

EPFELBOIM

real investment opportunities

Corporate Presentation



About the Company

We are an opportunity - driven real estate investment company acting in the hospitality and multifamily sub-sectors as developers. We are committed to bringing “the best deals” to fruition through a robust project integration process within a culture of dependable execution and reliability.

EPHELBOIM
real investment opportunities





What We Are

A Development Company using Smart Capital to create real investment opportunities by partnering up with focused investors on opportunistic real estate development and value add deals.

the EPELBOIM way

We believe in the importance of team development as a constant for growth. Our role is to create Real Opportunities for those who are informed, exclusive and disciplined seekers of exceptional investments

Who We Are

In the last three decades EPELBOIM Group, under the leadership of its CEO Noel Epelboim, has successfully completed the development of multiple projects within different asset classes.

Starting in 1986 to 2001 in Caracas-Venezuela, with about 50 high-end residential condominium projects, mostly medium to high-rise buildings. From 2002 till 2010 in South Florida, EPELBOIM was involved as co-developer in multiple projects including condominium buildings, retail strip centers, office building rehabs, etc.

After the financial downturn of the markets in 2012, EPELBOIM became involved in projects financed by the EB-5 Visa Program and completed two office developments in South Florida.

In 2015, as CEO-President of Epelboim Development Group, his focus was reoriented to hospitality, developing hotels across the southeast US. As such, EPELBOIM, gained a great reputation within the industry crystalized after the execution of a joint venture partnership with IHG (InterContinental Hotels Group).

Today our Group has 4 hotels open under operation in addition to a fifth hotel that is being negotiated as part of the joint venture partnership with a major hospitality development group and one of the largest management companies in the US. EPELBOIM has focussed in "opportunistic" deals and in 2022 became involved in the conversion of an office building in Washington DC into multifamily to take advantage of the large demand in the market.



Our Mission



To create opportunities for all our stakeholders with an above average risk adjusted return by

1

Anticipating problems and controlling risk.

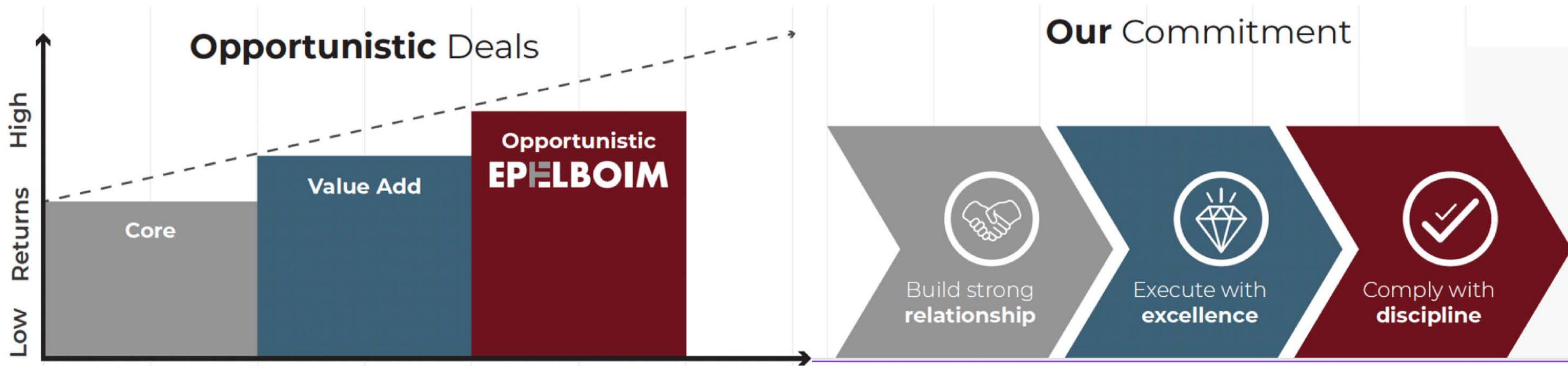
2

Working with operational excellence

3

Building top performing expert teams that deliver results.

Real Investment Opportunities



Meet Our Great Team

we DON'T BELIEVE IN STORIES we believe in timely RESULTS.....



Noel Epelboim
CEO & President



Patricia Epelboim
Executive VP
Asset & Financial Man



Maria Juliana Castaneda
Executive VP
Legal & Investors' Relations



Gabriela Epelboim
Corporate Branding & Social
Media



Carolina Dalul
Corporate Advisor

NOEL EPELBOIM

CEO-PRESIDENT

With more than 36 years of experience as a developer, Noel Epelboim has promoted numerous hotel, condominium, office and retail buildings with more than 500,000 m2 built in Latin America and the United States.

Noel Epelboim is a Civil Engineer graduated from the Metropolitan University of Caracas, Venezuela in 1982, he also has a Master's Degree in Civil Engineering from the Georgia Institute of Technology in Atlanta, Ga in 1985 with specializations in structural engineering and construction management.

He has taken all the MBA courses from the Georgia Tech business school in addition to specialization courses in the area of financial analysis of real estate projects, hospitality at Cornell University and other high-level institutions.

Noel has been and continues to be active as a speaker at many real estate investment events, investments in projects financed through the EB-5 VISA program, and the use of different forms of "smart" investment or "Smart Capital" in the conceptualization and design of opportunistic real estate investment strategies.

To his credit he has a very high experience of successfully completed projects that have involved technical, market and design complexities of the "capital stack". His success after having raised more than 70 million dollars in investment within the EB-5 program and after having achieved 100% approval in all the petitions of his investor-clients to apply for the American residence has earned him great recognition. reputation in this industry





OUR TRAJECTORY AS A COMPANY IN THE USA

We have developed projects in all areas of real estate from luxury condominiums, through office buildings, shopping centers, hotels and residential buildings both in the United States and in Latin America.





