



**GLOBAL MODULARS**



# **GROUP COMPANY PRESENTATIONS**



**GLOBAL MODULARS**

**Modular USA Corporation**  
20900 NE 30th Ave. - Suite 200  
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**Toll Free +1 (866) 766-9922**  
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**www.globalmodulars.com**



**GlobalModulars**



**GlobalModulars**



**GlobalModulars**

## **MODULAR & PREFABRICATED OFF-SITE CONSTRUCTION**

**We're turning High Cube cargo containers and steel prefabricated structures into stunning homes, offices, cafés, one-of-a-kind experiences and so much more...**





# ABOUT US

## US Based Company

Global Modulares is a trade name of Modular USA Corporation and is based in Florida, USA. Global Modulares is engaged in production and construction of commercial & residential prefabricated and modular structures.

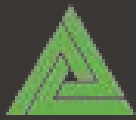
## Off-Site Expert

Global Modular transforms High Cube cargo containers and prefabricated structures into beautiful houses, apartment complexes or small office/business buildings, cafés, bars and many other constructions, reducing construction time and costs. We are also using wooden and other material-based technologies to manufacture our products.

## Global Experience

Total construction experience of our engineers and founders is more than 180 years. We have accomplished dozens of projects in Europe, Asia, in the Caribbean and in the USA.





GLOBAL MODULARS

PRODUCTS PORTFOLIO

## Residential

- Apartments, Houses, Tiny Homes, Villas
- Intelligent Houses and House Packs
- Swimming Pool Packages, Garages
- Deck Packs, Facade Covers, Solar Systems



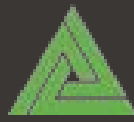
## Commercial

- Cafés, Restaurants, Bars, Small Shops
- Toilets, Security Units, Multi Purpose Units
- Offices, School Buildings, Classes
- Hotel & Motel Rooms, Dormitory Units
- Frigo Units, Green Vegetable Production Units





# WHY CHOOSE



# GLOBAL MODULARS

## Huge Experience in Construction Industry

Founders and team engineers with long experience in construction and off-site construction industry

## Fast Turnkey Solutions

Order your Module now and it'll be ready for you, whatever your purpose is, upto just 12 weeks from production start date

## Quality Finishes

Option to receive your house / office fully pre-furnished and ready to use, with a huge selection of finishes

## Easy Financing

We've partnered with Hearth to bring you fixed monthly payments without any prepayment penalties or home equity requirements.

Visit [globalmodulars.com](https://globalmodulars.com) to apply!



## AND WHY MODULAR / OFF-SITE CONSTRUCTION?

- **Fast, Easy and Affordable:** Appr. 50 % faster, 20 % cheaper
- Earlier Investment Return
- **Future Proof:** Easy and fast to expand
- Eco and Environmentally Friendly
- **Ease of Transportation:** Modules can be placed almost everywhere
- **Improved Energy Efficiency:** Cheaper to heat and maintain







## Company Presentation

### Modular USA Corporation

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# Presentation Outline

## Key Topics

- ❖ About Us P03
- ❖ Our Concept P04
- ❖ Company and Products P08
- ❖ Markets P16
- ❖ Team and Contact Info P20







# About Us

## *A US Based Company*

Global Modulars is a trade name of Modular USA Corporation, which is based in Florida USA. Global Modulars is engaged in production and construction of commercial/residential prefabricated and modular structures.

## *Off-Site Expert*

Global Modular transforms High Cube cargo containers and prefabricated structures into beautiful houses, apartment complexes or small office/business buildings, cafés, bars and many other constructions, reducing construction time and costs. We are also using wooden and other material-based technologies to manufacture our products.

## *With Long Global Experience*

Total construction experience of our engineers and founders is more than 180 years. We have accomplished dozens of projects in Europe, Asia, in the Caribbean and in the USA.



