



**WALL STREET
FINANCIAL VALIOS**
www.wallstreetfinancial.com

THE REAL ESTATE **Capital Fund**



Marcelo Veiga
President Wall Street Financial



ABOUT VALIOS CAPITAL

Valios Capital is a real estate project developer that has been working in the US for over 13 years, with a focus on investment management performance.

Together with our partners and investors, we multiply capital in the US real estate market with a confident approach, with total visibility and control of processes from beginning to end.

Through diversification within the Real Estate industry, we operate in several US states, opening up income opportunities for Valios investors in the world's strongest currency.

+660

units developed

~1.6M

Total sqft.
delivered

~\$270M

Total Capital
Managed

+13 years

working in
the USA

1.79x

Equity Multiple
(Historical Performance
of the Fund)

20.6%IRR

Net of all fees
and expenses
(Historical Performance of the Fund)

DIVERSIFIED PROJECTS

High-End Homes + Preschools
+ Pet Clinics and much more!



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Investment Capital Solutions

We provide capital solutions to acquire, manage and support real estate investments.



Active Capital Management

Our mission is to develop profitable and profitable projects in prosperous regions, giving our investors capital gains and solid passive income generation.



Long-term relationships

Thanks to the results obtained in recent years, Valios' client portfolio is growing consistently.

BOARD VALIOS CAPITAL



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Luiz Gustavo

Chief Executive Officer (CEO)

- Specialist in Construction from Columbia University.
- More than 13 years in the US real estate market.
- Founder of Valios Capital Fund in 2011.



Johnny Toledo

Chief Operation Officer (COO)

- Creator of the Integrated
- Architecture and Construction methodology.
- More than 15 years' experience in the construction market.
- Specialist in cost optimization and operational efficiency.



Claudio Garcia

Chief Administrative Officer (CAO)

- Specialist in Tax and
- Administrative Planning.
- Over 30 years' experience in commercial and financial
- management.
- Responsible for structuring the Valios sales team.



Raul Nogueira

Chief Financial Officer (CFO)

- Specialist in Financial Markets at Yale University.
- More than 20 years in the global financial market.
- Expertise in capital allocation and asset protection.

THE VALIOS CAPITAL TIMELINE

Below, we highlight the main milestones that have consolidated Valios Capital Fund as one of the most promising real estate funds in the American market, always focused on innovation, strategic growth and generating value for our investors:

- 2011 The Vision and Beginning in New York:**
A vision emerges that will give birth to Valios Capital Fund, with the first values defined in New York. First company established in South Florida, in Boca Raton, with a focus on acquiring properties
- 2012 First Acquisitions:**
Valios begins acquiring wholesale properties for renovation and resale.
- 2013 Operations Expansion:**
Valios now manages almost 38 units in the process of renovation, sale and purchase, increasing the volume of operations.
- 2014 Transition to Valios Construction and General Services:**
Valios International becomes Valios Construction and General Services, offering a “one stop shop” solution, buying, building and selling real estate.
- 2015 Launch of the Growth product range:**
Beginning of construction of high-end houses and condominiums in partnership with other companies.
- 2016 Income Fund launch:**
Valios establishes partnerships with school networks and creates funds aimed at generating quarterly passive

THE VALIOS CAPITAL TIMELINE

2019

National expansion:

The company starts building new schools, houses and condominiums, expanding its operations to other US regions.

2020

Valios Capital is founded in Texas:

After some restructuring, Luiz Gustavo Cotia founds Valios Capital in Texas, beginning a new stage focused on the construction of commercial buildings, schools and high-end homes.

2021

Growth and New Product Ranges:

Valios grows in number of investors and launches new products for qualified investors.

2022

Deliveries and Expansion:

Valios is now delivering Growth Fund projects in Texas and Florida, as well as beginning operations in Arizona.

2023

Official SEC Registry and New Expansions:

Valios officially registers with the Securities and Exchange Commission (SEC) and expands its operations to Central Florida, Scottsdale and Austin, raising significant capital.

2024

Consolidation and Future Planning:

Valios consolidates its presence in Texas, Florida and Arizona, with plans to expand into Utah and Colorado. The company launches the Valios Conference, a strategic event to strengthen its presence in the market and attract new investors.