OUR TRAJECTORY AS A COMPANY IN VENEZUELA

We have developed projects in all areas of real estate from luxury condominiums, through office buildings, shopping centers, hotels and residential buildings both in the United States and in Latin America.



Development Metrics

+3.5MM S.F of Gross Construction Area of Completed Projects

+\$170MM EB-5 and Private Equity Funds Raised since 2012

+37 years Real Estate Development Experience

+150 EB-5 Investors With 100% Approval Rate in their EB-5 Petitions

+4 Hotels Developed, opened and under operation.
Asset Management by EPELBOIM

Top Performing Hotels

Tru by Hilton Orlando
EVEN Hotel Atlanta
EVEN HOTEL ALPHARETTA

EB-5 VISA PROGRAM

FUNDED HOSPITALITY PROJECTS

EB-5 Metrics

+\$70MM
in EB-5 Capital Raised

One of the most recognized EB-5 developers in the US with over \$70MM in capital raised through the USCIS Visa Program.

Achieved 100% approval rate in I-526 petitions.

Provided the vehicle to 1,150 on-US families to obtain the US residency through the EB-5 Visa Program.

EPELBOIM is always present in panels to lecture on EB-5 raising in Latin America and India, and its successful deployment into hospitality projects in the USA.

\$16,000,000
for the development of:



Tru by Hilton Orlando Convention Center

NES Financial
November 2017



\$12,000,000
for the development of:



Even Hotel Miami

NES Financial
November 2016



\$8,500,000
for the development of:



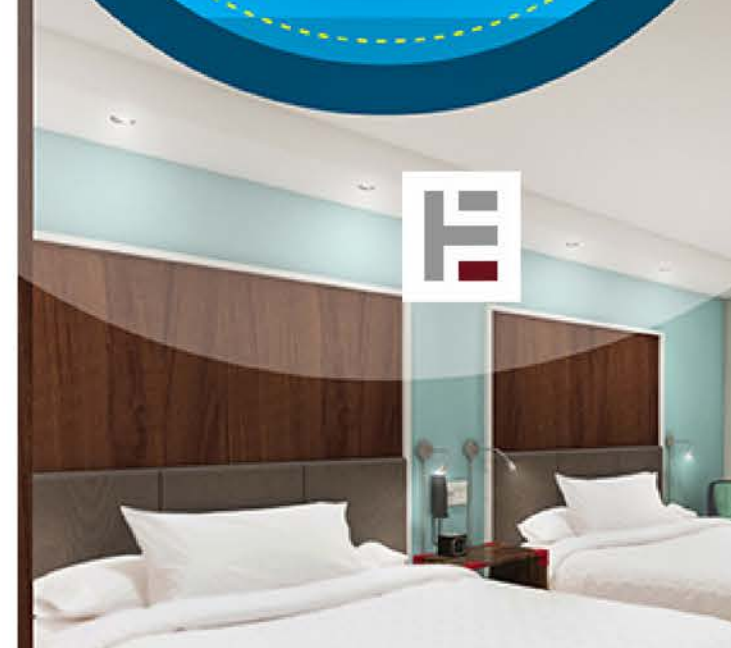
Even Hotel - Atlanta (Cobb Galleria)

NES Financial
November 2019



LIVE LEGALLY
IN THE US USING THE
EB-5 VISA PROGRAM

Invest in the **Tru by Hilton Hotel** in Orlando, Florida.