# Our Concept

- ❖ **Modular Construction**
- ❖ **Manufactured Construction**
- ❖ **Off-Site Construction**

*Pages 5 to 8*

# Modular & Manufactured Construction

- *What is Modular and Manufactured?*
  - ❖ *Built in a factory: Constructed off-site*
  - ❖ *Transported to site*
  - ❖ *As many modules / panels as you need are added, side-by-side or end-to-end*
  - ❖ *Additional stories craned into place*



*90% less vehicle movements*



*50% faster than traditional build*



*90% less waste*



*67% less energy to build*





# Advantages of Off-site Construction

## ❖ Time

- ❖ *50% faster with off-site construction compared to conventional methods*

## ❖ Budget

- ❖ *20 to 30% lower costs due to less labor force*

## ❖ Less Weather Delays

## ❖ Health, Safety and Quality Advantages

## ❖ Less Environmental Hazards

- ❖ *90% less waste compared to conventional construction*

## ❖ Less Community Problems

- ❖ *Due to less construction noise*



# Modular and Off-Site Construction Advantages for Customers

- ❖ *Fast, Easy and Affordable:*
  - ❖ *Appr. 50 % faster, 20 to 30 % cheaper*
- ❖ *Earlier Investment Return*
- ❖ *Future Proof:*
  - ❖ *Easy and faster to expand*
- ❖ *Eco and Environmentally Friendly*
  - ❖ *Aiming ZNE (Zero Net Energy)*
- ❖ *Ease of Transportation:*
  - ❖ *Modules can be placed almost everywhere*
- ❖ *Improved Energy Efficiency:*
  - ❖ *Cheaper to heat and maintain*



# Company and Products



*Pages 09 to 15*

# The Production Facility

*of Global Modulars*

- *Industrial District in Sebastian, Florida*
- 450,410 SF gross land area
- 34,587 SF production area
- 2,142 SF offices
- Up to date production methods and machines according to Manufacturing Codes of the USA







# GLOBAL MODULARS **Variety of Products**

## *Commercial and Public*

- ❖ *Cafés, Restaurants, Bars*
- ❖ *Toilets, Security Units, Multi Purpose Units*
- ❖ *Offices, School Buildings, Classes*
- ❖ *Hotel & Motel Rooms, Dormitory Units*
- ❖ *Frigo Units, Green Vegetable Production Units*

## *Residential*

- *Apartments, Houses, Villas*
- *Intelligent Houses and House Packs*
- *Swimming Pool Packages, Garages*
- *Deck Packs, Facade Covers, Solar Systems*





**Villas**



**Houses**



**House Complexes**



**Residential Units**



**Modular Pools**



**Additional Units**





**Cafés-Bars**



**Multi Purpose Units**



**Offices**



**Offices, Schools, Dormitories**



**WC Units**



**Hotel & Hotel Rooms**





**Bungalows**



**Deck Packs**



**Show Rooms**



**Mini Offices**



**Security Units**



**Frigo Units**





# Why

## *Huge Experience in Construction Industry*

Team of engineers with total construction experience more than 180 years, now in relatively new off-site construction area

## *Quality Finishes*

Option to receive your house / office fully pre-furnished and ready to use, with a huge selection of finishes

## *Fast Turnkey Solutions*

Order your Module now and it'll be ready for you, whatever your purpose is, up to just 12 weeks from production start date

## *Zero Net Energy*

Our designs aim to have Zero Net Energy "ZNE", which means that a building produces the same amount of renewable energy onsite as it consumes

# SERVICES OF GLOBAL MODULARS

1

## Design & Engineering

With the long years experience of our engineers and architects.

3

## Foundation and Site Prep.

Including water, sewer, electricity (also solar and wind) etc.

2

## Financing

Easy financing through our financial partners.

4

## Turnkey Development Solutions

Including furnishing with selection of finishes. Styling and upgrade options.



# Markets



**GLOBAL MODULARS**

*Pages 17 to 19*

# Main Markets

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## Targets for marketing and distribution

### PRIMARY MARKETS:

North, Central, South America and the  
Caribbean

### SECONDARY MARKETS:

Europe, Africa, and Middle East





# Client Demographics

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## Target clients for marketing and distribution

### **RESIDENTIAL:**

Individuals, End-users (+through Contractors)

