

Generate Cash Flow With Florida New Construction

Nadlan Group is proud to present the opportunity to purchase high-quality affordable Build-to-Rent Single Family Rental Properties in Central Florida



www.NadlanInvest.com



The Opportunity

Nadlan Invest is proud to present the opportunity to acquire Build-to-Rent High-End rental pre-construction rental properties in Lake Placid, South Florida - 2:30 hours drive from Miami / 1:30 hours drive from Sarasota.

About us

Nadlan Group offers the entire cycle for foreign nationals and local investors - education, financing & deals, in 104 languages & with more than 8M web requests a month worldwide.

16,400

Investors
Community

20

Years in the
business

320M

Of Real Estate Projects Involved



www.NadlanInvest.com



Our Ethical Code

— Integrity & Professionalism

Integrity is a top value in our company with each and every customer and in general

Professionalism is a milestone in real estate over the years

— Honesty & Full Transparency

Environmental data, market prices, average time to sell a property in the area, expected rental income, selling expenses, financing costs, expected return on equity and more. We are committed to providing professional and decent information to the investors.

— Safe Investment

We will never offer an investment where we won't invest ourselves.

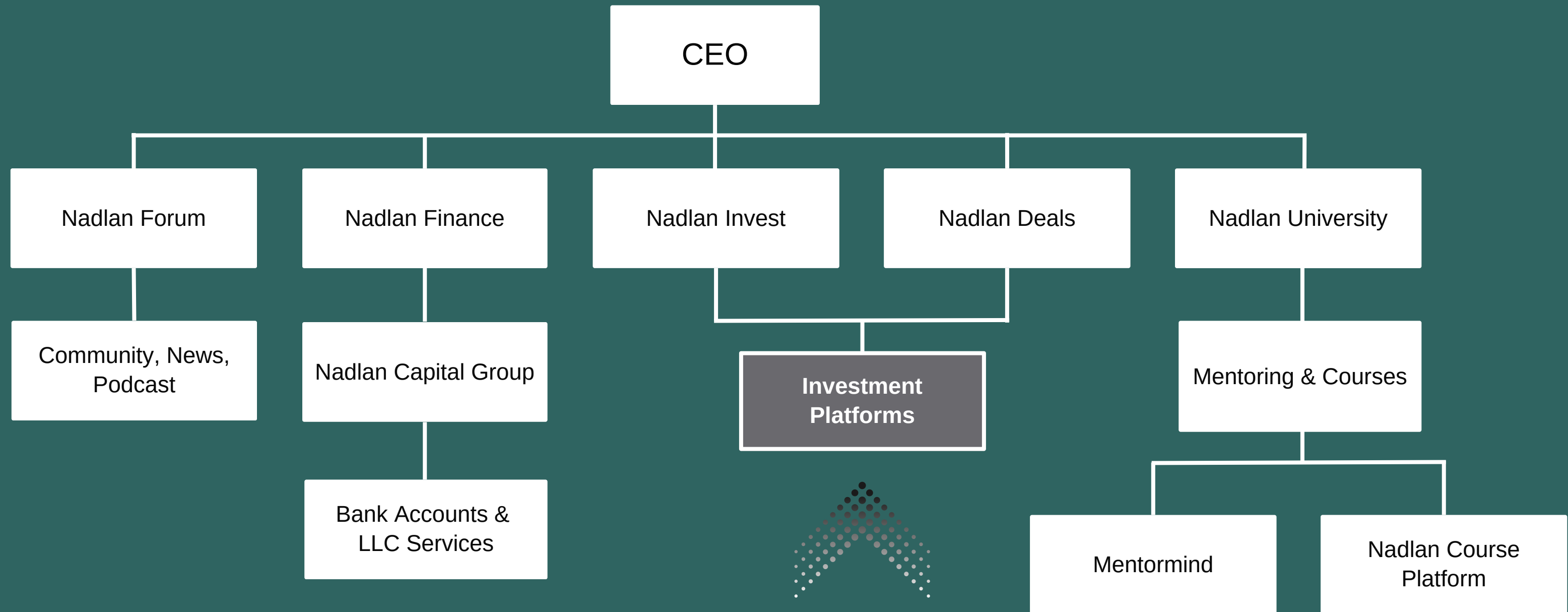
— Wrong Information & Risks

In every transaction there are risks, per the market price, expected expenses / costs, an empty property without a tenant, long sales time for the local market, associated costs etc. It should be informed that there are no obligations for these data - these are estimates.





NADLAN GROUP



Lior Lustig



CEO OF NADLAN GROUP
THE LARGEST US REAL ESTATE
ISRAELI INVESTORS GROUP

Years of experience

30 Years of technology experience,
and 20 years of Real Estate experience

Specializations

2 sold startups. 3 degrees in Business
& Technology. More than 300 Million
dollars' worth of Real Estate projects -
Multi Family, Multi Single, Funds &
Developments



www.NadlanInvest.com

OUR EXECUTIVE TEAM MEMBERS



LIOR LUSTIG
CEO & FOUNDER



NIRIT GOLDMAN
CUSTOMER RELATION MANAGER



RODELYN THOMAS
FINANCING DIRECTOR



BRIAN SWARTZ
INVESTMENT ANALYST



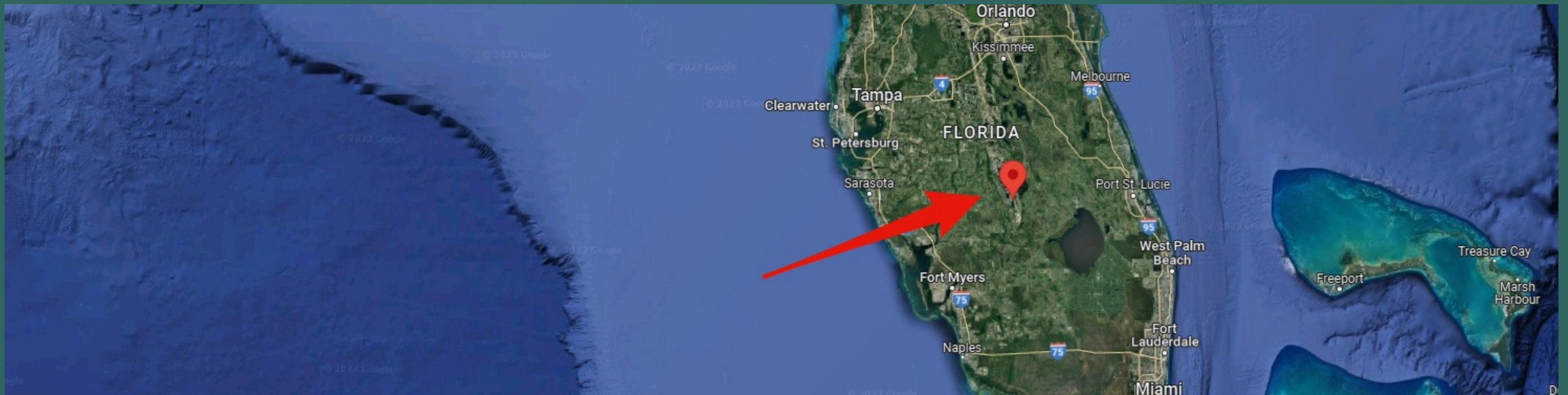
ADV. GUY KLEINBOIM
LEGAL CONSULTANT & TRUSTEE



CPA DOV LANDSMAN
TAX ADVISOR & PLANNER

The Location

- Far from the Hurricanes. Right in the center of Florida. Next to 2 beautiful large lakes and 100 small lakes - a tourist destination with golf courses, the best wine industry in Florida, and a flower industry capital.
- Won as the most interesting town in America.
- The 2nd highest internal migration destination in Florida with less than 1% available inventory.
- Price & Rent Appreciation of more than 25% in the last 12 months.
- This site is located within minutes of shopping centers, golf courses, lakes, restaurants, and schools.





www.NadlanInvest.com

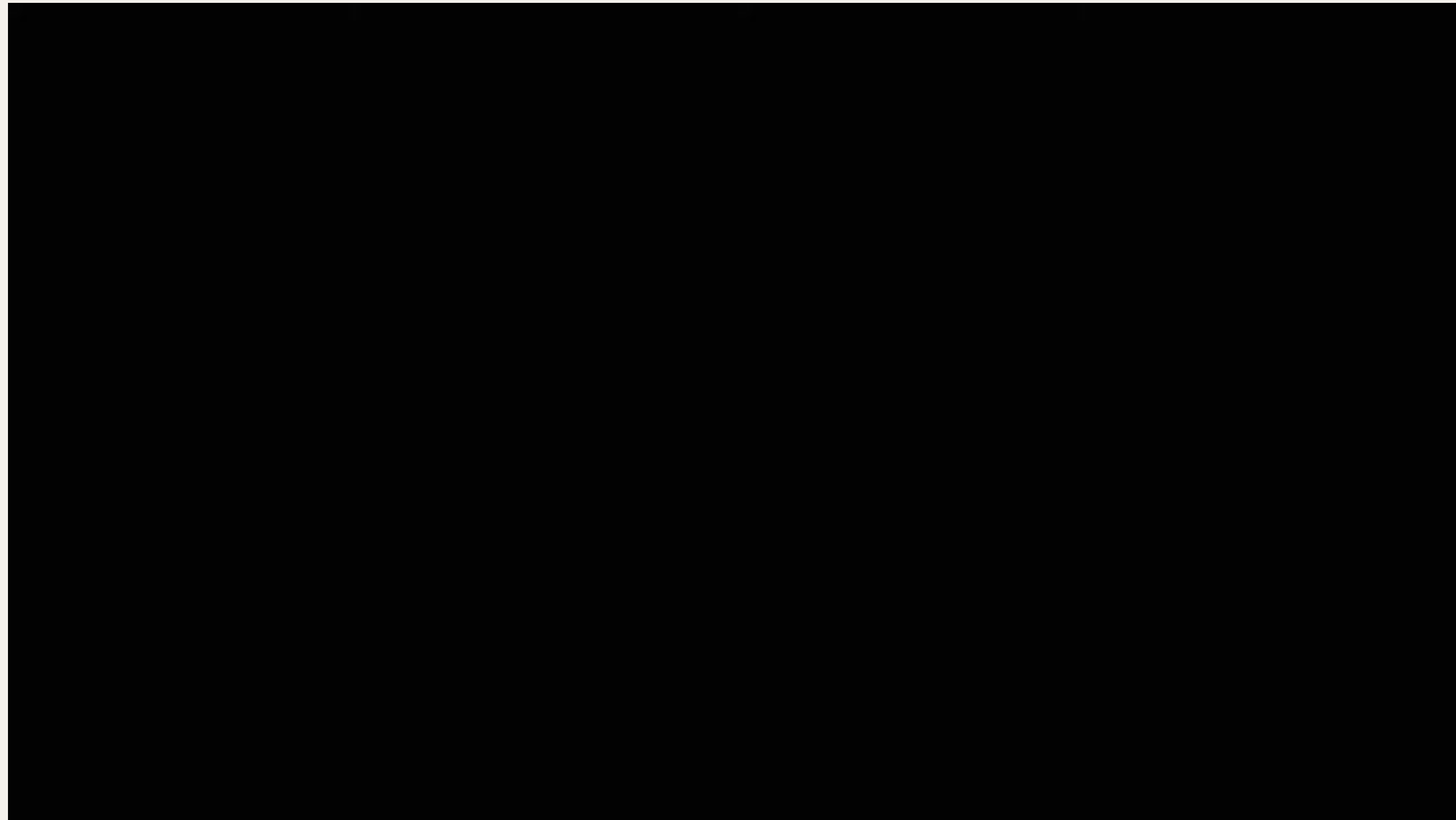
Lake Placid



www.NadlanInvest.com



Lake June in Winter





www.NadlanInvest.com

On the River in Lake Placid



www.NadlanInvest.com

Moving to the Sun Belt

- 1. Climate:** The most obvious and appealing reason is the favorable climate. The Sun Belt states typically offer warm weather and abundant sunshine throughout the year.
- 2. Retirement:** Many retirees are attracted to the Sun Belt for its pleasant weather and lower cost of living compared to some other regions.
- 3. Job Opportunities:** The Sun Belt is known for its strong job growth and vibrant economies. Many of these states have experienced rapid population and economic growth, leading to increased opportunities for employment and career advancement.
- 4. Cost of Living:** In general, the cost of living in the Sun Belt tends to be lower than in many other parts of the country, especially in terms of housing costs.
- 5. Housing Market:** The Sun Belt has often seen a robust housing market, which can be appealing to individuals looking to purchase homes or invest in real estate.