EVEN HOTEL

ATLANTA



Located in Cumberland Galleria, Atlanta, GA

Developed by Epelboim Development Group
EB-5 VISA PROGRAM



2015-2023

Hospitality Projects

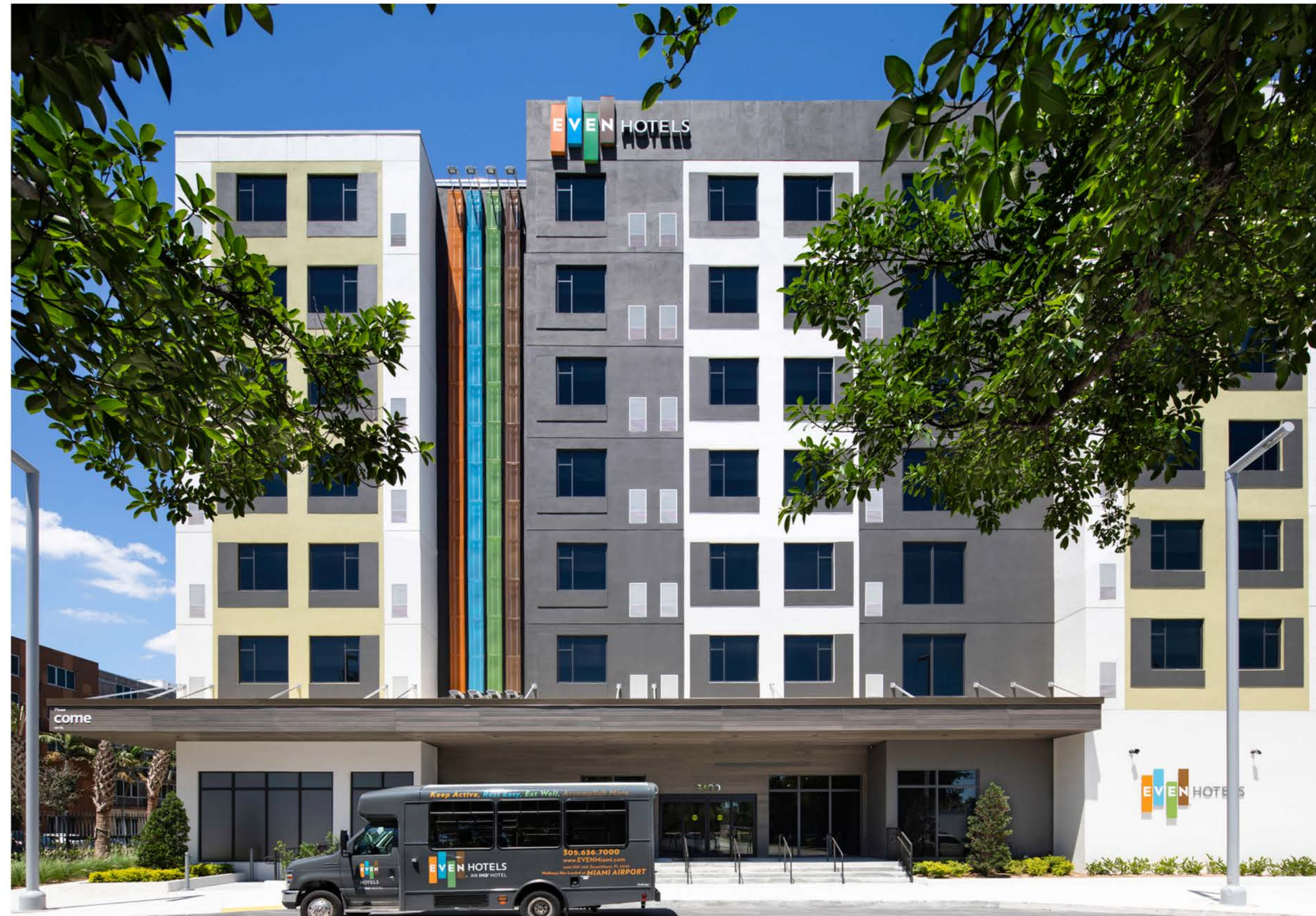


EVEN Hotel Miami Airport

3499 N.W. 25th Street Miami, FL 33142, USA.

Opened Q4 2018

EVEN® Hotels was launched by InterContinental Hotels Group in 2012 as the hotel industry's first and only hotel brand with wellness at its core. Based on four core brand components — Resting Easy, Eating Well, Keeping Active, and Accomplishing More — the EVEN Hotel Miami - Airport empowers travelers to prioritize staying well and maintaining balance in a convenient location, just one mile east of the Miami International Airport.



190 Keys Upper Select Service Hotel
Operated by Real Hospitality Group
Developed & Asset Managed by EPELBOIM

[EVEN HOTEL WEBSITE](https://www.evenhotels.com)

EVEN Hotel Miami Airport

3499 N.W. 25th Street Miami, FL 33142, USA.

Opened Q4 2018

EVEN Hotel Miami features our on-site EVEN Kitchen and Bar as well as our waterside pool with umbrellas to enjoy the tropical Florida sun. Just minutes from the Miami Airport, we offer complimentary shuttle service to and from the airport.



