



THE MILESTONE INVESTMENT

PRIVATE REAL ESTATE INVESTMENT PLATFORM

Curated Acquisition. Strategic Renovation. Wealth Creation.



EXECUTIVE OVERVIEW

A Fully Managed U.S. Real Estate Investment Solution

We provide:

- Off-market acquisition opportunities
- Strategic renovation & repositioning
- Capital appreciation or rental income execution
- Full legal, tax & compliance coordination
- Remote transaction capability for international investors

One platform. One team. Full accountability.



WHY FLORIDA?

A Structurally Strong Real Estate Market

- No state income tax
- Strong inbound migration
- High-net-worth relocations
- Limited premium inventory
- Land supply constraints
- Business-friendly climate

Florida continues to attract domestic and international capital.



WHY BOCA RATON?

One of South Florida's most prestigious residential markets.

Key Characteristics:

- Affluent demographics
- Gated & golf communities
- Strong resale liquidity
- Executive rental demand
- Lifestyle-driven market stability

Strategically located between:
Miami and West Palm Beach



EDUCATION-DRIVEN PROPERTY VALUE

Premium school zoning protects long-term value.

Top-rated schools include:

- Calusa Elementary School
- Omni Middle School
- Spanish River Community High School

Impact on Investment:

- Higher resale premiums
- Faster sales
- Stronger family demand
- Stable rental performance



OUR INVESTMENT MODEL

Vertically Integrated Platform

Acquisition

Renovation

Resale or Lease

Property Management

Tax & Compliance Coordination

We manage the full lifecycle.



STEP 1: CURATED ACQUISITION

We source:

- Off-market properties
- Under-market listings
- Estate opportunities
- Distressed assets with upside

Investor Receives:

- Comparative Market Analysis
- After Repair Value (ARV)
- Renovation scope & budget
- Conservative ROI projection
- Exit strategy modeling

Only investment-grade opportunities are presented.



STEP 2: SECURE TRANSACTION PROCESS

All funds are protected.

Transactions handled through:

- Licensed real estate brokerage
- Regulated Florida title companies
- Escrow-secured accounts

Key Protection Points:

- Investor wires funds directly to escrow
- We do not hold client capital
- Title insurance issued
- Full legal compliance

Remote closings available for international buyers.



STEP 3: STRATEGIC RENOVATION

Executed by The Milestone Construction LLC

Focus:

- Design for resale premium
- Permit management
- Budget discipline
- Timeline control
- Luxury-level finishes

Investor Reporting:

- Detailed scope of work
- Weekly updates
- Photo documentation
- Budget transparency



EXIT OPTION A: SELL FOR CAPITAL GAIN

Performance-Based Compensation Model

Example:

Purchase: \$1,000,000

Renovation: \$200,000

Total Investment: \$1,200,000

Sale Price: \$1,500,000

Value Added: \$300,000

Our Success Fee (20%): \$60,000

No added value = No success fee.

Aligned incentives.



EXIT OPTION B: HOLD & RENT

For Long-Term Wealth Creation

We provide:

- Executive tenant placement
- Lease documentation
- Background screening
- Rent collection
- Maintenance management
- Ongoing property oversight

Ideal for:

- USD-based asset diversification
- Passive income
- Long-term appreciation



INTERNATIONAL INVESTOR SERVICES

Complete Remote Execution

We assist with:

- Tax ID guidance
- CPA coordination
- FIRPTA advisory
- Entity setup support
- Accounting coordination

No travel to the United States required.
Confidential and discreet service.



RISK MANAGEMENT STRATEGY

We protect capital through:

- Buying below market value
- Conservative ARV assumptions
- School-zone targeting
- Detailed renovation budgeting
- Strategic exit planning
- Avoiding speculative locations

Controlled upside. Managed downside.



WHY OUR PLATFORM

Traditional Model:

Agent + Contractor + Manager + CPA (separate)

Our Model:

Integrated Ecosystem

You receive:

- Strategic advisory
- Execution capability
- Construction expertise
- Licensed brokerage
- Ongoing management



INVESTMENT PROCESS

1. Private consultation
2. Define budget & strategy
3. Property presentation
4. Feasibility approval
5. Secure purchase
6. Renovation phase
7. Exit (Sale or Lease)
8. Ongoing management (if retained)

SAMPLE ROI MODEL

Item	Amount (USD)
Purchase Price	\$950,000
Closing Costs (Est. 2%)	\$19,000
Renovation Budget	\$180,000
Holding Costs (6 Months)	\$25,000
Total Investment	\$1,174,000

Item	Amount
Projected Sale Price	\$1,500,000
Selling Costs (6%)	\$90,000
Net Sale Proceeds	\$1,410,000

Profit Calculation

Item	Amount
Net Sale Proceeds	\$1,410,000
Total Investment	\$1,174,000
Gross Profit	\$236,000





Performance Metrics

Metric	Result
ROI (Cash on Cash)	20%
Project Duration	6 Months
Annualized Return	~40%

RENTAL HOLD STRATEGY MODEL

Long-Term Wealth Scenario

Investment Summary

Item	Amount
Total Investment	\$1,174,000
Monthly Rent	\$8,000
Annual Gross Rent	\$96,000

Expense Estimate

Item	Amount
Property Tax	\$15,000
Maintenance & Mgmt	\$8,000
Total Annual Expenses	\$23,000

Net Income

Item	Amount
Annual Gross Rent	\$96,000
Annual Expenses	\$23,000
Net Operating Income (NOI)	\$73,000





OUR SUCCESS FEE STRUCTURE

Item	Amount
Total Value Added	\$236,000
Our 20% Success Fee	\$47,200
Investor Net Profit	\$188,800

We are compensated only from created value.
No value added = No success fee.

CONFIDENTIAL CONSULTATION

We work with:

- High-net-worth individuals
- International investors
- Family offices
- Capital partners

Private opportunities. Structured execution. Transparent reporting.

Contact Information

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