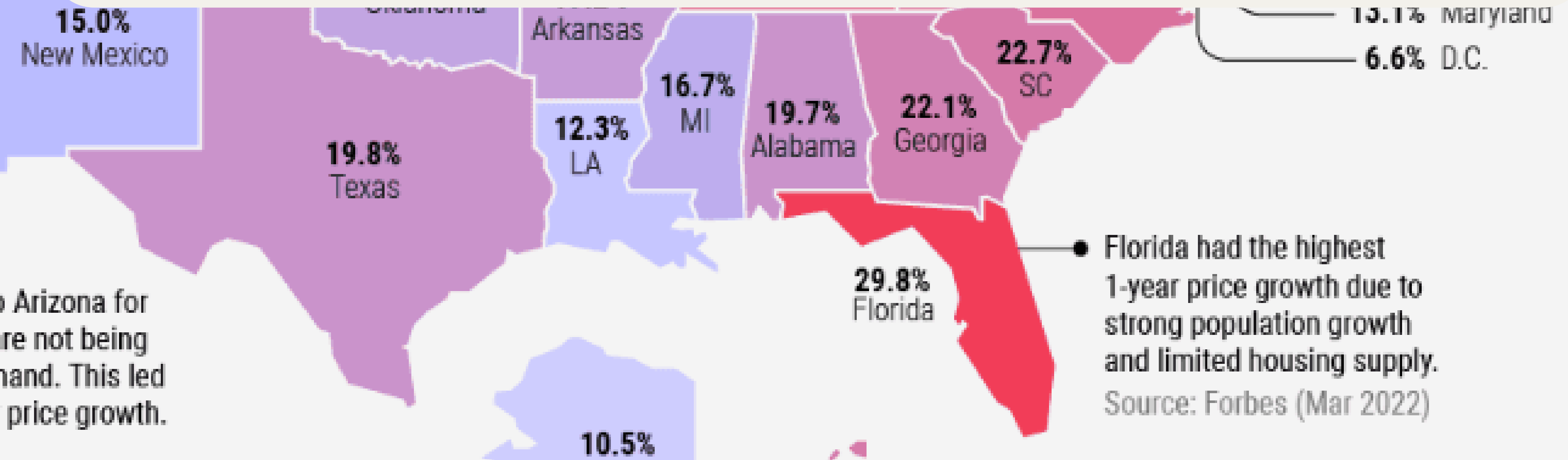


Moving to the Sun Belt

- 6. Outdoor Activities:** The pleasant weather in the Sun Belt allows for a wide range of outdoor activities year-round. This can include hiking, biking, water sports, golfing, and more, making it an attractive destination for those who enjoy an active lifestyle.
- 7. Cultural and Recreational Opportunities:** The Sun Belt is home to diverse cultures, vibrant arts scenes, and various recreational opportunities.
- 8. Education and Research:** The Sun Belt is home to many reputable universities, research institutions, and technological hubs.
- 9. Retaining and Attracting Businesses:** Many businesses are attracted to the business-friendly environment and lower taxes often found in the Sun Belt.
- 10. Healthcare Facilities:** The Sun Belt is home to numerous healthcare facilities, making it an appealing destination for individuals seeking quality medical care.

Why Florida

Florida has the highest 1-year price growth due to strong population growth and limited housing supply. Source: Forbes (March 2022)



● Florida had the highest 1-year price growth due to strong population growth and limited housing supply. Source: Forbes (Mar 2022)

Landlord Friendly & Easy Evictions

Speedy Eviction Process:

Florida's eviction process is often seen as relatively fast compared to some other states. Landlords may be able to regain possession of their property relatively quickly in case of non-payment of rent or other lease violations.

Limited Tenant Protections:

Florida's landlord-tenant laws tend to provide fewer protections for tenants compared to some other states. For example, there might be fewer restrictions on reasons for eviction, which can make it easier for landlords to terminate a lease agreement.

No Rent Control:

Florida does not have rent control laws, which means landlords have more flexibility in determining rental rates and can adjust rents without strict government limitations.



Landlord Friendly & Easy Evictions

Non-Judicial Evictions:

In some cases, Florida allows for non-judicial evictions, which means landlords can regain possession of their property without going through a court process. This can potentially expedite the eviction process.

Limited Security Deposit Regulations:

While there are some regulations regarding security deposits, Florida's laws may be perceived as less restrictive compared to other states, allowing landlords more freedom in handling security deposits.

Tenant Screening:

Landlords often have the right to screen potential tenants and set specific criteria for rental applications.



Migration to Florida

3000 people move to Florida every single day and it's the Number 1 migration destination in the US as can be seen in the below graph.

People from cold areas like New York & Chicago are constantly moving to the sun belt.

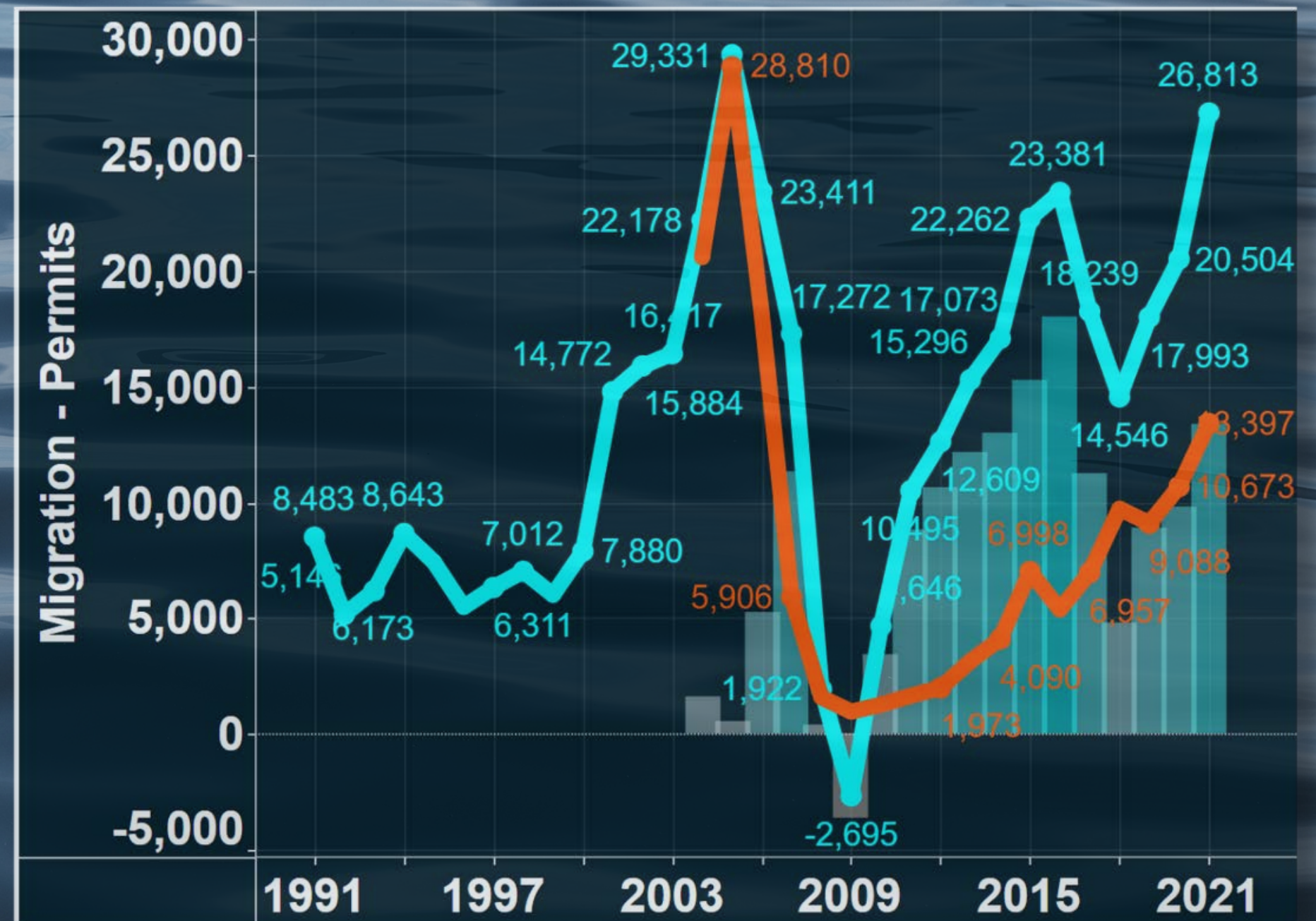




Migration & Building Permits

- The area has 3 times the migration compared to building permits. In the graph the blue line represents migration, and the orange line the building permits.
- As mentioned, 3000 people move to Florida every day, but building permits are hard since it's a tropical state. There are turtles that need to be moved, blue birds, owl etc.

LAKE PLACID





www.NadlanInvest.com

Lake Placid Communities



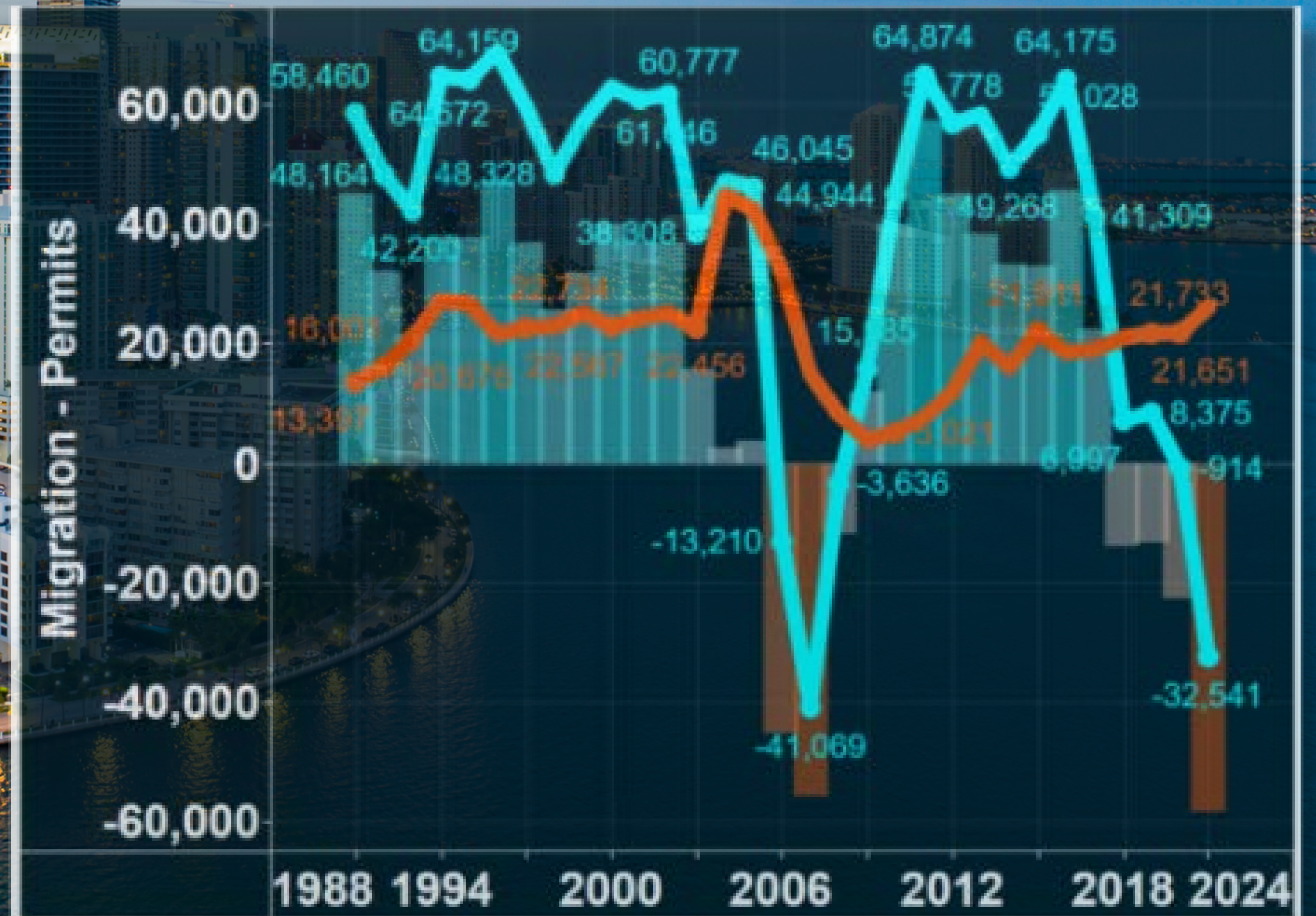
www.NadlanInvest.com



Migration from Miami

- Many people are leaving Miami, and not because they don't like the area, simply because of the cost of living.
- For \$2000, hard-working people can get a studio in Miami, while in Lake Placid, 2 hours away, they can get a 3-bedroom house.
- Miami is currently in a blue collar job crises - sanitation workers are hard to find because people are leaving.