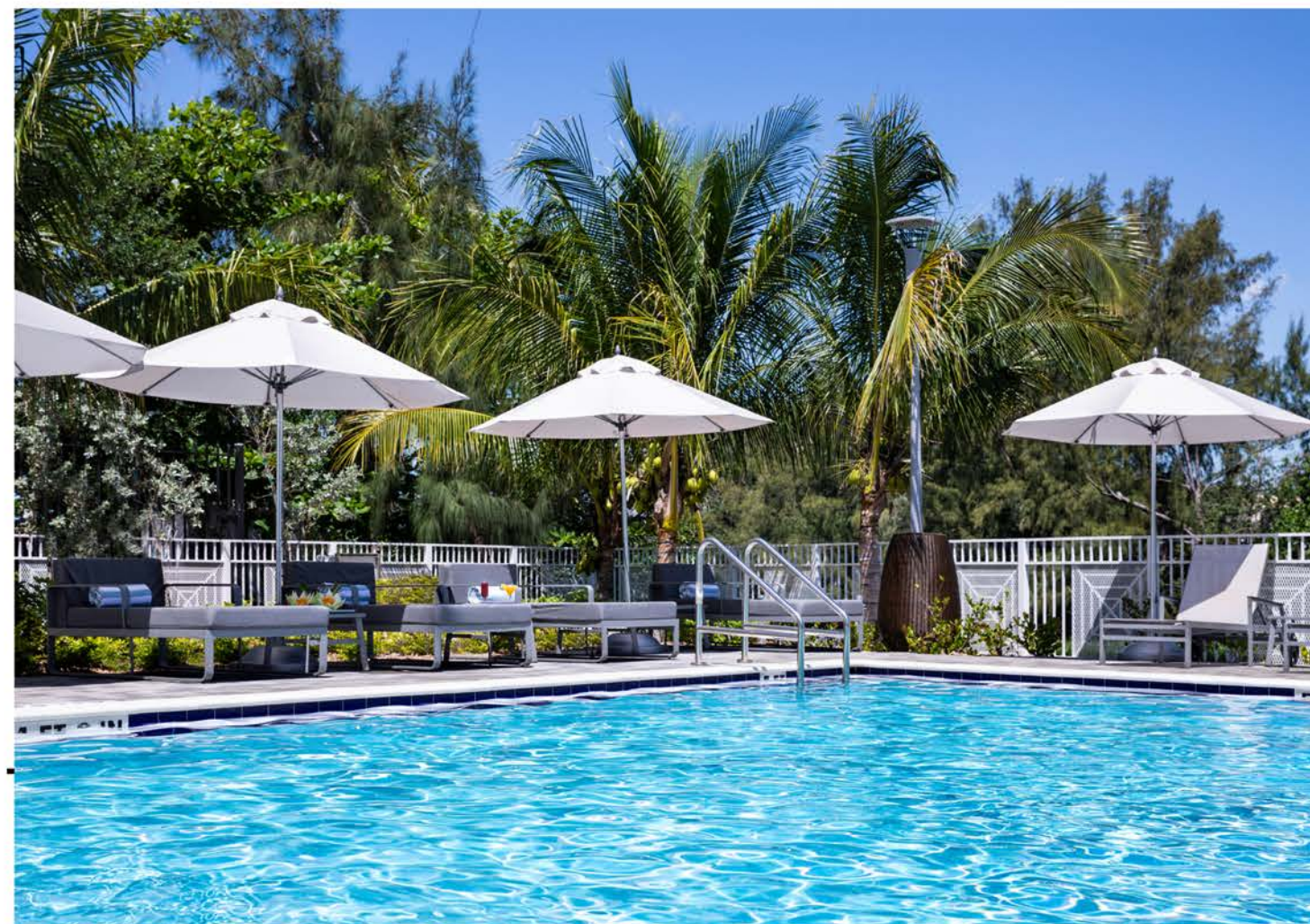
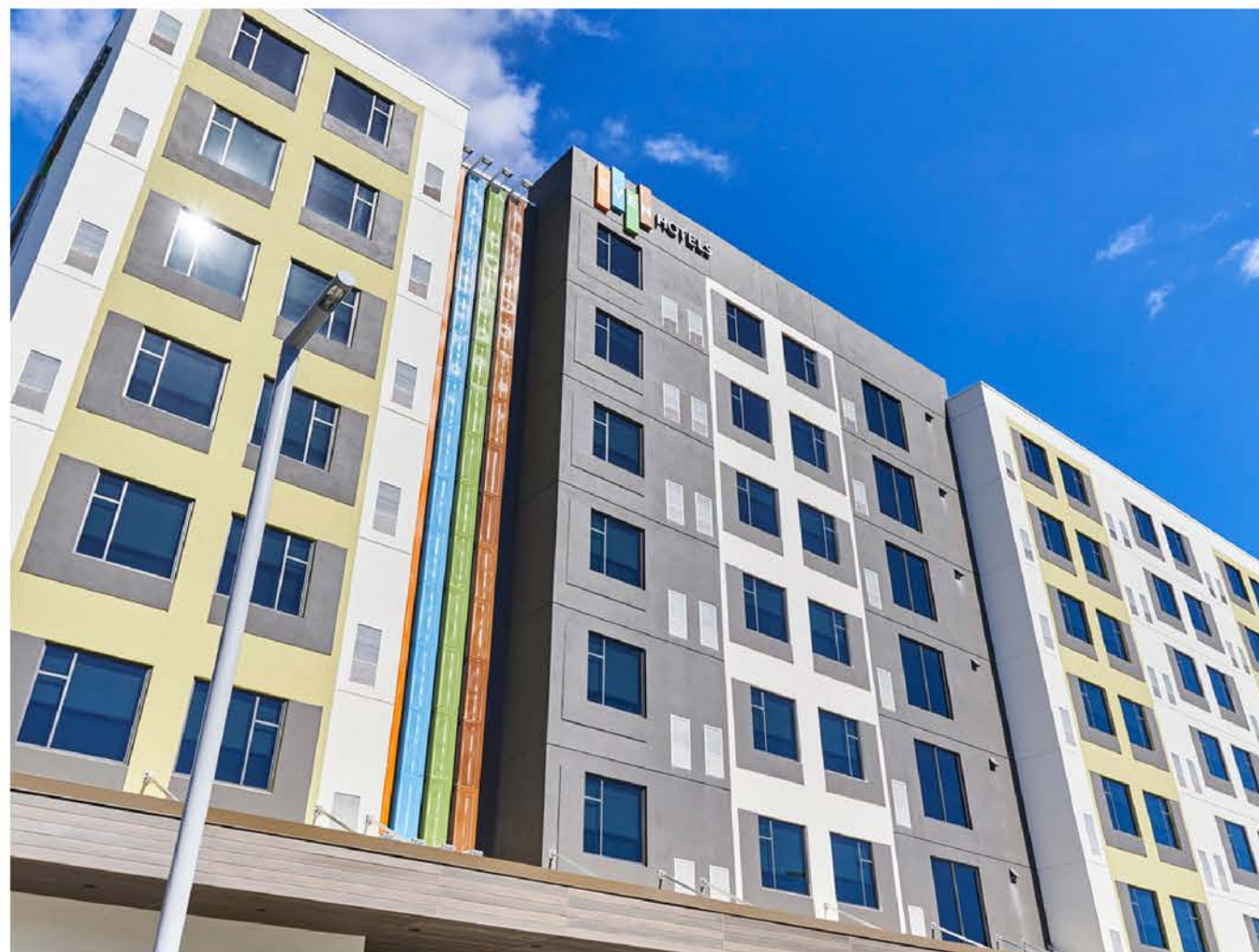
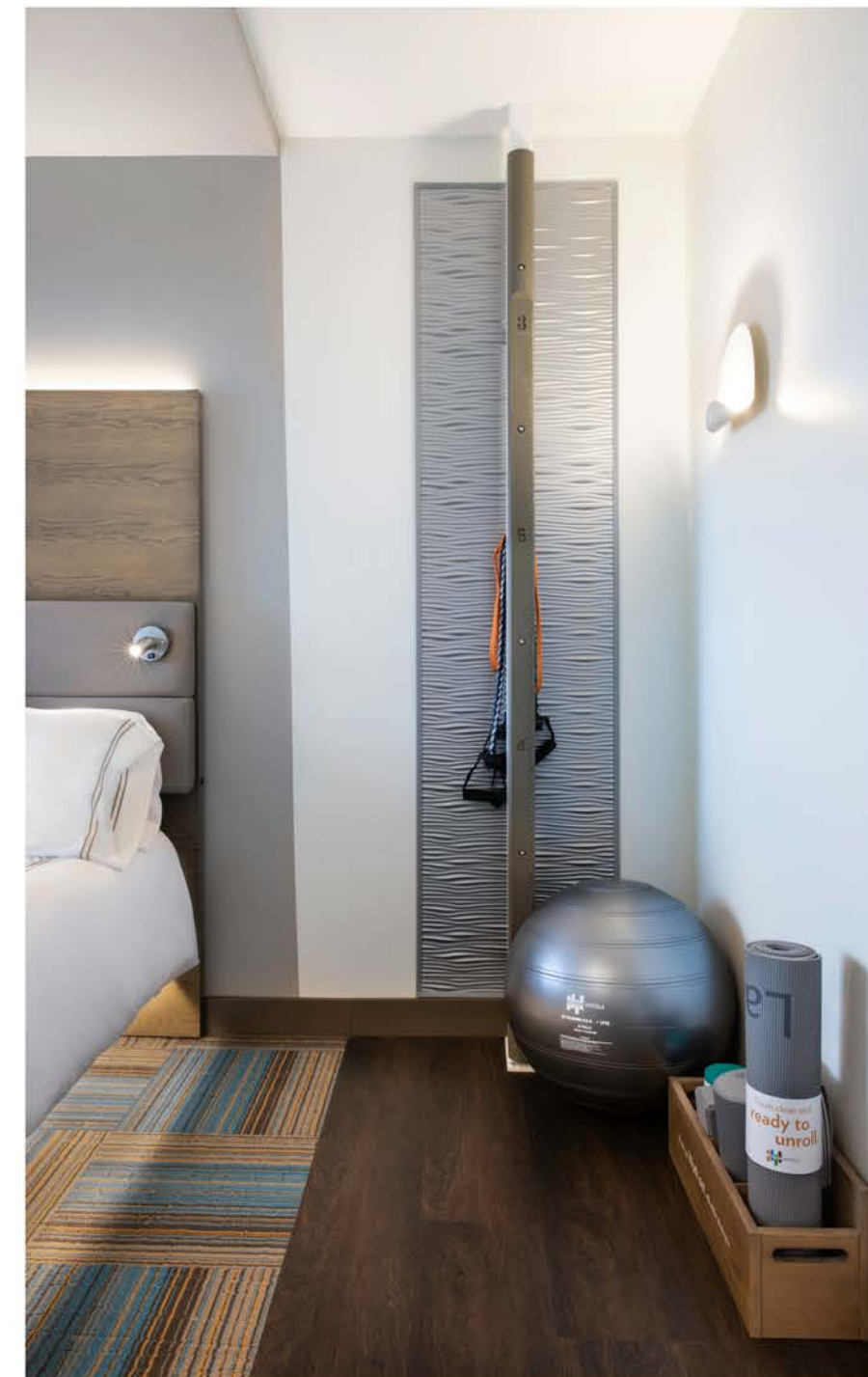
190 Keys Upper Select Service Hotel
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[EVEN HOTEL WEBSITE](#)