### **COMMERCIAL & PUBLIC:**

Startup Companies, Companies, Construction Companies, Housebuilders, Housing

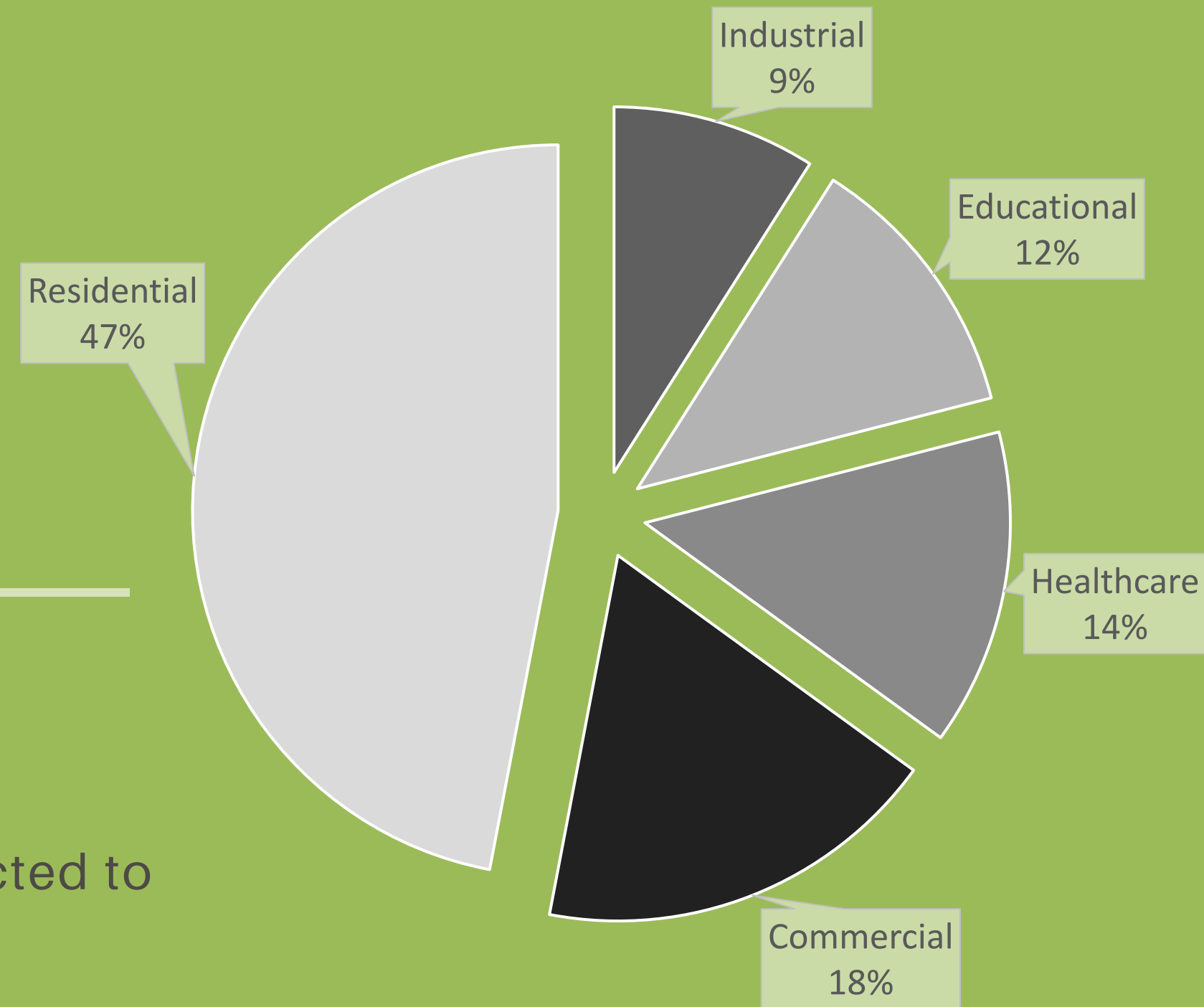
Associations, Education (Schools), Hospitality (Hotels), Healthcare, Municipalities, Industries, Governments



# Sectors/Industries Using Modular Construction

## Data for 2019

Healthcare and hospitality applications are expected to show significant growth in the market.