VALIOS CAPITAL TEAM



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MANAGEMENT TEAM



Luiz Gustavo
Chief Executive Officer (CEO)



Johnny Toledo
Chief Operation Officer (COO)



Claudio Garcia
Chief Administrative Officer (CAO)



Raul Nogueira
Chief Financial Officer (CFO)

ACQUISITIONS & OPERATIONS



Guilherme Gama
Legal Consultant



Brian Caulkins
*Compliance Consultant Proxy Financial
SEC/FINRA - Series 63, 65, 7*

US OFFICES

DALLAS, TX

ORLANDO, FL

OFFICES IN BRAZIL

INDAIATUBA, SP

INVESTOR RELATIONS



Renata Costa
Customer Relationship Manager



Simon Ferreira
Marketing Manager

OUR FUNDS



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We offer 3 investment funds for our clients: short, medium and long term

VALIOS GROWTH

The ideal fund for anyone looking for capital gains and versatility

Proposal: Short term x
High profitability

Return: ~12% per year



VALIOS OPPORTUNITY

Ideal for regular investors, accredited investors and family offices, this strategic fund offers a diversified and agile portfolio, adapting quickly to market conditions to maximize returns and efficiency in asset management.

Proposal: Maximization
+ Diversification + Agility

Return: Starting at
8% per year



VALIOS INCOME

A fund that offers passive income and real estate guarantee

Proposal: Recurring income
+ Property as collateral

Return: ~10%, 12%, 14%
+ Real estate appreciation



VALIOS GROWTH



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The ideal fund for those looking for capital growth and versatility

Invest in carefully selected real estate projects designed to create the financial future you want.

The **Valios Growth** fund consists of buying plots and building high-end houses, buying projects that are about to be completed and opportunities offered by direct brokers who work for Valios. This fund has an asset rotation of between 1 and 2 years, always seeking a more aggressive return for our investors.



Profile: Ideal for bold investors looking to maximize results in the short term.



Proposal:
Short term X High profitability



Period:
Minimum 18 to 24 months



Return:
~12% per year

Recent projects



Winter Park, FL

ROI: 25.28%



Dallas, TX

ROI: 51%



Windermere, FL

ROI: 31%



Tarpon Springs, FL

ROI: 25.7%

VALIOS INCOME

A fund that offers passive income and real estate guarantee

Invest in carefully selected real estate businesses designed to create the financial future you want. This fund develops the construction of commercial buildings and participates in the operation of companies that pay good dividends.



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Profile: Ideal for conservative investors looking for passive income and recurring gains.



Proposal:
Recurring income + Property in guarantee



Period:
48 months minimum



Return: ~10%, 12%, 14% + Real estate appreciation

Preschool Project



ROI higher than: 10%

Veterinary Clinics Project



ABOUT GREEN LIGHT



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The GREEN LIGHT PET HOSPITALS group offers 24-hour emergency veterinary products and services to meet the urgent medical needs of pets. These services are specifically adapted to deal with emergency situations and guarantee the well-being of animals in critical conditions.

MARKET:

The market size, measured by revenue of the emergency veterinary services sector was US\$6.4 billion in 2022. The sector's market size increased by 1.1% in 2022 and includes more than 50,060 companies with approximately 75,880 active employees.

Properties Location



FLORIDA:

1. Jacksonville
2. Cocoa beach

TEXAS:

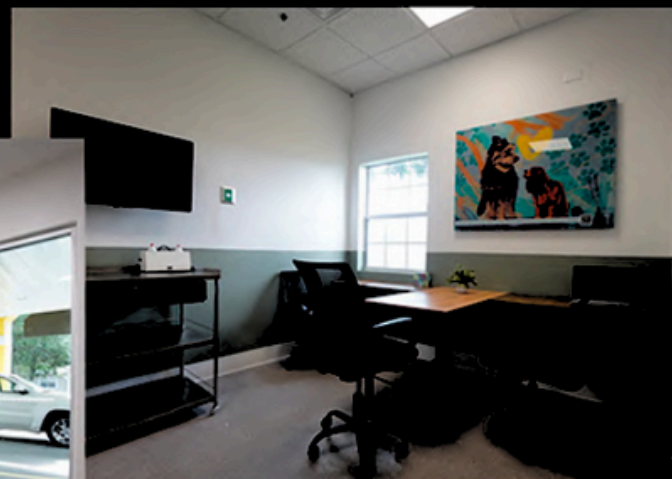
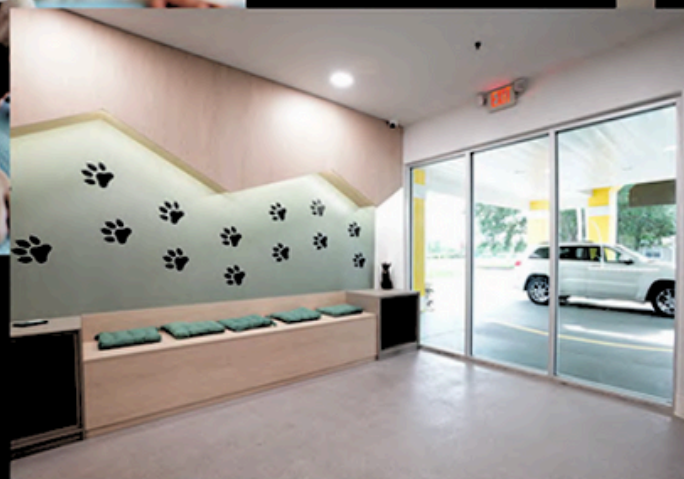
3. Dallas
4. Houston
5. Plano
6. Prosper