MIAMI

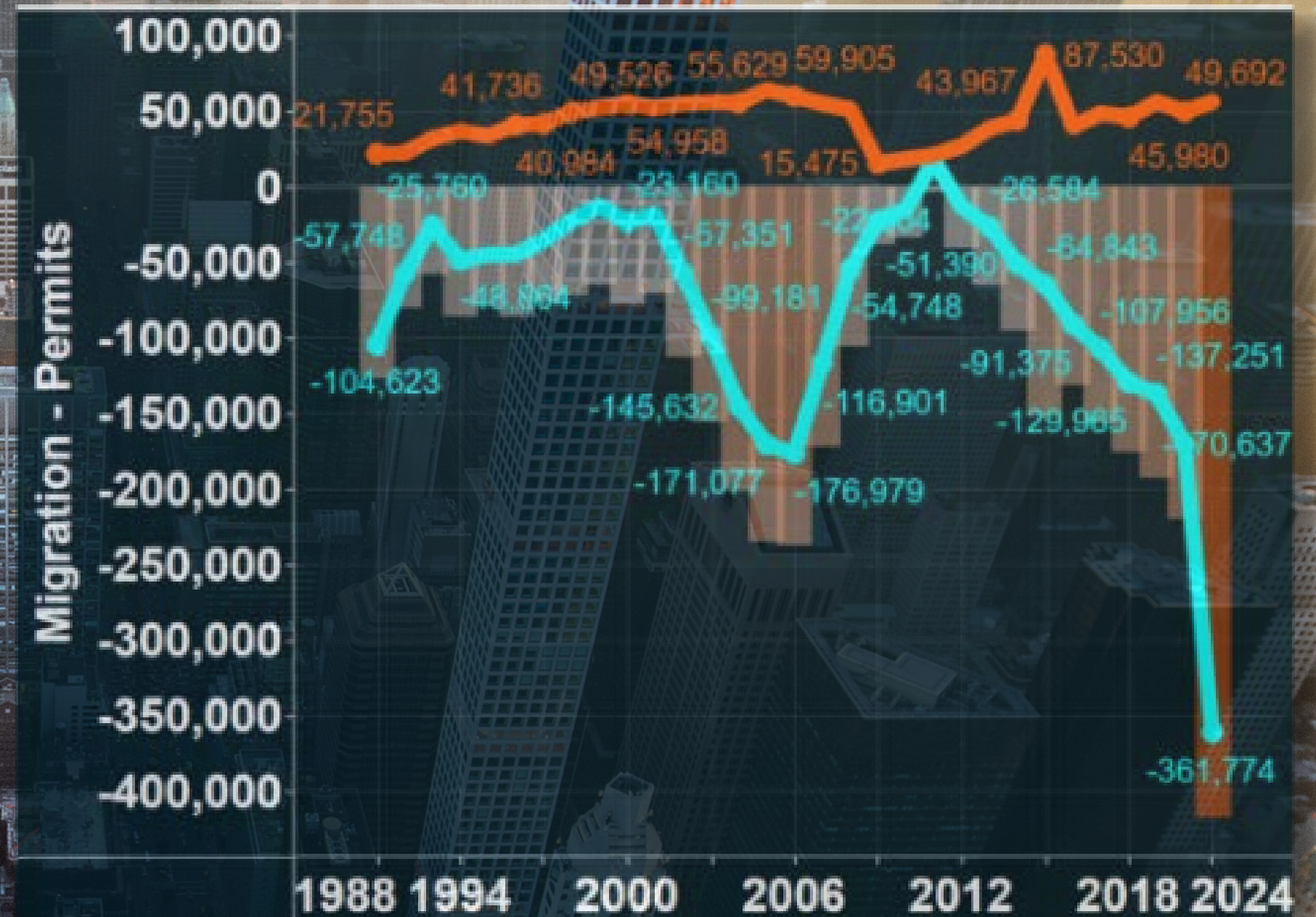




Migration from New York

- 361,000 people left New York City and more than 2M left New York State during the pandemic
- Democratic New York became an impossible place to live for many of them - the hard Covid restrictions, crime rate rising, mandatory vaccines etc.
- Many of them decided to retire early, work from home or just leave the cold to the Sunshine State and never looked back.

NEW YORK

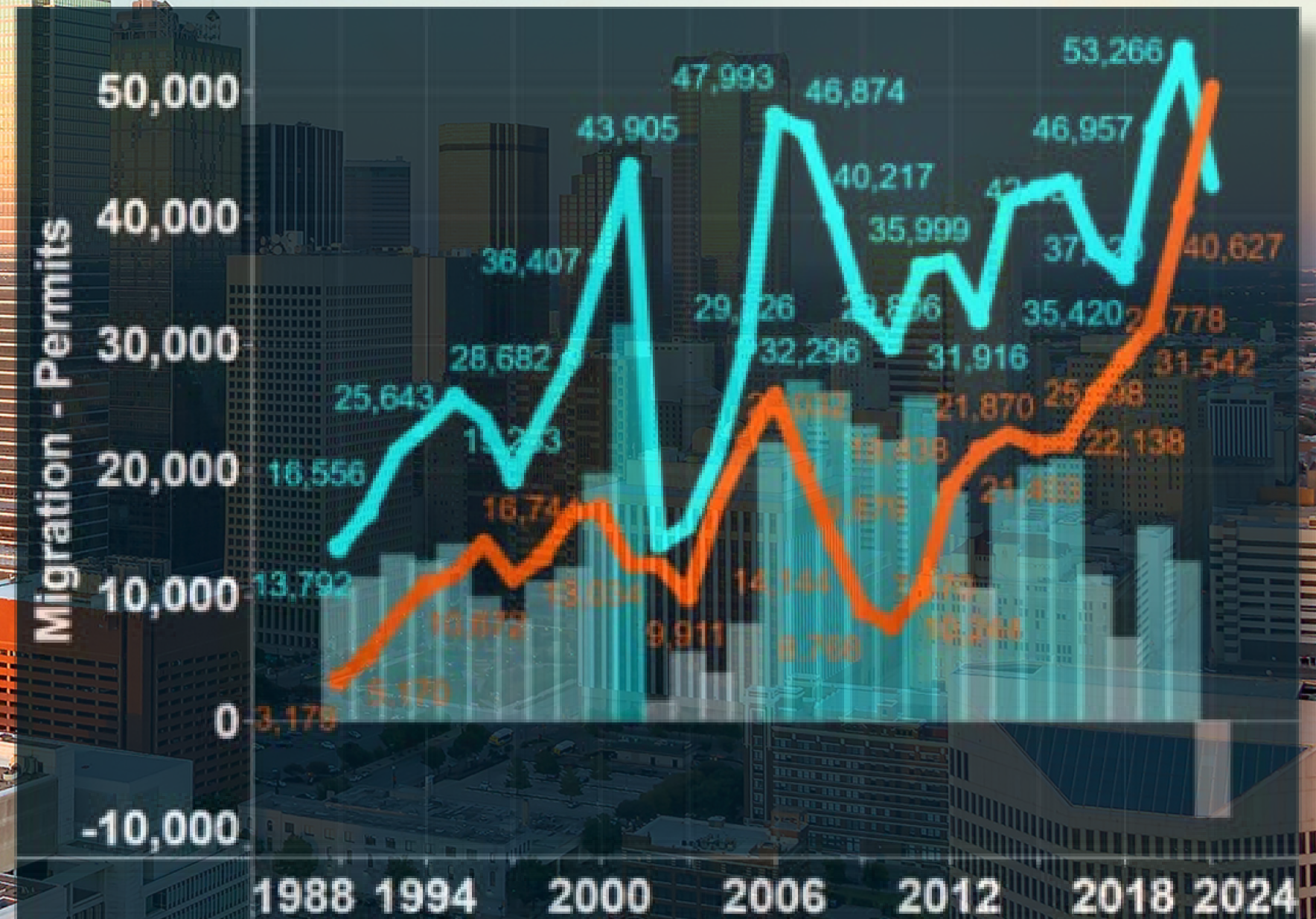




The Texas Problem

- While migration was high in 2019-2020, we saw a drop in the last 2-3 years.
- In Texas, compared to Florida, since it's a desert, it's very easy to take a corn field and start building endlessly.
- We currently see more than 80,000 houses being built in Dallas and 60,000 in Austin.
- Imagine what will happen to the prices once these houses are ready.
- We have the opposite problem in Florida.

AUSTIN & DALLAS



Building Parameters

— Location

Central Florida - Between Sarasota & West Palm Beach
2:30 Hours' Drive from Miami & 1:30 Hours Drive from Sarasota

— County & City Name

County: Highland . City: Lake Placid.

— Models & Buildable SF

Gold Model: 3 Beds/2 Baths. Buildable 1152 SF. Lot 10890 sf
Premium Model: 3 Beds/2 Baths + Garage. Buildable 1692 SF.

— Zoning

R-1 (Single-Unit Residential)

— Timeline / Delivery date

1-2 months until breaking ground.
6-8 Months from breaking ground.



Building Parameters

— Utilities

City Water. Paved Road. Septic Tanks.

— Expenses

Insurance: \$490 / Year

Property Tax: \$1800 / Year

Management: 10% but no payment to find or replace a tenant.

— Rents

Rentometer: \$1903. We got rents even for \$2000.

— Operation Team

20+ Years of experience. Fully insured local team.

— Floor Plans

Attached



Building Parameters

— Pricing & Payment Stages

Gold Model Total Price: \$225,000

Payment 1 - Lot: \$30,000

Payment 2 - Foundation & Flooring: \$40,000

Payment 3 - Surrounding: \$40,000

Payment 4 - Roof & Framing: \$40,000

Payment 5 - Sheetrock & Installed Kitchen: \$50,000

Payment 6 - Occupancy Certificate: \$25,000

— Available Lots

We may have a limited amount of available ready-to-build lots at any given moment. Otherwise there will be a 1-2 months' waiting period for us to purchase and prepare a lot.

— Property Management

Available, and with special discounted terms.

— Any Rental Restrictions and Short Term (Airbnb)

No Restrictions, and Short Term Rentals are possible.



Building Parameters

- **Public Sewer**

Yes

- **Estimated Rents**

\$1850-\$2000 Per Month. Rents increased by 25% in the last 12 months. Hurricane Ian which damaged approximately 1M houses on the west coast, caused a huge migration inland.

- **HOA or CDD**

No

- **Amenities**

Golf Course and Lakes within minutes' drive from the houses. All lots are close to the water.



Business Plan Options

— Cash is King - Get the Wholesale Price!

Buy the lot and start building within 1-2 months. Pay the wholesale price of \$225,000 based on the payment plan. You are getting that price for paying cash. We are ready!

— Financing Option 1 - New Construction Loan

In order to get a New Construction loan of 50% LTV, you need to have a co-sponsor with a new construction background. We can be that sponsor but the property price will be \$245,000 for the Gold Model and \$279,000 for the Premium Model.

Gold Model Total Price: \$245,000

Payment 1 - When the contract is signed - \$61,250

Payment 2 - Lot, Foundation & Surrounding - \$61,250

When the property is completed we will do the financing for the other 50% of the purchase price.



Business Plan Options

— Financing Option 2 - BRRRR - Refinance After Building

After the property is ready, you can refinance and get 60% to 80% out based on the market value. Let's say you got \$231,000 out (80% of 289,000), you can now purchase another property and do it all over again - BRRRR!

— Financing Option 3 - Ready Made Home Mortgage

From time to time we might have ready-made homes for sale. The price for a ready-made home, or a property that is 1-2 months from completion would be \$245,000 for the Gold Model and \$279,000 for the Premium Model.