# **Team and Contact Info**

*Page 21 to 22*

# Get In Touch With Us



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## *Modular USA Corporation*

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## *Contact Details:*

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[facebook.com/InvestcomConstruction](https://facebook.com/InvestcomConstruction)  
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[twitter.com/InvestcomConstr](https://twitter.com/InvestcomConstr)

## WORLDWIDE, RELIABLE AND HIGH-QUALITY CONSTRUCTION SERVICES

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With nearly 40 years of experience in the construction and property development, we are experts in forging partnerships to improve performance, reduce costs and build strong businesses.



# ABOUT US

## US Based Company

Investcom Construction LLC is based in Florida, USA. Our projects range from large-scale commercial buildings and factories to small high-end residences. We offer various construction services and general contracting services, as well as planning, management and construction services.

## State licensed, Bonded and Insured

Investcom Construction's services consists of demolishing, new construction including shell and finishing, remodeling and/or addition to the existing building and also design and build projects. Our company is Florida state licensed, bonded and insured.

## Global Experience

Total construction experience of our engineers and founders is more than 180 years. We have accomplished dozens of projects in Europe, Asia, in the Caribbean and in the USA.





## USA & Caribbean

- LosDelfines Water&Entertainment Park, Dom. Rep.
- Ramada Princess Hotel & Casino, Dom. Rep.
- Wyndham Garden Hotel, Dominican Republic
- Mimosa Hotel, Miami Beach, Florida
- Brabus Showroom, Florida & many more



## Europe & Asia

- Boutique Hotel Elegant, Moscow, Russia
- Industrial Park Berezovka, Moscow, Russia
- Ramstore Central Warehouse, Moscow RU
- Alkent Villas & Residency, Istanbul, Turkey
- Korston Hotel & Mall, Kazan, RU & many more





INVESTCOM CONSTRUCTION LLC

# REFERENCE LIST

## EUROPE & ASIA

1. Boutique Hotel Elegant, Moscow/Russia
2. Industrial Park Berezovka, Moscow/Russia
3. Berezovka Administrative Building, Moscow/Russia
4. Berezovka Golf & Equestrian Club, Moscow/Russia
5. Migros Ramstore Moscow Central Warehouse, Moscow/Russia
6. National VIP Club & Hotel & Casino, Moscow/Russia
7. Korston Hotel & Mall, Kazan/Russia
8. Hotel Orlenok Korston, Moscow/Russia
9. Metro Cash & Carry, Moscow/Russia
10. Legrand Sales Center, Moscow/Russia
11. Shell Gas Station, Istanbul/Turkey
12. Alkent Villas & Residency, Istanbul/Turkey
13. Ikea-Mega, UFA/Russia
14. Aquarelle Shopping Mall, Moscow/Russia

15. Los Delfines Water&Entertainment Park, Santo Domingo/Dom. Republic
16. Ramada Princess Hotel & Casino, Santo Domingo/Dom. Republic
17. Wyndham Garden Hotel, Santo Domingo/Dom. Republic
18. Mimoza Hotel, Miami Beach/Florida
19. Brabus Showroom, Miami Gardens/Florida
20. Bloom Restaurant, Miami Design District/Florida
21. Guvendi Condo Unit, Pompano Beach/Florida
22. Durgun Condo Unit, Aventura/Florida
23. Single Family Home Project, Aventura/Florida
24. Lopez Residence West Ranches/Florida
25. Single Family Home Project, Boca Raton/Florida
26. Single Family Home Project, South West Ranches/Florida
27. Single Family Home Project, Plantation/Florida

## CARIBBEAN & USA

## FLORIDA, USA

28. Millano Moda South Dade County/Florida
29. Mystique Point Unit, Miami/Florida
30. Titan America Cement Plantation/Florida
31. Multiple Parkin Loc. Concrete Structural, Hialeah/Florida
32. Single Family Home, North Miami Beach/Florida
33. Warehouse Project Hallandale/Florida
34. Suviche Restaurant Miami/Florida
35. New Hotel 6 Story Addition, Hollywood/Florida
36. 2 Story Single Family House, Hollywood/Florida
37. New 4 Story Townhouse, Hollywood/Florida
38. New 7 Story 67 Unit Apt. Bldng., North Miami/Florida
39. Luxury Single Fam. Remodelling Prj., Lighthouse Point/Florida
40. Crepe Joint Food Chain Hard Rock Casino, Stadium, BBT/ Florida



# WHY CHOOSE



INVESTCOM CONSTRUCTION LLC

## **Huge Experience in Construction Industry**

Founders and team engineers with long experience in construction and off-site construction industry

## **Fast Turnkey Solutions**

Our highly specialized team takes your idea and turns it into a finished product, including all areas of design: Concept Design, 3D CAD Design, Detail Design and Mechanical & Electrical Design.