EVEN Hotel Miami Airport

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Opened Q4 2018



Tru by Hilton Hotel

Orlando Convention Center

6461 Westwood Boulevard, Orlando, Florida, USA.

Opened Q4 2020

The TRU™ by Hilton, the latest brand launched by Hilton in early 2016, emerged as a vibrant, affordable youthful concept. The TRU® hotel is located on Westwood Boulevard, adjacent to the Orange County Convention Center in Orlando, the second largest convention center in the United States.



259 Keys Select Service Hotel
Operated by Highgate
Developed & Asset Managed by EPELBOIM

[TRU BY HILTON HOTEL WEBSITE](https://www.truhilton.com)

Tru by Hilton Hotel

Orlando Covention Center

6461 Westwood Boulevard, Orlando, Florida, USA.

Opened Q4 2020

A partner hotel of Universal Orlando

We're off I-4, a mile from SeaWorld® Orlando, the Orange County Convention Center, and Aquatica Orlando. Walt Disney World® and Universal Orlando™ are about 10 minutes away. Enjoy perks from us, a Universal Orlando Resort partner. We offer board games, an outdoor pool, and a fitness center. Our sunlit event space has room for up to 100 guests.



259 Keys Select Service Hotel
Operated by Highgate
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[TRU BY HILTON HOTEL WEBSITE](#)

Tru by Hilton Hotel

Orlando Convention Center

6461 Westwood Boulevard, Orlando, Florida, USA.

Opened Q4 2020



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Opened Q4 2020



Talene Staab
Global Head, Tru by Hilton



Congratulations ... Your hotel is a 2021 Hilton Award of Excellence Winner!

The Hilton Award of Excellence recognizes the top 5% of hotels in each brand. Your hotel balances exceptional product and overall guest experience while representing our customer promise to deliver the most reliable, friendly service. I am very proud of your achievement!

We will be in touch over the next several weeks with details on your prize package. Thank you again for delivering exceptional guest service and premium performance!

Sincerely,

Talene

Talene Staab
Global Head, Tru by Hilton



Owner Spotlight



Noel Epelboim
CEO, President,
Epelboim Development Group
Aventura, FL

Noel owns the 259-room Tru Orlando Convention Center - a '21 Hilton Award of Excellence Winner ranking in the top 5% of all Tru hotels for Total Quality Score. He says the strong volume of direct bookings the Tru engine drives is "a developer's dream." With over 30 years of experience, he has designed, constructed and commercialized more than 3.5 million square-feet of hospitality, retail, office and high-end residential real estate in the United States and Latin America. He holds a Master of Science in Civil Engineering from the Georgia Institute of Technology.

Tru Global Brand Update

Andrew Harp
Brand Leader,
Tru by Hilton



Brand Milestones

- Opening the first Tru in Mexico in Q4
- Made Tru's TikTok debut with Pancakes
- 100 Tru hotels are now live on Connected Room

Tru will continue our expansion into CALA with the opening of our first hotel in Mexico, Tru Monterrey Fundidora, in Q4. We're exploring creative ways to reach new audiences and recently collaborated with Pancakes on TikTok to promote Tru's signature hands-free pancake maker. The video has 56,000 views and 3,300 engagements to date. Meeting guest technology expectations remains a top priority, and we are excited that Connected Room is now live at 100 Tru hotels.