As a foreign national you would be able to get a 65% LTV Mortgage so you will need to come up with a 35% deposit to close on a property and we would provide assistance in getting you financed for the rest 65%. (+ closing costs)

Gold Model Total Price: \$245,000

Payment 1 - 35% down payment - \$85,750

Payment 2 - 65% through a US Mortgage - \$159,250



Business Plan Options

— Financing Option 3 - Partnership

1. Choose the preferred model.
2. Purchasing the lot.
3. Building Permit.
4. The investor pays 30% of the WHOLESale PRICE (+ the loan closing & financing fees), and we bring 70% through a New Construction financing. (70% LTV)
5. We become 51%-49% partners so we can get a US Citizen discounted interest rate that will save a lot.
6. Lien Mortgage Note by the name of the investor.
7. We build the property - foundation, surrounding, roof, plumbing, electric, internal work, paint etc.
8. We provide constant updates during the building process - pictures and videos.
9. We hold the property and rent it for 5 years.
10. We re-evaluated the business plan and we decide if to keep holding the property or sell it for profit.



Financial Freedom

— For all of our investors

1. Check the properties while they are being built.
2. Go through the final inspection and occupancy certificate and fix any issues. You get a **1 Year Builder's Warranty**.
3. Assist all the way until the investors get a key to their property.
4. Connect the investors to a property manager.

— As part of our partnership, we will also...

(For 5% management fee)

1. Locate and screen a proper tenant with the property management.
2. Prepare the lease agreement with the tenant.
3. Continuously work with the property manager for any issue in the property
4. Monthly deposit to the investor's bank account
5. Quarterly reports to the investors



Purchase Roadmap

Choose Model

Choose between the Gold or Premium Models

Today!

Choose Payment Plan

Choose between the cash, financing or partnership models.

Today!

Buy & Prepare Lot

If no lot is available, we will purchase the lot, get permit and prepare it for building.

1- 2 Months

Building Process

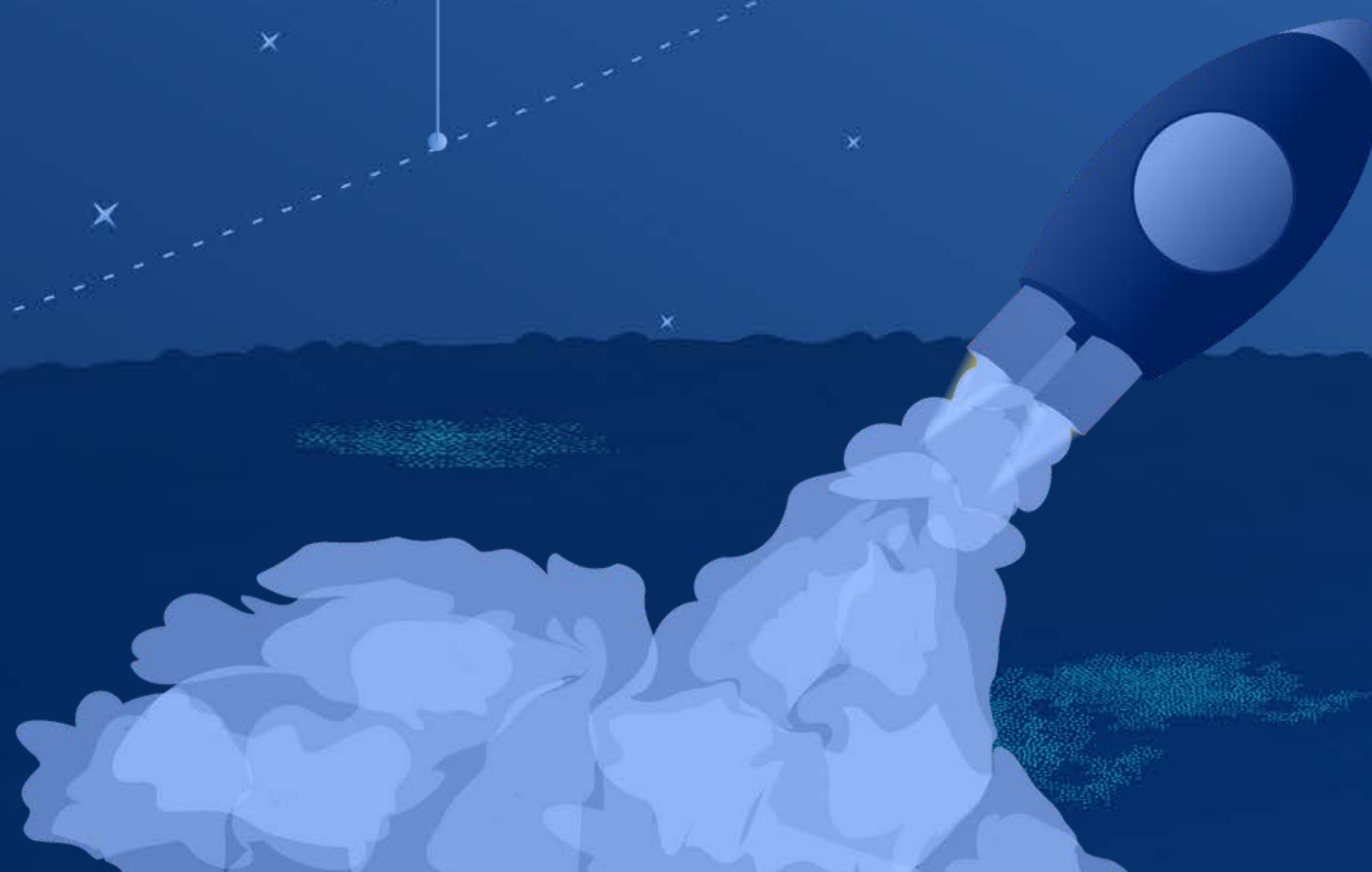
We get the architectural design approved by the town and get building permit and start building.

Months 3 to 10

Exit

Once the property is ready we will exit based on the original plan.

Month 10 to 12



Building Process

— First choose your preferred Payment Plan

Decide if you pay with cash or financing.

Purchasing with cash gives you the most price benefits, and also the building process is faster since we don't need to wait for the lender to release the payment for each step.

— Underground work

Trees removal.

Set the elevation.

Underground plumbing - sewer & water.

Preparation for the actual buildup.

Create the pads for the properties we like to build in the first phase.

Start building the property based on the above plan!



Our Building Team

— **20 years in the business.**

Hundreds of houses and projects.

Family business.

Projects from single-family houses to entire communities.

— **Example Project - 16.8M, 54 Townhouse Community.**





www.NadlanInvest.com

Keeping the Price Firm



www.NadlanInvest.com

All Bricks!

— Our houses are built from bricks!

1. Durability and Longevity: Bricks are known for their durability and longevity. They can withstand extreme weather conditions, including hurricanes and high winds, which are common in Florida. Brick houses have a longer lifespan compared to some other building materials.

2. Energy Efficiency: Brick has excellent thermal mass properties, meaning it can absorb and store heat. This can help regulate indoor temperatures and reduce energy consumption for heating and cooling.

3. Fire Resistance: Bricks are highly fire-resistant, which can provide an added layer of safety and protection for your home and belongings. This is important in areas prone to wildfires.



All Bricks!

— Our houses are built from bricks!

4. Sound Insulation: Brick has good sound insulation properties, which can help reduce external noise and create a quieter indoor environment.

5. Low Maintenance: Brick is a low-maintenance material that does not require painting or frequent upkeep. This can save you time and money on maintenance and repairs over the long term.

6. Pest Resistance: Bricks are not susceptible to pests like termites or other wood-boring insects, which can be a concern in Florida.

7. Resale Value: Brick houses are often perceived as having higher resale value due to their durability and aesthetic appeal.



All Bricks!

— Our houses are built from bricks!

8. Aesthetics and Design Options: Bricks offer a classic and timeless aesthetic that can enhance the visual appeal of your home.

9. Environmental Benefits: Bricks are a natural and sustainable building material, as they are made from clay and do not involve the depletion of non-renewable resources. They can also contribute to improved indoor air quality.

10. Hurricane Resistance: Properly designed and constructed brick houses can have increased resistance to high winds and flying debris, providing better protection during storms.





Building Activity



Materials

HIGH FINISHING LEVELS

- The kitchen is beautiful, featuring a sleek, modern style. Not only stylish, but functional too! Lots of cabinets, pantries, & NEW stainless-steel appliances will be sure to please!
- Custom Kitchen Cabinets
- Italian porcelain tile throughout the house & Granite Top.
- NO CARPETS
- 24/12 porcelain tile for the bathroom.
- Vanities from the same material of the kitchen including the countertop.



Exterior

ILLUSTRATION PICTURES

2 Models

Gold Model - 3/2, 1152 SF

Premium Model - 3/2 + Garage, 1310 SF



www.NadlanInvest.com

Exterior

ILLUSTRATION PICTURES

2 Models

Gold Model - 3/2, 1152 SF

Premium Model - 3/2 + Garage, 1310 SF



www.NadlanInvest.com

Exterior

ILLUSTRATION PICTURES

2 Models

Gold Model - 3/2, 1152 SF

Premium Model - 3/2 + Garage, 1310 SF



www.NadlanInvest.com

Exterior

ILLUSTRATION PICTURES

2 Models

Gold Model - 3/2, 1152 SF

Premium Model - 3/2 + Garage, 1310 SF



www.NadlanInvest.com

Interior

ILLUSTRATION PICTURES

2 Models

Gold Model - 3/2, 1152 SF

Premium Model - 3/2 + Garage, 1310 SF



www.NadlanInvest.com

Interior

ILLUSTRATION PICTURES

2 Models

Gold Model - 3/2, 1152 SF

Premium Model - 3/2 + Garage, 1310 SF



Interior

ILLUSTRATION PICTURES

2 Models

Gold Model - 3/2, 1152 SF

Premium Model - 3/2 + Garage, 1310 SF



www.NadlanInvest.com

Interior

ILLUSTRATION PICTURES

2 Models

Gold Model - 3/2, 1152 SF

Premium Model - 3/2 + Garage, 1310 SF



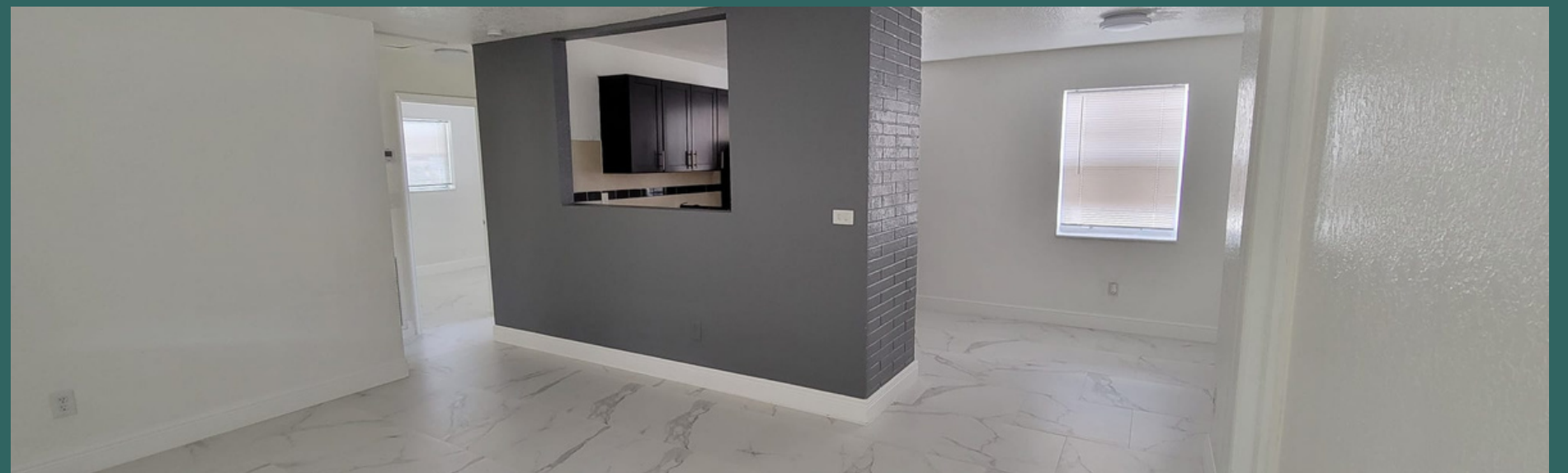
Interior

ILLUSTRATION PICTURES

2 Models

Gold Model - 3/2, 1152 SF

Premium Model - 3/2 + Garage, 1310 SF



www.NadlanInvest.com



www.NadlanInvest.com

An Almost Ready House



www.NadlanInvest.com



www.NadlanInvest.com

An Almost Ready House



www.NadlanInvest.com



01

Gold Model

3 beds / 2 Baths

WHOLESALE PRICE: \$225,000

Single Family House with Driveway

LAYOUT

3Beds / 2 Baths + Driveway
(1152 SF Total, 10890 SF Lot)

PROPERTY DETAILS

Very Well Designed - Open & Spacious with Split Floorplan. High-end materials - custom cabinets, granite countertops, marble flooring. Long driveway to park your boat.