ARIZONA:

7. Phoenix
8. Scottsdale

Coming Soon

2025+
TBD



GREEN LIGHT PICS



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ABOUT AMAZING EXPLORERS



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Amazing Explorers Academy® is a new preschool learning concept that is setting a higher standard for early childhood education. The entire AEA experience is designed to offer children and parents a “vision of the future” through a truly innovative early learning environment that is unlike any other currently on the market.



Properties Location



FLORIDA:

1. Asturia
2. Citrus Park
3. Hamlin
4. Lake Mary
5. Lake Nona
6. Mariposa
7. Ponte Vedra
8. Rivertown
9. Silverleaf
10. Trinity
11. Viera
12. Vista Lakes
13. Waterford Lakes
14. Wesley Chapel
15. Westchase
16. Windermere Ocoee
17. Winter Springs

NEW YORK:

18. Williamsburg

NORTH CAROLINA:

19. Chatham Park

TEXAS:

20. Hutto
21. Pflugerville
22. Prosper
23. Georgetown
24. Good Night Ranch

Coming Soon 2025+


- The Woodlands TX
- Stonebridge TX
- Elysson TX
- Gapevine Mills TX
- North Tarrant TX
- Saginaw TX
- Forney East TX
- N. Scottsdale AZ
- Chandler AZ
- Gilbert AZ
- N.E Mesa AZ
- E. Mesa AZ

INVESTORS' GUARANTEES



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SEC registered
company!*



U.S. Securities and Exchange Commission

Filing Detail

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SEC Security and Exchange Commission

Our operations follow the compliance and regulation of these federal agencies for the receipt of foreign capital in a compliant way through regulation S and investments of US citizens through regulation D.

Both regulations allow the capital to be received in the fund and directly in the operations with LCRJ Capital Investments as the manager.



***DISCLAIMER:** The securities offered have not been approved or disapproved by the Securities and Exchange Commission (SEC), nor has the SEC passed upon the accuracy or adequacy of this offering. Any representation to the contrary is a criminal offense.

DOLLAR INVESTMENTS



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The behavior of the dollar over the last 30 years:

When compared to the Brazilian currency, the dollar has appreciated by 522%, an average of 17% a year.



The behavior of the dollar over the last 10 years:

Analyzing a shorter period of time, the American currency maintained the same average growth rate of 160.8%, which corresponds to an average of 16% per year.



REAL ESTATE GROWTH IN THE US MARKET



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Scenario over the last 10 years:

Looking at how much real estate in the US was worth in 2014 and how much it is worth today, we have 99% of growth in the period, an annual growth of 9.9%.

Investment comparison:

1 - The average investor in Brazil:

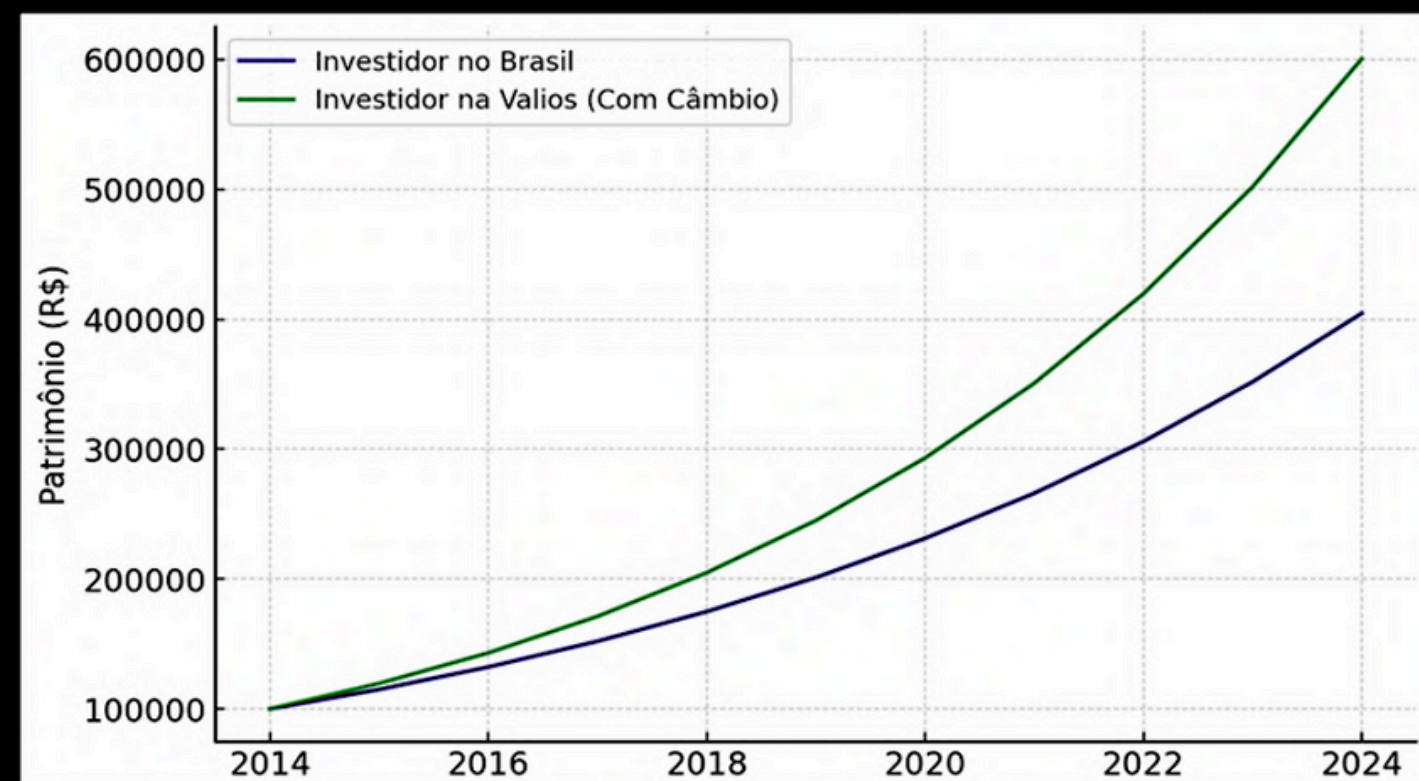
He invested R\$100,000.00 in 2014. He obtained a return of 15% per year. In 2024 he would have a balance of approximately R\$404,556.00.

2 - An investor with Valios:

He invested US\$33,300.00 in 2014. He obtained a return of 12% per year. With the dollar at R\$5.80, today, in 2024, his total assets are approximately R\$599,864.00.

Comparison:

The investor with Valios, who benefited from the exchange rate appreciation (from R\$3.00 to R\$5.80) and the return in dollars, accumulated a net worth around 48% higher than the investor who remained in Brazil.





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"The Best of Real Estate Market in the United States"

Marcelo Veiga

President Wall Street Financial

Claudio Garcia

CAO Valios Fund



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Investments in private investments are speculative and involve a high degree of risk, and investors who cannot afford to lose their entire investment should not invest. In addition, investors may receive illiquid and/or restricted securities that may be subject to holding period requirements and/or liquidity concerns. Investments in private placements are highly illiquid and investors who cannot maintain a long-term investment (at least 5 to 7 years) should not invest. Real estate and other alternative investments should only be part of your overall investment portfolio.

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Investing in private investments requires long-term commitments, the possibility of losing the entire investment and low liquidity. This website provides preliminary and general information about the Investments and is intended for initial reference purposes only. It does not summarize or compile all applicable information. This website does not constitute an offer to sell or buy any securities or other investments. No offer or sale of any Investments will occur without the delivery of confidential offering materials and related documents. The information contained herein is qualified and is subject to more detailed information in the applicable offering materials. Valios Capital is not registered as a broker-dealer. Valios Capital makes no representation or warranty to any prospective investor regarding the legality of an investment in any Valios Capital Investments.

The target average cash yield is calculated by taking the average of a property's projected annual net cash flows and dividing by the amount of the initial capital investment.

A "more diversified" portfolio refers to the practice of investing in a wide variety of assets, most commonly compared to a traditional portfolio consisting entirely of publicly traded assets.

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