Celebrating Our Growth
• 227 open Tru hotels
In U.S., Canada and Brazil



Brand Update

Tru by Hilton's momentum is off the charts. We'll round out the year with a total of over 20 new openings in 2022, including our first hotels in Brazil and Mexico. As construction and development approvals come roaring back, we anticipate opening around 35 more hotels in 2023 and another 70 in 2024, which would mark the largest number of openings in a year for our brand.

Additionally, our commercial performance continues to lead the midscale segment. At the end of Q3, Tru's comparable set of 175 hotels was running at a rate of 71% occupancy, with \$125 USD average daily rate in 2022. Our SALT scores have improved, with Overall Experience leading the pack at an increase of 2.6 points from 2021. To end the year strong, we launched the Q4 Service Impact Challenge to engage and motivate your teams to drive even higher scores.

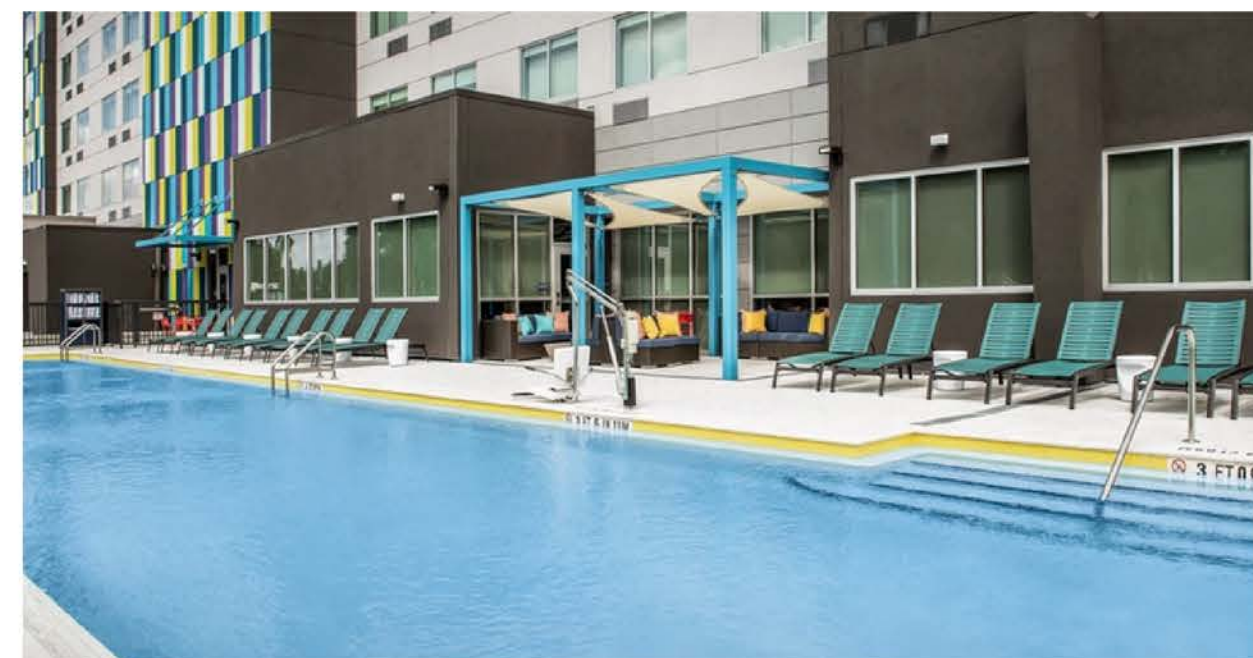
Owner Spotlight



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Visit of Chris Nassetta, Hilton Worldwide CEO to our hotel Tru By Hilton Orlando Convention Center



EVEN Hotel ALPHARETTA

3499 N.W. 25th Street Miami, FL 33142, United States

Opened Q4 2019

The EVEN Hotel® Alpharetta - Avalon Area, an IHG hotel, is located across the street from shopping and dining at Avalon and minutes from historic downtown Alpharetta. Unique in the Atlanta area, our hotel brings balance to your travels with a focus on wellness. Whether you're visiting for business or fun, you won't have to compromise your routine when you stay at an EVEN Hotel. Nearby you'll find the Big Creek Greenway, a 9-mile trail perfect for jogging, biking, or relaxing in nature.



132 Keys Upper Select Service Hotel
Operated by InterContinental Hotels Group "IHG"
Developed & Asset Managed by EPELBOIM

[EVEN HOTEL WEBSITE](#)

EVEN Hotel ALPHARETTA

2715 Old Milton Pkwy, Alpharetta, GA 30009. USA

Opened Q4 2019

EVEN Hotel® Alpharetta - Avalon Area is central to local businesses and corporate headquarters, including ADP, Fiserv, and Lexis Nexis, making us a great choice for your next business trip. You'll find flexible workspace in your room and 1440 sq. ft. of meeting space. Be sure to visit Avalon, with a bounty of shopping, dining, and entertainment options.

Stop by a local boutique or a craft brewery in charming downtown Alpharetta. Our modern and stylish Alpharetta hotel is two miles from Ameris Bank Amphitheater and North Point Mall.