3 Beds



2 Bath



Driveway



1,152 SF



195.31 per SF



www.NadlanInvest.com



Gold Model Yearly Yield

ESTIMATED YEARLY EXPANSES

Insurance: \$490

Taxes: \$1800

Management: 10% Gross, 4.27% Nominal

Maintenance: Builder Warranty

Vacancy: New Construction Low Vacancy

OVERALL YEARLY EXPANSES: \$3,237

ESTIMATED INCOME

Monthly Rent: \$1850

Yearly Income: \$22,000

GROSS YIELD: 9.8%

NET YIELD: 8.4%



www.NadlanInvest.com

% 9.8 % Gross

\$ \$225,000



Premium Model 3 beds / 2 Baths

WHOLESALE PRICE: \$255,000

Single Family House with 1 Car Garage

LAYOUT

3Beds / 2 Baths + 1 Car garage
(1692 Total SF Total, 10890 SF Lot)

PROPERTY DETAILS

High-end materials - custom cabinets, granite countertops, marble flooring. 1 Car Garage. Back patio with sliding door - 12 by 10.



3 Beds



2 Bath



1 Car Garage



1,692 Total SF



150.70 per SF



www.NadlanInvest.com



01

Premium Model Yearly Yield

ESTIMATED YEARLY EXPANSES

Insurance: \$490

Taxes: \$1800

Management: 10% Gross, 4.27% Nominal

Maintenance: Builder Warranty

Vacancy: New Construction Low Vacancy

OVERALL YEARLY EXPANSES: \$3,237

ESTIMATED INCOME

Monthly Rent: \$2000

Yearly Income: \$24,000

GROSS YIELD: 9.4%

NET YIELD: 8.1%



www.NadlanInvest.com

% 9.8 % Gross

\$ \$255,000



www.NadlanInvest.com

Video Illustration

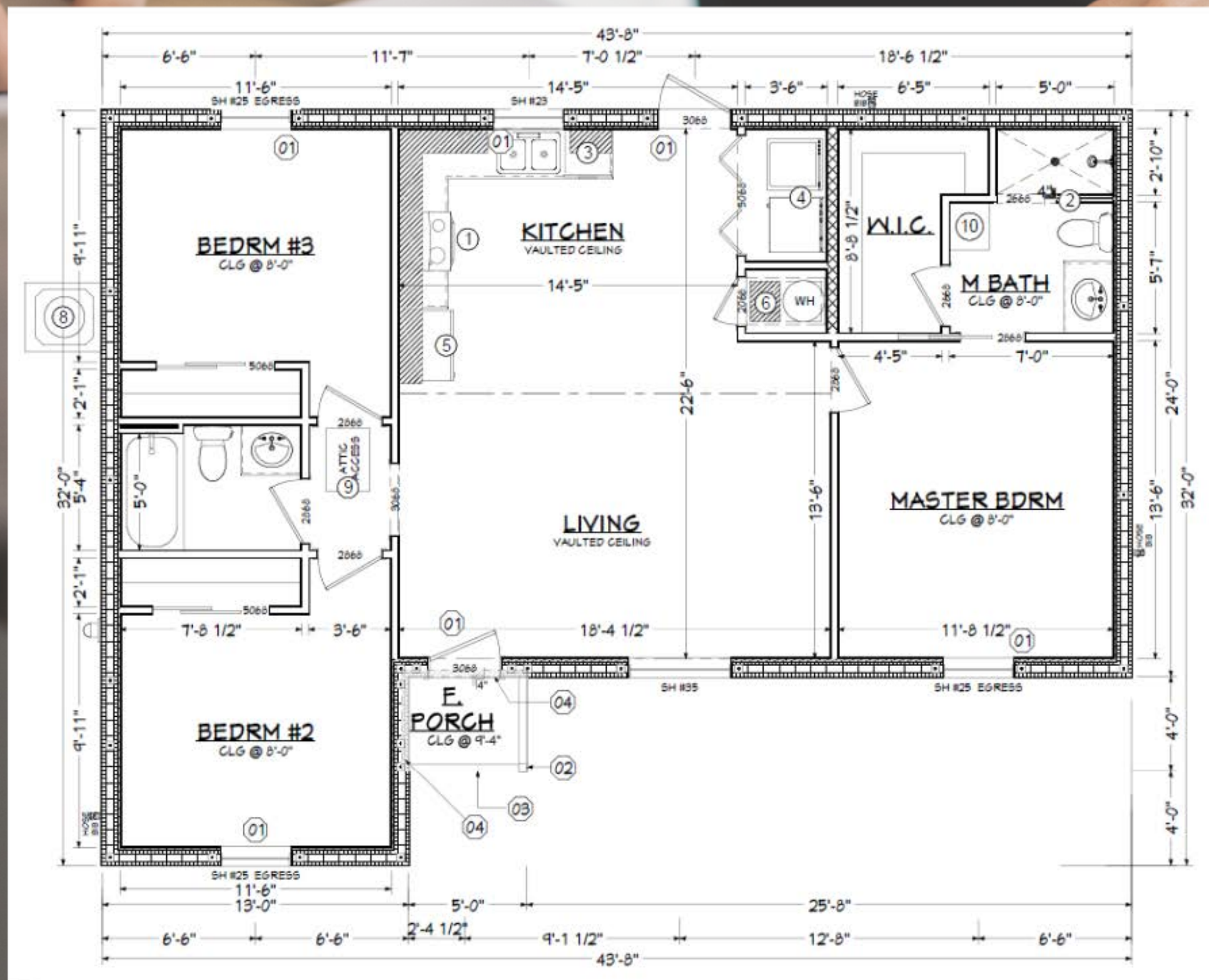


www.NadlanInvest.com

Floor Plan



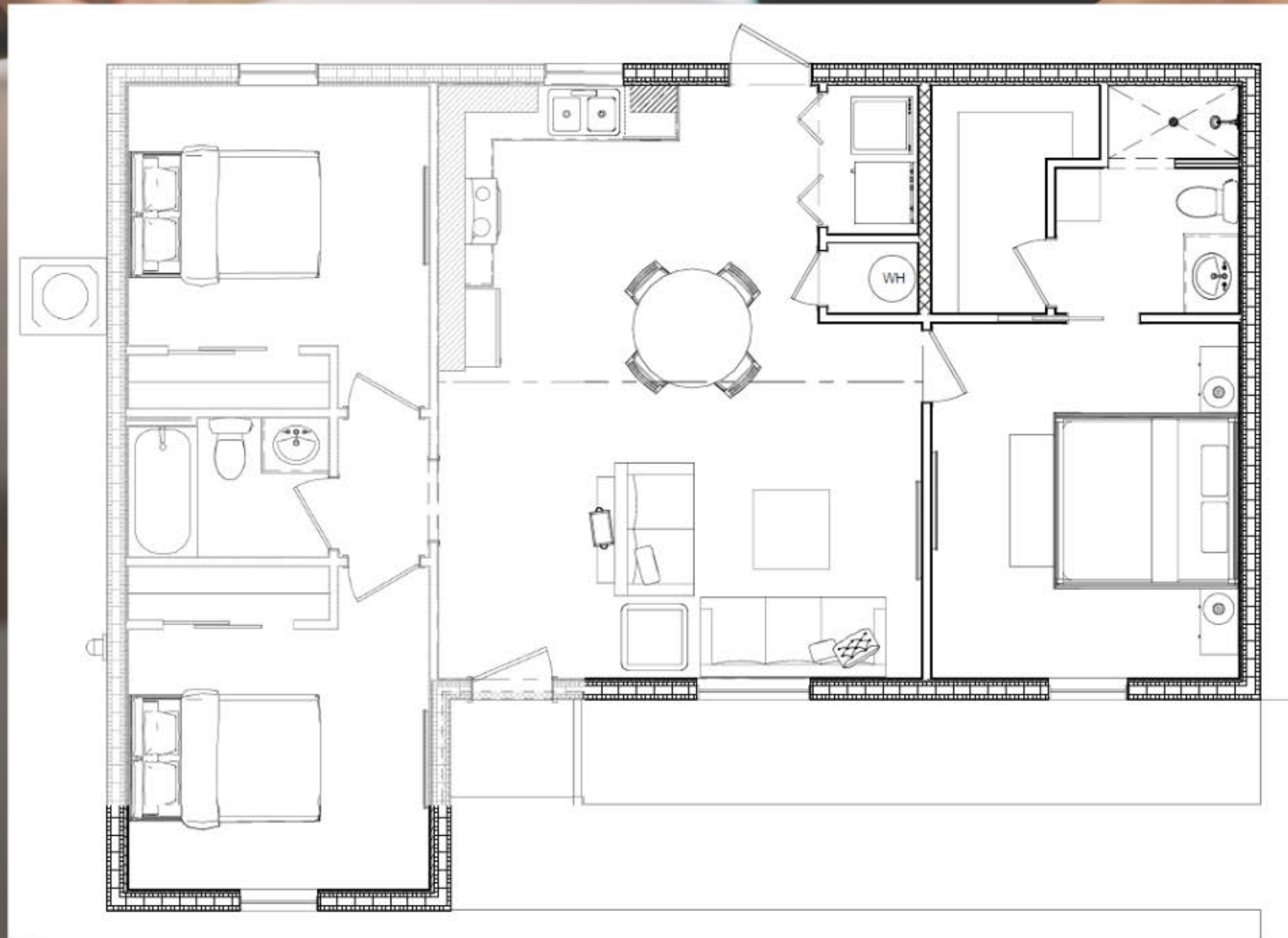
www.NadlanInvest.com



Furniture Plan



www.NadlanInvest.com





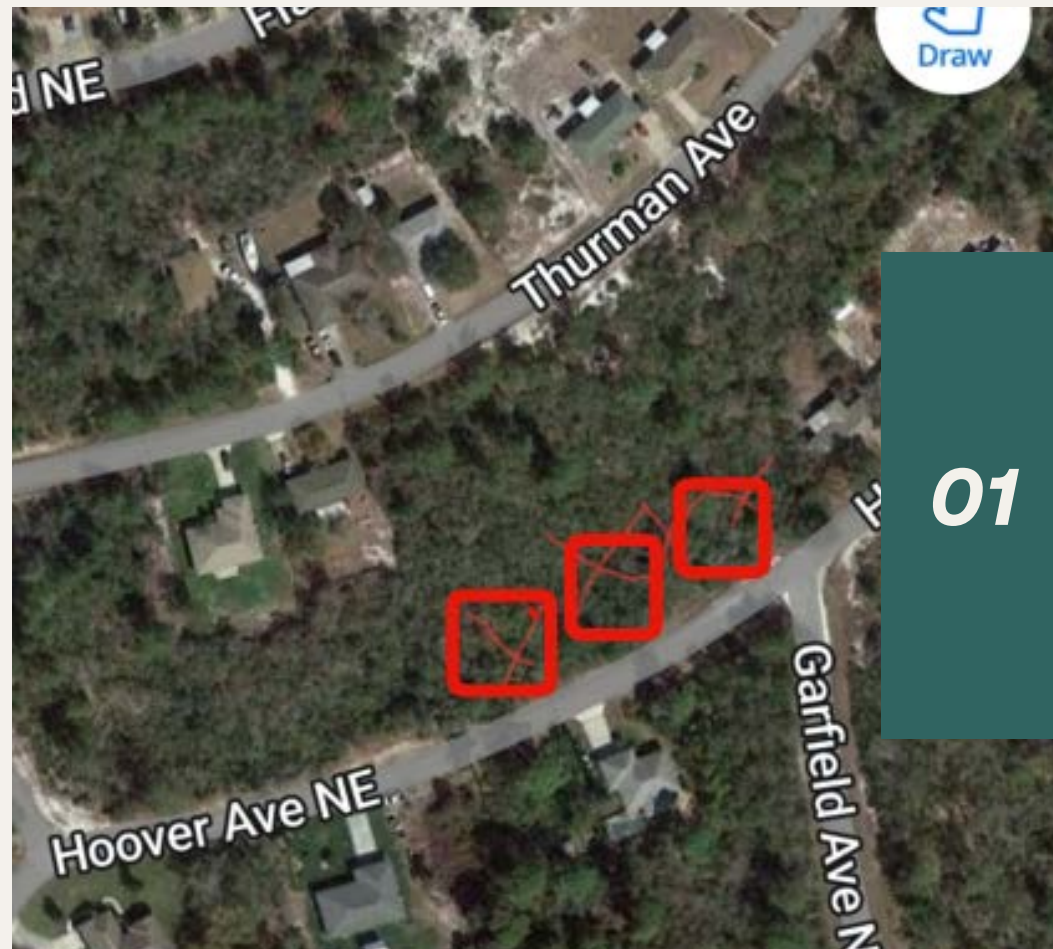
www.NadlanInvest.com

Structure 3D Model





Choose Your Lot



01

Ready Made Lots

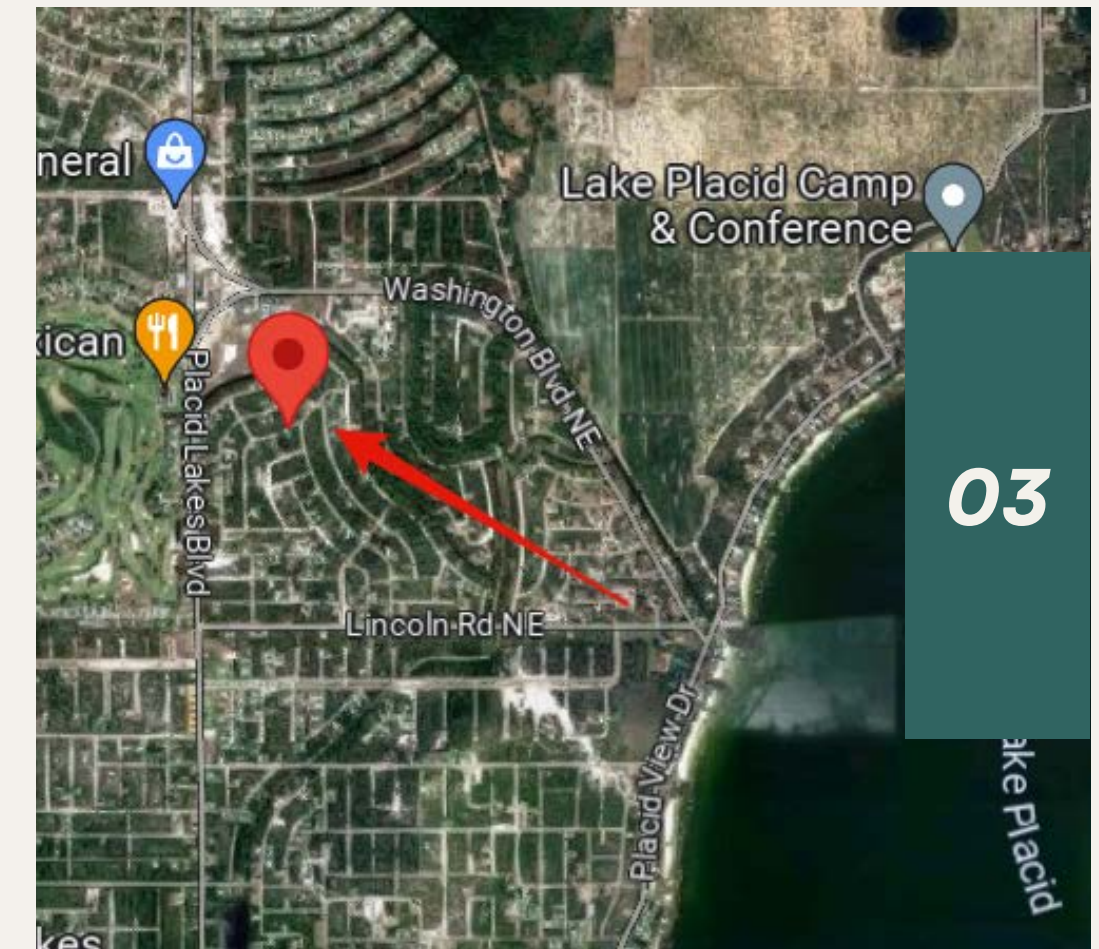
We might have some ready-made lots for you to choose from. You will save the 1-2 months purchase and preparation time.



02

Purchasing New Lots

In case we don't have ready-made lots available, we will purchase additional lots and get them ready. The process takes 1-2 months.



03

2 Minutes from the Lake

We do our best to purchase all lots up to 1 mile from the lake - about up to 2 minutes' drive. Of course, this is based on availability and price.



