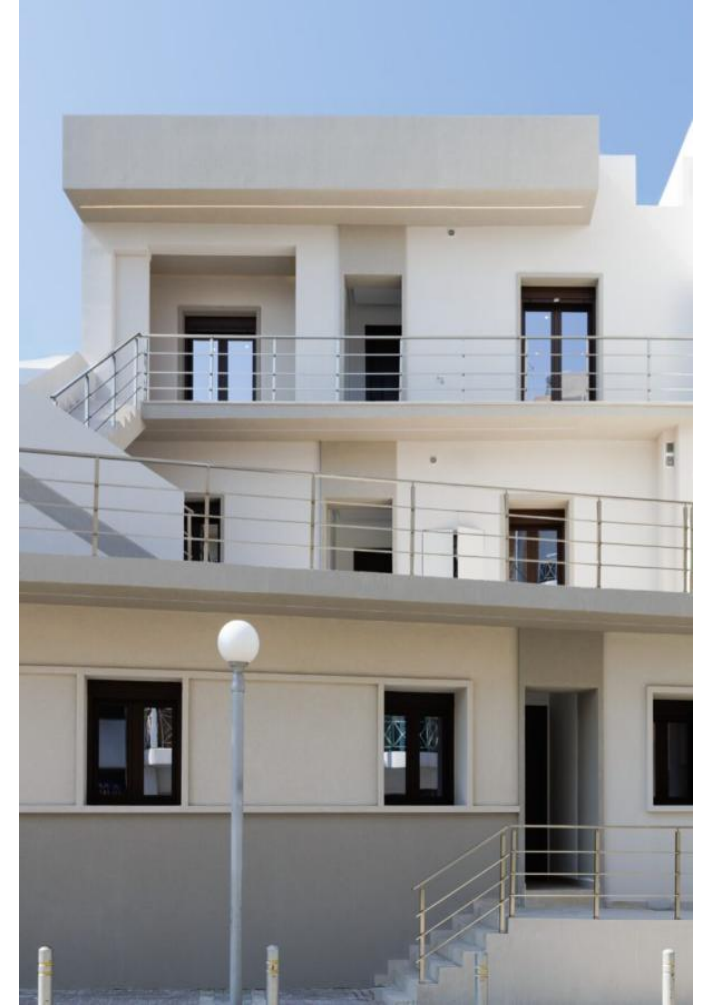
Before



After



Renovation Plan: *Exterior (2/2)*



Renovation Plan: *Interior (1/3)*



Renovation Plan: *Interior* (2/3)



Renovation Plan: *Interior (3/3)*





3. Financial Performance

Equity-Focused Investment: A Strong Start with 300,000 €

➤ Equity Raise	€ 300,000
➤ Debt	€ 0.00

Funds Available € 300,000

Utilized for the acquisition of the desired property, marketing expenses, the issuance of the building permit along with the architectural design, as well as insurance costs (*)

(*) Construction / renovations costs along with commercial cooperation expenses have been covered from the selling of the property

Key Info	
Total number of investors	4
Guaranteed Return	15%

Total Cost Breakdown

Cost Center	Actual Cost (€)
Property Purchase Cost	195,000.00
Construction / Renovation Cost	482,500.00
Total	677,500.00

Sale Price

731,500 €

The property has been sold to a single investor, within 6 months from the acquisition

Investment Evaluation

Sale Price	731,500.00
Total Cost	677,500.00
Net Outcome	54,000.00
Actual Return on Investment	18%



4. Investor Opportunity

What makes Us Unique

01. Focus on Investor Success

We treat investors as partners, providing transparency, regular updates, and clear insights into every project's performance.

02. Strategic Location Targeting

We specialize in identifying prime properties in high-demand areas with growth potential, ensuring sustainable appreciation and market competitiveness.

03. End-to-End Project Execution

From acquisition to renovation and resale, our team of architects, constructors, engineers, realtors and project managers handles every detail to maximize efficiency and profitability

04. Sustainable and Modern Design Approach

Our construction / renovation projects integrate modern aesthetics, energy efficiency, and functionality, aligning with current market demands and future trends.

Investors' Benefits



High Return on Investment (ROI)

Our projects are structured to deliver above-average returns (min. 18%) by capturing value at every stage of the property lifecycle—from acquisition and renovation to sale.



Transparency and Accountability

You'll receive clear financial reporting, regular progress updates, and insights into how your money is working, ensuring confidence and peace of mind.



Hands-Free Investment

As a full-service real estate investment partner, we handle all the complexities—from property sourcing to renovations and sale—while you enjoy the rewards.



Market - Driven Property Transformations

Our ability to deliver move-in-ready properties tailored to buyer preferences ensures rapid sales and excellent profitability.

How to Get Started

Schedule a One-on-One Consultation

- Meet with our team to discuss your investment goals, preferences, and risk tolerance
- We'll provide a detailed overview of our current and upcoming projects tailored to your interests.

1

2

3

4

5

Sign the Investment Agreement

- Once you're ready to proceed, we'll prepare a transparent and easy-to-understand investment agreement.

Review the Investment Package

- Receive a comprehensive investment package, including project details, expected returns, timelines, and financial forecasts.

Monitor Your Investment

- Gain access to regular updates on the project's progress, including photos, reports, and financial performance.

Enjoy the Returns

- Upon project completion, we'll handle the sale of the property and distribute your share of the profits, delivering the promised ROI directly to you.
- You'll also have the option to reinvest in future projects for continued growth.



5. Closing Remarks

Investment Disclaimer

1. Past Performance:

- *Please note that past performance is not indicative of future results. Historical trends, statistics, or outcomes presented in this plan should not be taken as a guarantee or prediction of future performance.*

2. Market and Industry Risks:

- *Investors should be aware that the real estate sector operates within a complex and dynamic environment. Factors such as interest rate fluctuations, local market conditions, supply and demand dynamics and macroeconomic trends can significantly influence property values, rental yields, and overall investment returns.*

3. Economic Considerations:

- *Economic conditions, both globally and locally, can affect the real estate market. Changes in economic growth, employment rates, consumer purchasing power, and inflation levels are among the factors that can impact the performance of investments in this sector.*

4. Environmental and Regulatory Factors:

- *The real estate industry is subject to evolving environmental regulations and urban planning policies. Changes in building codes, energy efficiency requirements, and environmental compliance standards can influence construction costs, renovation strategies, and the overall value of properties. Adapting to these changes is critical for sustainable investment performance..*

5. Investment Decisions:

- *Investment decisions should be based on an individual's specific financial circumstances, goals, risk tolerance, and investment time horizon. We recommend consulting with financial advisors, real estate experts, and conducting thorough due diligence before making any significant real estate investment decisions.*



thank you!