[**EVEN HOTEL WEBSITE**](#)

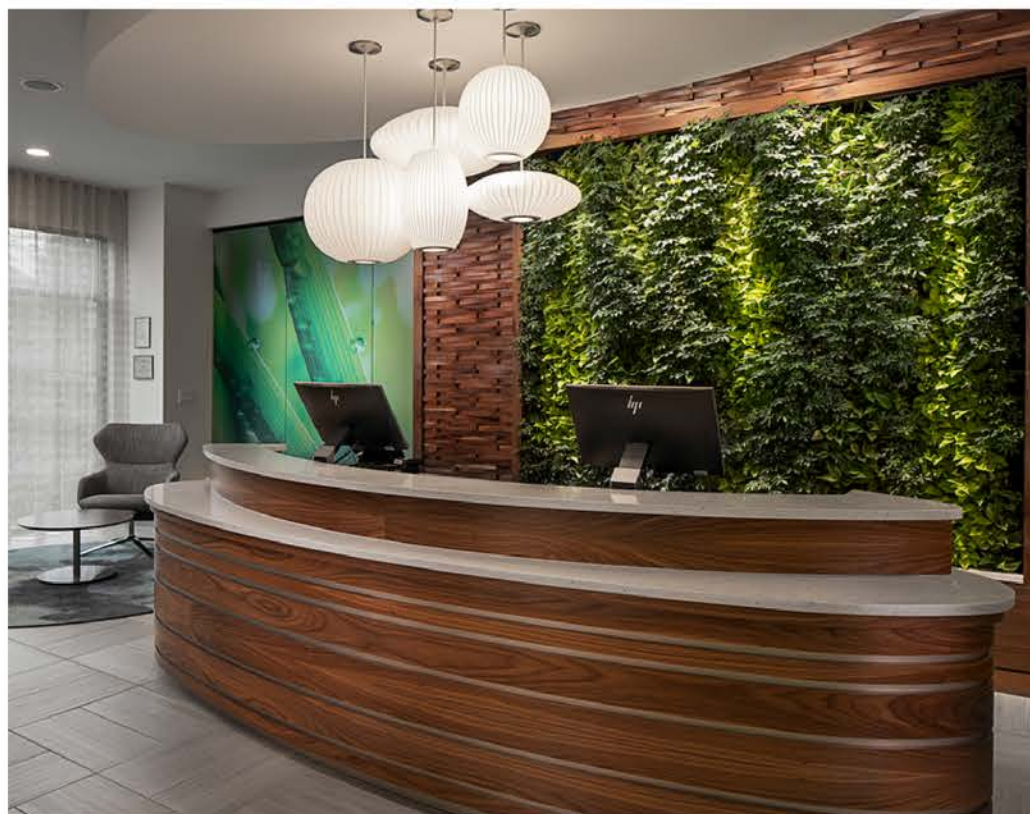


132 Keys Upper Select Service Hotel
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EVEN Hotel ALPHARETTA

2715 Old Milton Pkwy, Alpharetta, GA 30009. USA

Opened Q4 2019



EVEN Hotel ATLANTA Cobb

3380 Overton Park Drive Southeast Atlanta, GA 30339 , USA

Opened Q2 2021

Our last inaugurated EVEN hotel near Cobb Galleria in Atlanta, Ga is the perfect place to stay for business and leisure travelers alike. Drive over to Truist Park to cheer on the Atlanta Braves. Then, make your way to The Battery Atlanta for local dining or live entertainment at the Coca-Cola Roxy. Go shopping at Cumberland Mall or head to downtown Atlanta. At night, enjoy a show at the nearby Cobb Energy Performing Arts Centre.



133 Keys Upper Select Service Hotel
Operated by Real Hospitality Group
Developed & Asset Managed by EPELBOIM

[EVEN HOTEL WEBSITE](#)

EVEN Hotel ATLANTA Cobb

3380 Overton Park Drive Southeast Atlanta, GA 30339 , USA

Opened Q2 2021

Our hotel near Cobb Galleria is right near Truist Park, home of the Atlanta Braves. The Battery Atlanta features local dining and live entertainment at the Coca-Cola Roxy.

Mix It Up In Our Neighborhood

- Cobb Galleria Centre
- Cumberland Mall
- Cobb Energy Performing Arts Center
- RaceTrac Store Support Center
- The Battery Atlanta
- Coca-Cola Roxy
- IFLY Indoor Skydiving
- Cochran Shoals Trail
- Palisades West Trail
- The Escape Game Atlanta
- Jonquil Park
- Six Flags White Water
- TK Elevator Corporate Office



133 Keys Upper Select Service Hotel
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EVEN Hotel ATLANTA Cobb

3380 Overton Park Drive Southeast Atlanta, GA 30339 , USA

Opened Q2 2021

Activities Around Every Corner

Our hotel near Cobb Galleria is right near Truist Park, home of the Atlanta Braves. The Battery Atlanta features local dining and live entertainment at the Coca-Cola Roxy.

Mix It Up In Our Neighborhood

- Cobb Galleria Centre
- Cumberland Mall
- Cobb Energy Performing Arts Center
- RaceTrac Store Support Center
- The Battery Atlanta
- Coca-Cola Roxy
- IFLY Indoor Skydiving
- Cochran Shoals Trail
- Palisades West Trail
- The Escape Game Atlanta
- Jonquil Park
- Six Flags White Water
- TK Elevator Corporate Office



133 Keys Upper Select Service Hotel
Operated by Real Hospitality Group
Developed & Asset Managed by EPELBOIM

[EVEN HOTEL WEBSITE](#)

CURIO Hotel Uptown Charlotte

West 7th Street, Charlotte, NC 28202 USA.

To be Opened Q4 2025

The Curio Collection is an upscale brand created by Hilton to compete with the Autograph collection by Marriott and other soft brand collections in the lodging sector. Curio Collection hotels while “soft” branded retain their own individual position “look and feel”. Hilton describes their standards as being based on fire and life safety requirements and providing a higher-end of upper-upscale experiences.



222 Keys Full Service Hotel
to be Co-Developed and Co-Managed by a Joint Venture Partnership
to be announced

CURIO Hotel Uptown Charlotte

West 7th Street, Charlotte, NC 28202 USA.