www.NadlanInvest.com

Lots Being Prepared



www.NadlanInvest.com



www.NadlanInvest.com

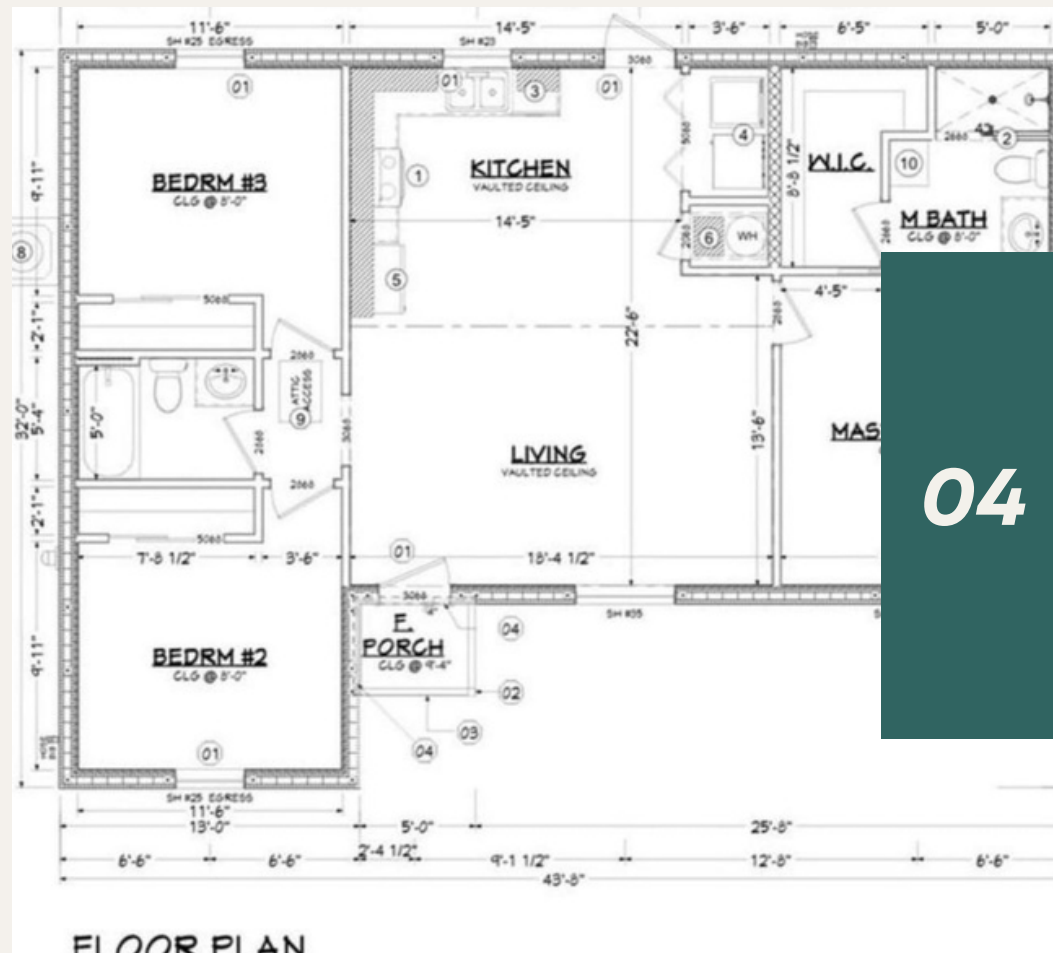
Lake Front Houses



www.NadlanInvest.com



Scope & Floor Plan



04

Floor Plan

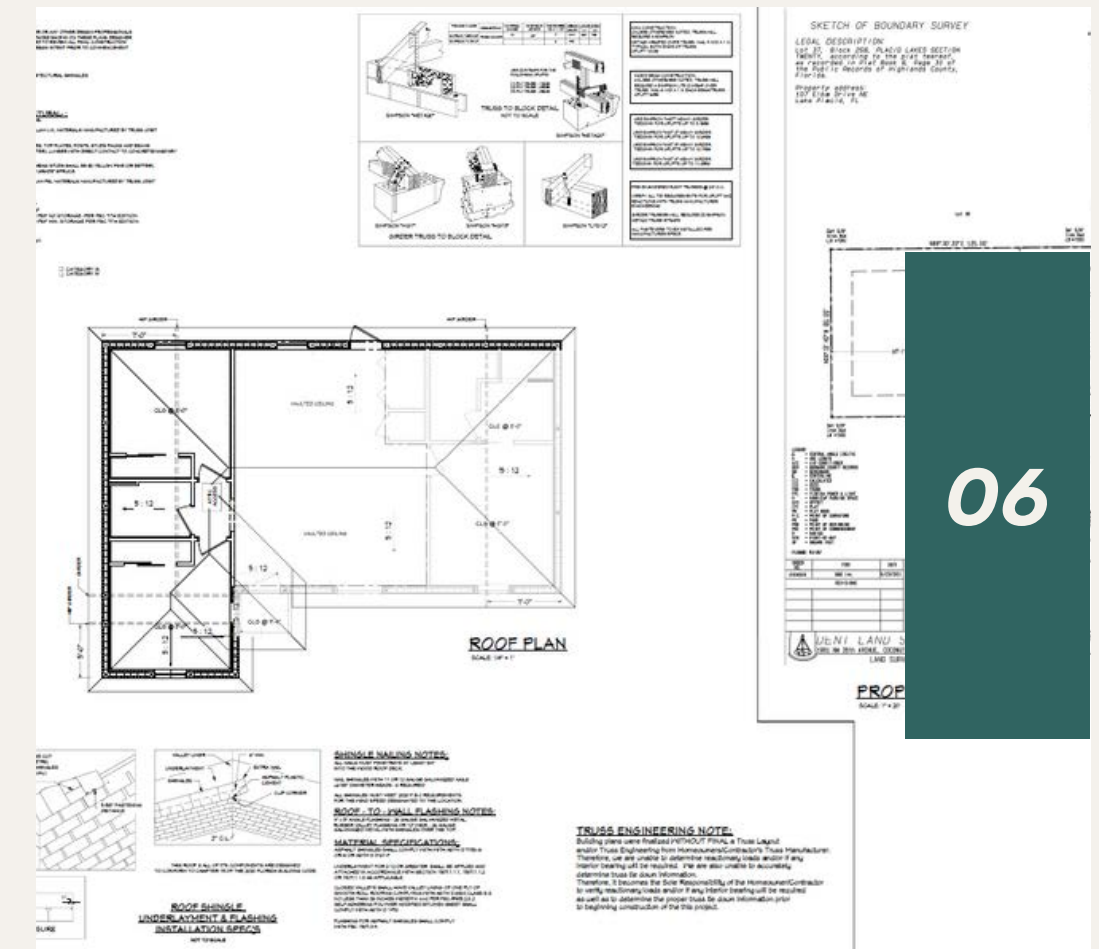
Gold Model Floor Plan



05

Scope of Work

Gold Model Scope of Work



06

Roof Plan

Roof Shingle, Underlayment & Flashing



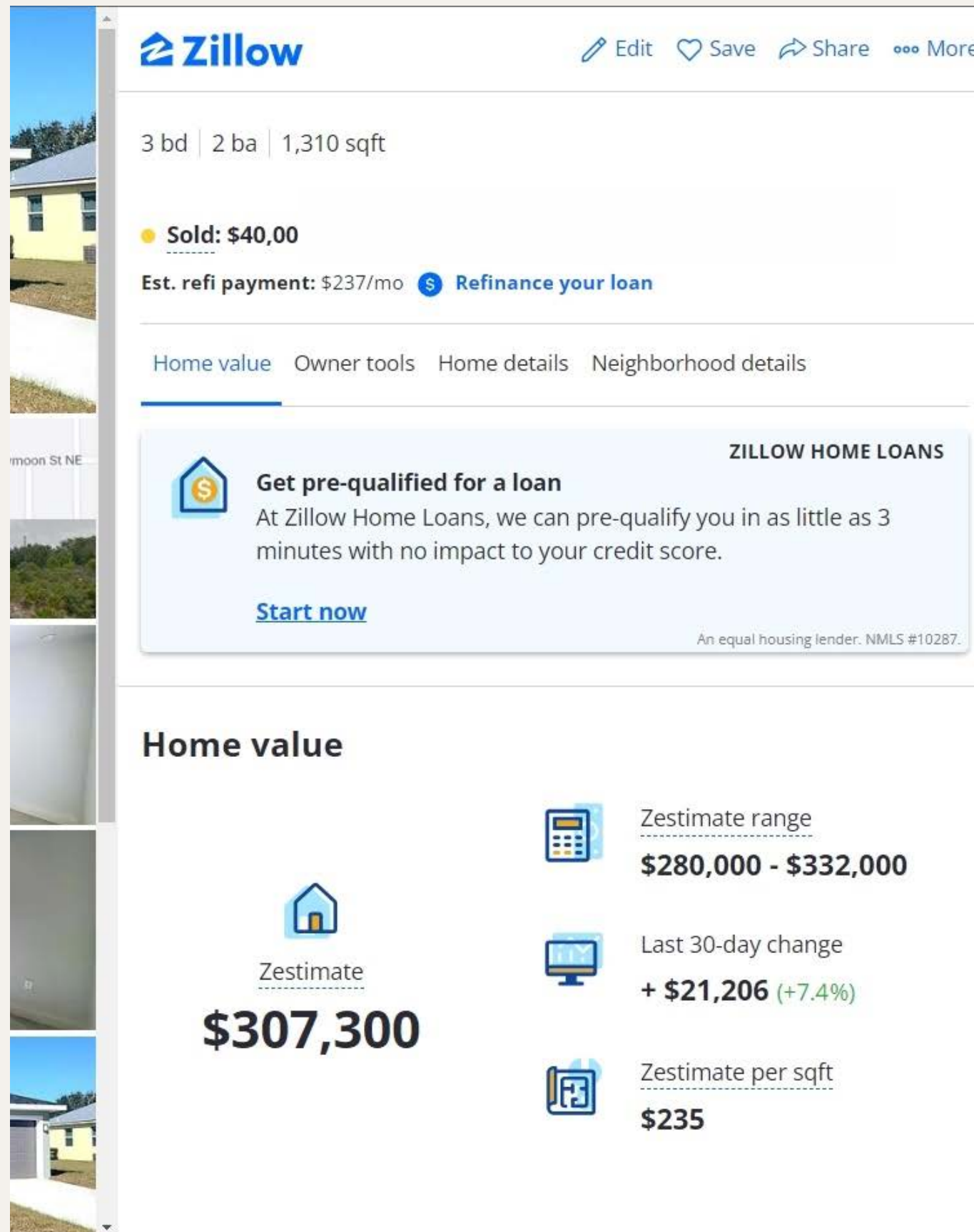
www.NadlanInvest.com

Investors Follow Up Video



www.NadlanInvest.com

Comparable 1



Zillow Edit Save Share More

3 bd | 2 ba | 1,310 sqft

Sold: \$40,00

Est. refi payment: \$237/mo [Refinance your loan](#)

Home value Owner tools Home details Neighborhood details

ZILLOW HOME LOANS

Get pre-qualified for a loan
At Zillow Home Loans, we can pre-qualify you in as little as 3 minutes with no impact to your credit score.
[Start now](#)

An equal housing lender. NMLS #10287.

Home value

Zestimate
\$307,300

Zestimate range
\$280,000 - \$332,000

Last 30-day change
+ \$21,206 (+7.4%)

Zestimate per sqft
\$235

Facts and features

- Type:** Single Family
- Year built:** 2022
- Heating:** Forced air
- Cooling:** Central
- Parking:** 1 Parking space
- HOA:** \$2 monthly
- Lot:** 0.92 Acres



3 Beds



2 Bath



1,310 SF



2022



Zestimate: \$307,300



www.NadlanInvest.com

Comparable 2

Zillow Edit Save Share

3 bd | 2 ba | 1,348 sqft
257 Bimini St NE, Lake Placid, FL 33852

● **Off market** | Zestimate®: **\$329,600** | Rent Zestimate®: **\$1,949**

Est. refi payment: \$2,022/mo [Refinance your loan](#)

[Home value](#) [Owner tools](#) [Home details](#) [Neighborhood details](#)

ZILLOW HOME LOAN

Get pre-qualified for a loan
At Zillow Home Loans, we can pre-qualify you in as little as 3 minutes with no impact to your credit score.

[Start now](#)

An equal housing lender. NMLS #10

Home value

Zestimate
\$329,600

Zestimate range
\$307,000 - \$356,000

Last 30-day change
+ \$23,677 (+7.7%)

Zestimate per sqft
\$245

Facts and features

- Type:** SingleFamily
- Year built:** 1988
- Heating:** Forced air, Electric
- Cooling:** Central
- Parking:** Garage - Attached
- HOA:** \$2 monthly
- Lot:** 10,454 sqft



3 Beds



2 Bath



1,348 SF



1988

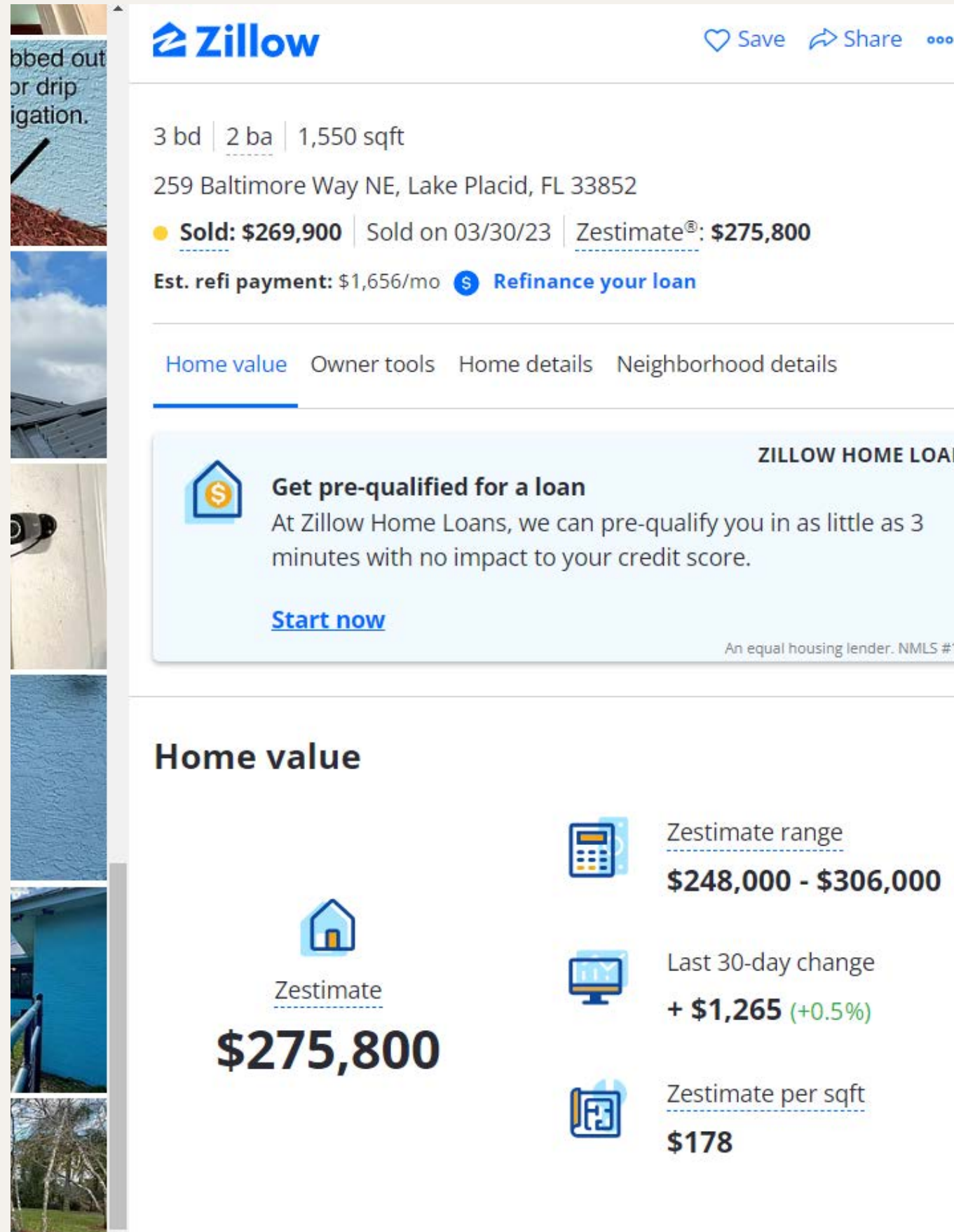


Zestimate: \$329,600



www.NadlanInvest.com

Comparable 3



Zillow Save Share


3 bd | 2 ba | 1,550 sqft
259 Baltimore Way NE, Lake Placid, FL 33852

● **Sold: \$269,900** | Sold on 03/30/23 | Zestimate®: **\$275,800**

Est. refi payment: \$1,656/mo [Refinance your loan](#)

[Home value](#) [Owner tools](#) [Home details](#) [Neighborhood details](#)


ZILLOW HOME LOAN

 **Get pre-qualified for a loan**
At Zillow Home Loans, we can pre-qualify you in as little as 3 minutes with no impact to your credit score.