## **Interior Design and Quality Finishes**

Option to receive your house/office/hotel fully pre-furnished and ready to use, with a huge selection of finishes

## **Easy Financing**

We've partnered with Hearth to bring you fixed monthly payments without any prepayment penalties or home equity requirements.

Visit [investcomconstruction.com](https://investcomconstruction.com)!



# AND OUR UNIQUE SERVICES...

- **Architecture, Design, Engineering**
  - Durable & Economical, Resilient & Resistant, Unlimited Design Options, Faster Building Process
- **Construction Services**
  - Investment, Managemen, Construction, Modular Construction, Interior Design, Interior Finishing





INVESTCOM CONSTRUCTION LLC

# COMPANY PRESENTATION

**Investcom Construction LLC**

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State licensed, bonded, insured.

**FL License: CGC1524716**

**STATE CERTIFIED GENERAL CONTRACTORS AND ENGINEERS**

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STATE CERTIFIED GENERAL CONTRACTORS AND ENGINEERS



INVESTCOM CONSTRUCTION LLC

## INDEX

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- ❖ Company Overview
- ❖ Specializations
- ❖ Portfolio & Projects
- ❖ Owner Information
- ❖ Contacts



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# OUR VISION



As a Group, we strive to attain success in ways that reflect the integrity of the people we invest in as employees or as business partners. Our success is a direct result of our focus on people and their careers, our history is a testament to our investment in innovators and our encouragement of their businesses.

We continue to seek new opportunities for growth across geographies and industries. With a continued focus on entrepreneurial management, we maintain high standards of performance and accountability in all of our businesses.



INVESTCOM CONSTRUCTION LLC





## OUR VALUES



We invite you to explore our Group as a gateway into the businesses and relationships we have helped to create and continue to support. You will discover the many ways that we are applying the knowledge we have been accumulating since 1980.

Investcom Construction is a progressive and forward-thinking organization dedicated to the pursuit of global growth opportunities. With nearly 39 years of experience in the construction and property development, we are experts in forging partnerships to improve performance, reduce costs and build strong businesses.



INVESTCOM CONSTRUCTION LLC



# INVESTCOM GROUP



INVESTCOM CONSTRUCTION LLC



GLOBAL MODULARS



INVESTCOM CONSTRUCTION LLC

## INVESTCOM GROUP

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- **Investcom Group**
  - [www.investcomgroup.com](http://www.investcomgroup.com)
- **Investcom Construction LLC**
  - [www.investcomconstruction.com](http://www.investcomconstruction.com)
- **PSN Consulting LLC**
  - [www.psnconsulting.com](http://www.psnconsulting.com)
- **Modular USA Corporation**
  - [www.globalmodulars.com](http://www.globalmodulars.com)





STATE CERTIFIED GENERAL CONTRACTORS AND ENGINEERS



INVESTCOM CONSTRUCTION LLC

## SPECIALIZATIONS

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- Investcom Construction Service consists of Demolishing, New Construction including shell and finishing. The remodeling and/or addition to the existing building are also our expertise. You may correct the existing structure if it is under violation tag.
- We do design and build projects as well. Combining those two services eases the problems between engineer of record and contractor.
  - ❖ Demolishing
  - ❖ Shell
  - ❖ Finishing
  - ❖ Remodeling
  - ❖ Addition



# SPECIALIZATIONS



INVESTCOM CONSTRUCTION LLC



## Construction

- ❖ Investment
- ❖ Management
- ❖ Construction
- ❖ Interior Design
- ❖ Interior Finishing