To be Opened Q4 2025

The subject is well located to adjacent neighborhoods that are experiencing a resurgence in residential development and re-development which will assist in leisure demand and the subject's roof top bar/lounge should be enticing to guests.

The proposed subject, with approximately 8,000 to 10,000+/- square feet of meeting space, will be able to penetrate, remain competitive and capture group meeting demand, albeit at levels slightly below its fair share.



**222 Keys Full Service Hotel
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CURIO Hotel Uptown Charlotte

West 7th Street, Charlotte, NC 28202 USA.

To be Opened Q4 2025

Upon opening, the Curio will be one of two soft branded hotels in the market, the other being the Autograph Bohemian.

With 222-units, the subject will be one of the smaller hotels in the competitive set. Its relatively low room count in comparison to the other hotels should enhance the property's ability to maintain occupancy levels during non-peak periods.



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to be Co-Developed and Co-Managed by a Joint Venture Partnership
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CURIO Hotel Uptown Charlotte

West 7th Street, Charlotte, NC 28202 USA.

To be Opened Q4 2025*

The redevelopment of SEVENTH & TRYON plan in UPTOWN CHARLOTTE consists of the redevelopment of 1.5 blocks on North Tryon bordered by Sixth, Seventh, and College, the area that includes Spirit Square.

When it's finished sometime in late 2024, the site will include restaurants and shops, a high-rise office tower, residences, a walkable plaza, sidewalk cafes, above-ground and underground parking, and a new main library building.

Master Development



222 Keys Full Service Hotel
to be Co-Developed and C-Managed by a Joint Venture Partnership
to be announced

*Assuming groundbreaking Q1' 2024

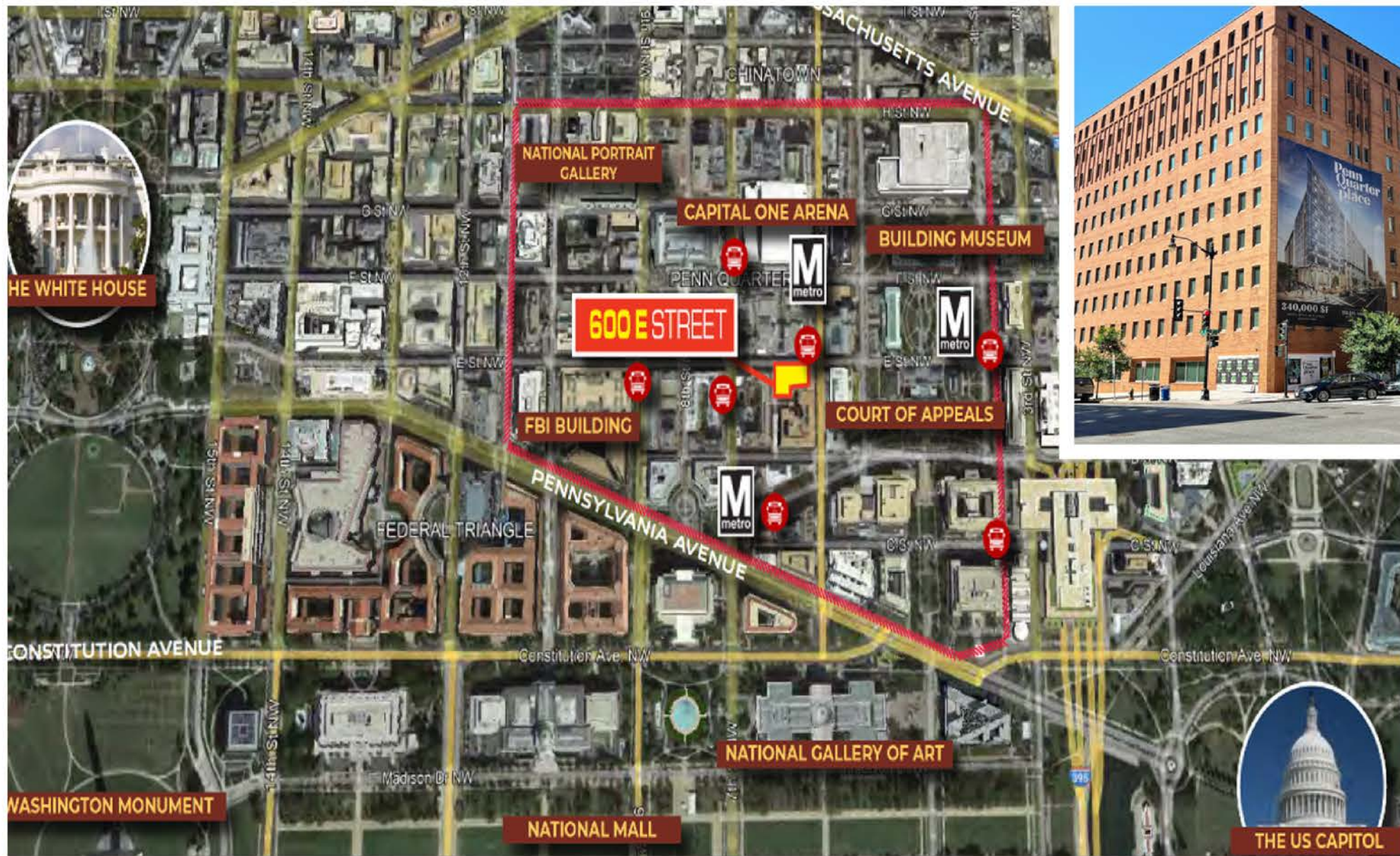




2022-2023

Multifamily Projects





600 E Street NW, Washington DC

Conversion of Office Building into Multifamily, consisting in 301 apartments, mostly 1 bed/1 bath, a SPROUTS grocery store on ground floor, 2 additional floor are added for a total for 13 floors, including amenities at roof level.

CONTACT US

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