[Start now](#)


An equal housing lender. NMLS #1


Home value

 Zestimate






\$275,800

 Zestimate range
\$248,000 - \$306,000

 Last 30-day change
+\$1,265 (+0.5%)

 Zestimate per sqft
\$178

Facts and features

-  **Type:** Single Family Residence
-  **Year built:** 2006
-  **Heating:** Central, Electric
-  **Cooling:** Central Air, Electric
-  **Parking:** 2 Garage spaces
-  **HOA:** \$25 annually
-  **Lot:** 10,018 sqft



3 Beds



2 Bath



1,550 SF



2006



Zestimate: \$275,800



www.NadlanInvest.com



Market Data

Prices are up dramatically compared to last year.

Price Per SF: \$210, and Sale Price of \$393,000

REDFIN City, Address, School, Agent, 1-844-759-7732 Buy Rent

Lake Placid Housing Market

The Lake Placid housing market is not very competitive. The median sale price per square foot in Lake Placid is \$195, up 34.9% since last year.

Trends **Demand** Migration Schools Climate Transportation

Lake Placid Housing Market Trends

What is the housing market like in Lake Placid today?

In June 2023, Lake Placid home prices were up 82.1% compared to last year, with a median sale price of \$393K.

\$393K	+82.1%
Sale Price	since last year

\$210

Median Listing Home Price/Sq Ft

A red arrow points from a lower value to the \$210 value, indicating a price increase.

Our Wholesale Price Per Square Foot

Gold Model

Wholesale Price: \$225,000

Overall Built Square Foot: 1152

Price per Square Foot: \$195.31

Premium Model

Wholesale Price: \$255,000

Square Foot: 1310

Price Per Square Foot: \$194.65

Overall Built Square Foot: 1692

Price per Square Foot for Overall Built: \$150.70

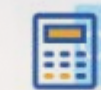
**ONCE BUILT: \$234 PER SF!
YOU SAVE \$83.3 PER SF!**

Home value



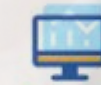
Zestimate

\$306,700



Zestimate range

\$276,000 - \$331,000



Last 30-day change

+ \$19,426 (+6.8%)



Zestimate per sqft

\$234





Rental Data

Rentometer:

- Average: \$1,903
- Median: \$1,875
- Max: \$2,079

The screenshot shows the Rentometer website interface. At the top, there are navigation links for 'Start Trial', 'Sign In', 'Pricing', 'Solutions', 'Tools', 'Resources', and 'Support'. Below this is a search bar with tabs for 'ADDRESS SEARCH', 'NEIGHBORHOOD', 'ZIP CODE', and 'CITY'. The 'ADDRESS SEARCH' tab is active, showing the address 'Islamorada St NE, Lake Placid, FL 33852, USA'. Other filters include 'Rent' (\$1850), 'Beds' (3 Bed), and 'Baths' (1½ or more). There are also options for 'Look Back' (12 mon), 'Radius' (Smart (1.50 mi)), 'Building Type' (All), 'Min / Max Price', and 'Min / Max Sqft'. A 'Report Branding' dropdown is set to 'Rentometer, Inc.'. A large blue 'Analyze' button is present.