## Design

- ❖ 3D Engineering
- ❖ Modeling
- ❖ Architectural Services
- ❖ Interior Design



## Engineering Services

- ❖ Mechanical Services
- ❖ Structural Services
- ❖ Engineering Aspects
- ❖ Electrical and Lighting Systems

STATE CERTIFIED GENERAL CONTRACTORS AND ENGINEERS



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# SIGNIFICANT PROJECTS

of Investcom Group



INVESTCOM CONSTRUCTION LLC

## Projects in Europe and Asia

- ❖ Boutique Hotel Elegant, Moscow/Russia
- ❖ Industrial Park Berezovka, Moscow/Russia
- ❖ Berezovka Administrative Building, Moscow/Russia
- ❖ Berezovka Golf & Equestrian Club, Moscow/Russia
- ❖ National VIP Club & Hotel & Casino, Moscow/Russia
- ❖ Korston Hotel & Mall, Kazan/Russia
- ❖ Hotel Orlenok Korston, Moscow/Russia
- ❖ Metro Cash & Carry, Moscow/Russia
- ❖ Legrand Sales Center, Moscow/Russia
- ❖ Shell Gas Station, Istanbul/Turkey
- ❖ Alkent Villas & Residency, Istanbul/Turkey
- ❖ Ikea-Mega, UFA/Russia
- ❖ Aquarelle Shopping Mall, Moscow/Russia



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**METRO CASH & CARRY, MOSCOW**



**ALKENT RESIDENCES, ISTANBUL**



**INDUSTRIAL PARK  
BEREZOVKA, MOSCOW**

**HOTEL ELEGANT, MOSCOW**



**KORSTON HOTEL & MALL, KAZAN**





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# SIGNIFICANT PROJECTS

of Investcom Group



INVESTCOM CONSTRUCTION LLC

## Projects in the Caribbean

- ❖ Los Delfines Water & Entertainment Park, Santo Domingo/Dominican Republic
- ❖ Ramada Princess Hotel & Casino, Santo Domingo/Dominican Republic
- ❖ Wyndham Garden Hotel, Santo Domingo/Dominican Republic



INVESTCOM CONSTRUCTION LLC



## WATER AND ENTERTAINMENT PARK, DOMINICAN REPUBLIC







INVESTCOM CONSTRUCTION LLC



**RAMADA PRINCESS HOTEL, SANTA DOMINGO,  
DOMINICAN REPUBLIC**



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# SIGNIFICANT PROJECTS

of Investcom Construction



INVESTCOM CONSTRUCTION LLC

## Projects in the USA

- ❖ Milano Moda, South Dade County/Florida
- ❖ Mystique Point Unit, Miami/Florida
- ❖ Titan America Cement, Plantation/Florida
- ❖ Retaining Wall and Primary Crusher, Medley, Florida
- ❖ Hotel, Miami Beach/Florida
- ❖ Projects, Hallandale and Pompano Beach/Florida
- ❖ Multiple Parkin Loc. Concrete Structural, Hialeah/Florida
- ❖ Residence, Bal Harbor
- ❖ Single Family Home, North Miami Beach/Florida
- ❖ Single Family Home, South West Ranches/Florida
- ❖ Warehouse Project, Hallandale/Florida
- ❖ Suviche Restaurant, Miami/Florida
- ❖ New 4 Storey Townhouse, Hollywood/Florida
- ❖ New 7 Storey 67 Unit Apt. Bldng., North Miami/Florida



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# SIGNIFICANT PROJECTS

of Investcom Construction



INVESTCOM CONSTRUCTION LLC

## Projects in the USA

- ❖ Mimoza Hotel, Miami Beach/Florida
- ❖ Brabus Showroom, Miami Gardens/Florida
- ❖ Bloom Restaurant, Miami Design District/Florida
- ❖ Guvendi Condo Unit, Pompano Beach/Florida
- ❖ Durgun Condo Unit, Aventura/Florida
- ❖ Single Family Home Project, Aventura/Florida
- ❖ Lopez Residence, West Ranches/Florida
- ❖ Single Family Home Project, Boca Raton/Florida
- ❖ Single Family Home Project, South West Ranches/Florida
- ❖ Single Family Home Project, Plantation/Florida
- ❖ Luxury Single Family Remodeling Project., Lighthouse Point/Florida
- ❖ Crepe Joint Food Chai, Hard Rock Casino, Stadium, BBT/ Florida
- ❖ Car Dealership Brabus, Miami Garden/Florida

## SINGLE FAMILY HOME AT SOUTH WEST RANCHES



INVESTCOM CONSTRUCTION LLC





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## CAR DEALERSHIP BRABUS





INVESTCOM CONSTRUCTION LLC



## CAR DEALERSHIP OPENING



## RESIDENCE IN BAL HARBOR

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## GARAGES AND PARKING LOTS





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## RETAINING WALL AND PRIMARY CRUSHER



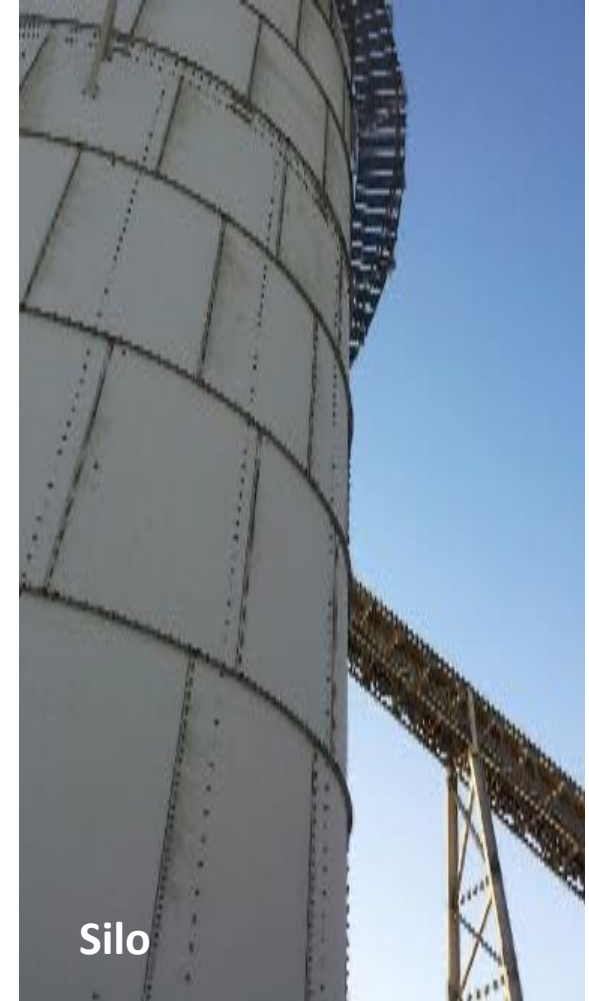


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Alternative Filling Structure

## CEMENT PLANT IN MEDLEY



Silo



## HOTEL IN MIAMI BEACH



Floor and Formwork Steel



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Hotel Pool





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## HOTEL IN MIAMI BEACH



Formwork & Steelwork





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## BUILDING IN HALLANDALE BEACH







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## PROJECT IN POMPANO BEACH





INVESTCOM CONSTRUCTION LLC

# BOARD MEMBERS



HAKAN SENALTAN



JUAN SERRAT



CARLOS CARABALLO



TIMUR SENALTAN



FUAT ORNARLI





INVESTCOM CONSTRUCTION LLC

# CONTACT INFO



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Instagram: [investcomconstruction](#)



**GLOBAL MODULARS**



# MODULAR PROCESS IN SHORT





# GLOBAL MODULARS







# GLOBAL MODULARS







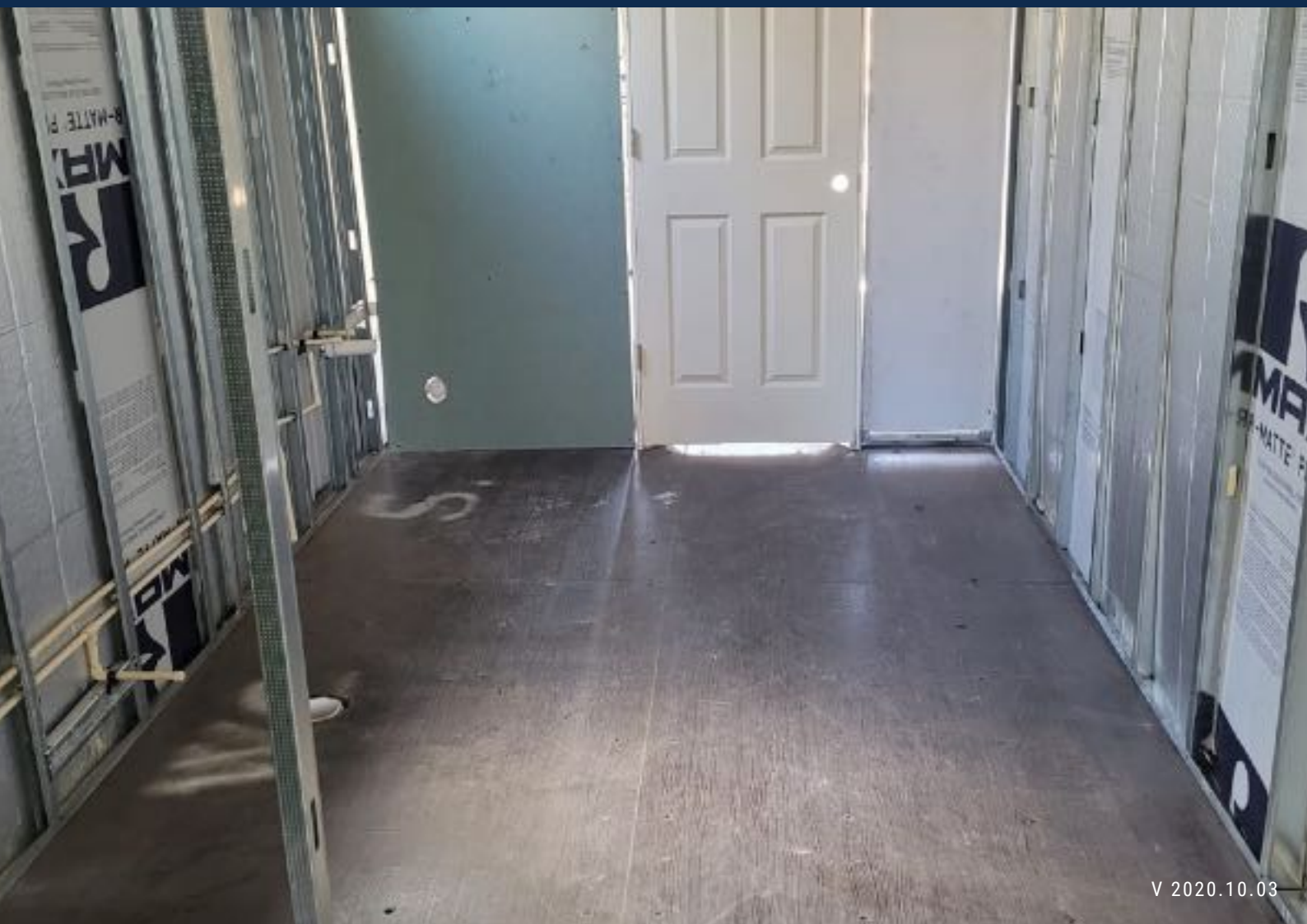
# GLOBAL MODULARES







**GLOBAL MODULARS**







**INVESTCOM CONSTRUCTION**



**GLOBAL MODULARS**

## **Financial Partner**



**We've partnered with Hearth to bring you fixed monthly payments without any prepayment penalties or home equity requirements. You can receive the funds for your project within days and spread out your payments over time.**



**INVESTCOM CONSTRUCTION**



**GLOBAL MODULARS**

# **Investom Group Web & Social Media**

**Invesctom Construction LLC**

**Web: [www.investcomconstruction.com](http://www.investcomconstruction.com)**

**Facebook: [investcomconstruction](https://www.facebook.com/investcomconstruction)**

**Instagram: [investcomconstruction](https://www.instagram.com/investcomconstruction)**

**Twitter: [InvestcomConstr](https://twitter.com/InvestcomConstr)**

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**Twitter: [GlobalModulars](https://twitter.com/GlobalModulars)**