The main content area displays the address 'Islamorada St NE, Lake Placid, FL 33852' and states 'Your rent is reasonable for your area.' Below this is a gauge chart showing the rent value of 1,850. To the right is a table with the following data:

AVERAGE	\$1,903	MEDIAN	\$1,875
25TH PERCENTILE	\$1,728	75TH PERCENTILE	\$2,079

Below the table, it notes: 'Results based on 18, 3-bedroom, 1½ or more bath rentals seen within 12 months in a 1.50 mile radius.' To the right of the table is a map showing the location of Islamorada St NE in Lake Placid, FL, with several red and green pins indicating rental listings. Landmarks like 'Lake Placid Camp & Conference' and 'Placid Lakes' are also visible on the map.



Rental Data

Rental Agreement:

Monthly Rent: \$2000

Deposit: \$6000

Tenants: Ajiah

1. **PROPERTY RENTED.** Landlord leases to Tenant the land and buildings located at

GRENADA ST NE, LAKE PLACID, FL 33852

The Premises shall be occupied only by the named Tenant(s)

2. **TERM.** This is a lease for a term, not to exceed **12 months**, beginning on **June 23, 2023** (month, day, year) and ending **June 22, 2024** (month, day, year) (the "Lease Term").

It is understood that if both Tenants & Landlord are in agreement the lease may be renewed or renegotiated for another term beginning on **June 23, 2024** and Landlord requests tenants send a letter of intention to renew the lease 60 days prior to the lease expiration, signed and mailed by the Lessee to the Lessor.

3. **RENT PAYMENTS.** Tenant shall pay monthly rent in the amount of \$2,000.00 for the Lease Term.

Tenant shall not be entitled to move in or to keys to the Premises until all money due prior to occupancy has been paid to Landlord's agent: All About Realty Of Lake Placid, Inc.

\$6,000.00 TOTAL MOVE-IN MONEY TO BE PAID BEFORE RECEIVING KEYS – FIRST / LAST / 1-MONTH SECURITY. \$300 deposit collected 6/16/2023,

The July 23, 2023 payment – and all further payments (due the 23rd of each month until lease term ends) can be paid any time before the due date. After the first payment, all further ...





Rental Data

Who rents from us?

- Locals and snow birds – people coming from the cold areas of NY, Canada etc. and that are willing to rent for 6 months and keep a yearly rent.
- Hard working people - Blue & White Collar.
- This area is usually 250% overbooked in the summer as for rents.
- There are local schools and kinder gardens and they are being developed as more population migrate in
- The local population who likes the country style and fishing boats.
- Short Term Rentals





www.NadlanInvest.com

Migrating to Florida



www.NadlanInvest.com



Rental Units Availability

Lake Placid has the lowest rental availability units compared to all the towns in the area including Orlando, Fort Myers etc. Only 22 available units as of today which is only 1.8% available houses for rent which creates high demand and higher rents, especially for new construction houses which are way more attractive compared to older houses.

Cities	Median Listing Home Price	Listing \$/SqFt	For Sale	For Rent
Lake Placid	\$320K	\$210	1,201	22
Port Charlotte	\$380K	\$234	5,489	468
Orlando	\$399.9K	\$244	3,926	2,319
Sebring	\$299K	\$179	1,380	108
Fort Myers	\$419.9K	\$261	3,385	1,122
Punta Gorda	\$449K	\$258	2,956	535



Household Income

Average Household Income: \$61,171

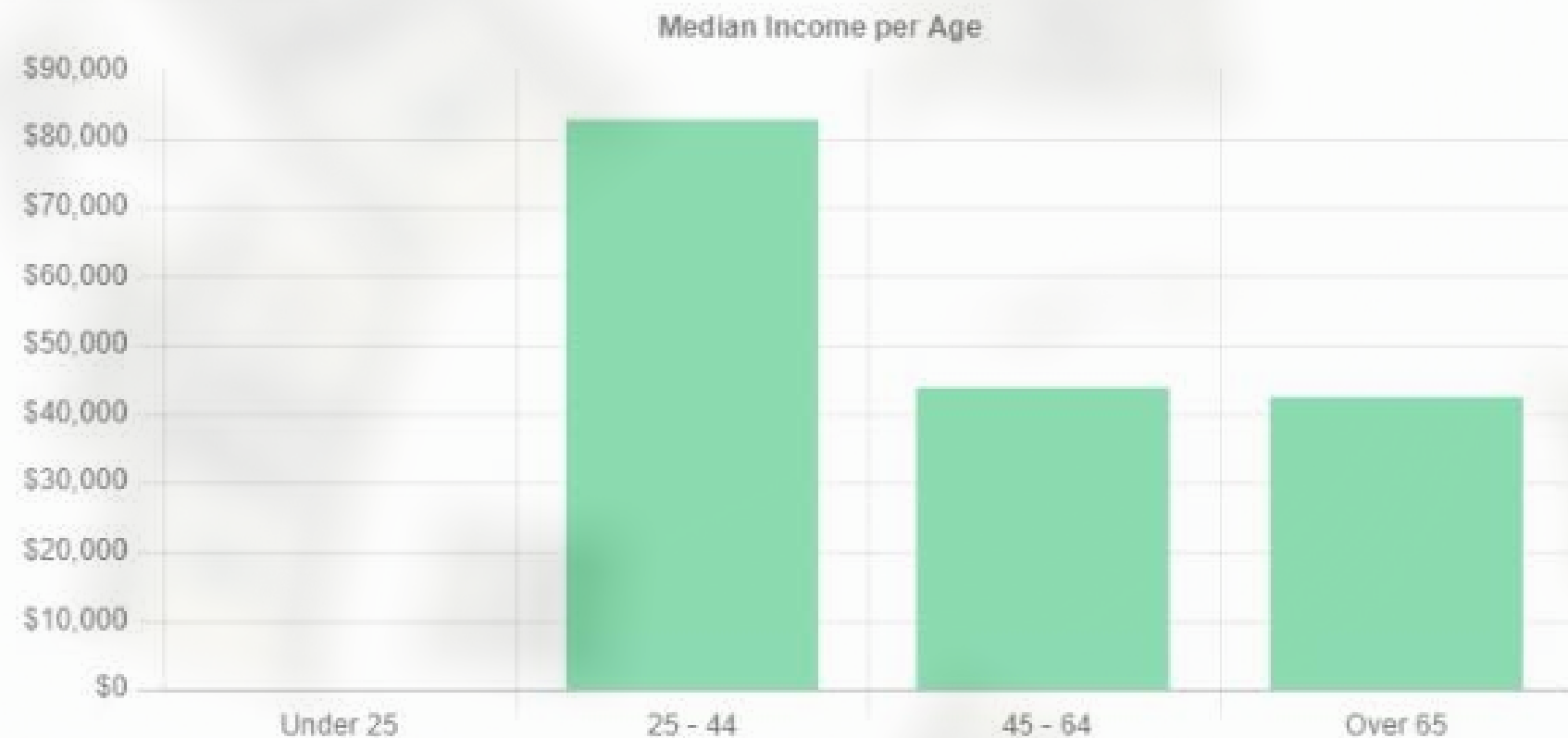
Monthly Average Income: \$5,097

What are the median and average incomes in Lake Placid?

top ^

The average annual household income in Lake Placid is \$61,171, while the median household income sits at \$42,086 per year.

		Y-o-Y Change
Average Household Income	\$61,171	-11.8%
Median Household Income	\$42,086	3.1%
People below Poverty Level	3,240	-12.8%
People above Poverty Level	22,433	0.3%







Homeowners Precentage

- As for 2022, there were 58,590 housing units in the county.
- 76.6% of the total houses in the area are owner-occupied which means home prices are stable and there are not a lot of rentals on the market.
- From all of the cities around us, we have the lowest rental inventory.
- We are the first company to start building Build-for-Rent properties in the area.

Housing

 Housing units, July 1, 2022, (V2022)	58,590
 Owner-occupied housing unit rate, 2017-2021	76.6%





Race & Hispanic Origins

- **White Alone: %84.7**
- **Black or African Americans: 10.8%**
- **American Indians: 0.8%**

Race and Hispanic Origin

i White alone, percent	⚠ 84.7%
i Black or African American alone, percent (a)	⚠ 10.8%
i American Indian and Alaska Native alone, percent (a)	⚠ 0.8%





Education

High School or Higher: 85.9%

Bachelor's Degree or Higher: 18.8%

Top Schools in 33852

33852 hosts 9 public schools rated good and higher by GreatSchools. You can also find 7 private and charter schools. Here are the best public schools in 33852:

	Elementary	Middle	High	Private & Charter
Rating	School Name	Grades	Reviews	
6/10	Cracker Trail Elementary School	K - 5	★★★★★ 3 reviews	View All
5/10	Lake Country Elementary School	K - 5	★★★★★ 3 reviews	View All

Education

High school graduate or higher, percent of persons age 25 years+, 2017-2021	85.9%
Bachelor's degree or higher, percent of persons age 25 years+, 2017-2021	18.8%



Overall Niche Grade

Niche Graded the area as a (B-)

NICHE Find a town, neighborhood, ZIP ... In Highlands County Log In Sign Up

Find Places to Live Rankings Schools Near You Find Places to Work Write a Review

ZIP CODE
Lake Placid
33852
Overall Grade • ZIP Code in Florida

Report Card

- About
- Real Estate
- Map
- Home Listings
- Rankings
- Residents

B-
Overall Niche Grade
How are grades calculated?
Data Sources

C+	Public Schools	B	Housing
C+	Nightlife	B-	Good for Families
B+	Diversity	B-	Jobs

View Full Report Card



Livability

Livability Score same as USA Total: 62

Lake Placid



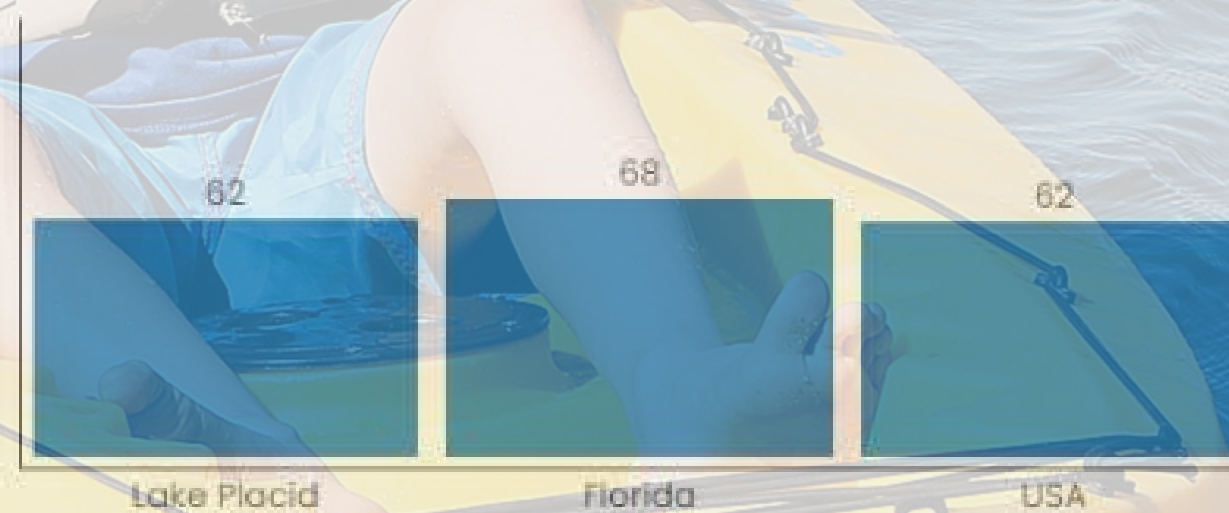
AVERAGE LIVABILITY SCORE

Lake Placid Livability

#671 ranked city in Florida

#14,563 ranked city in the USA

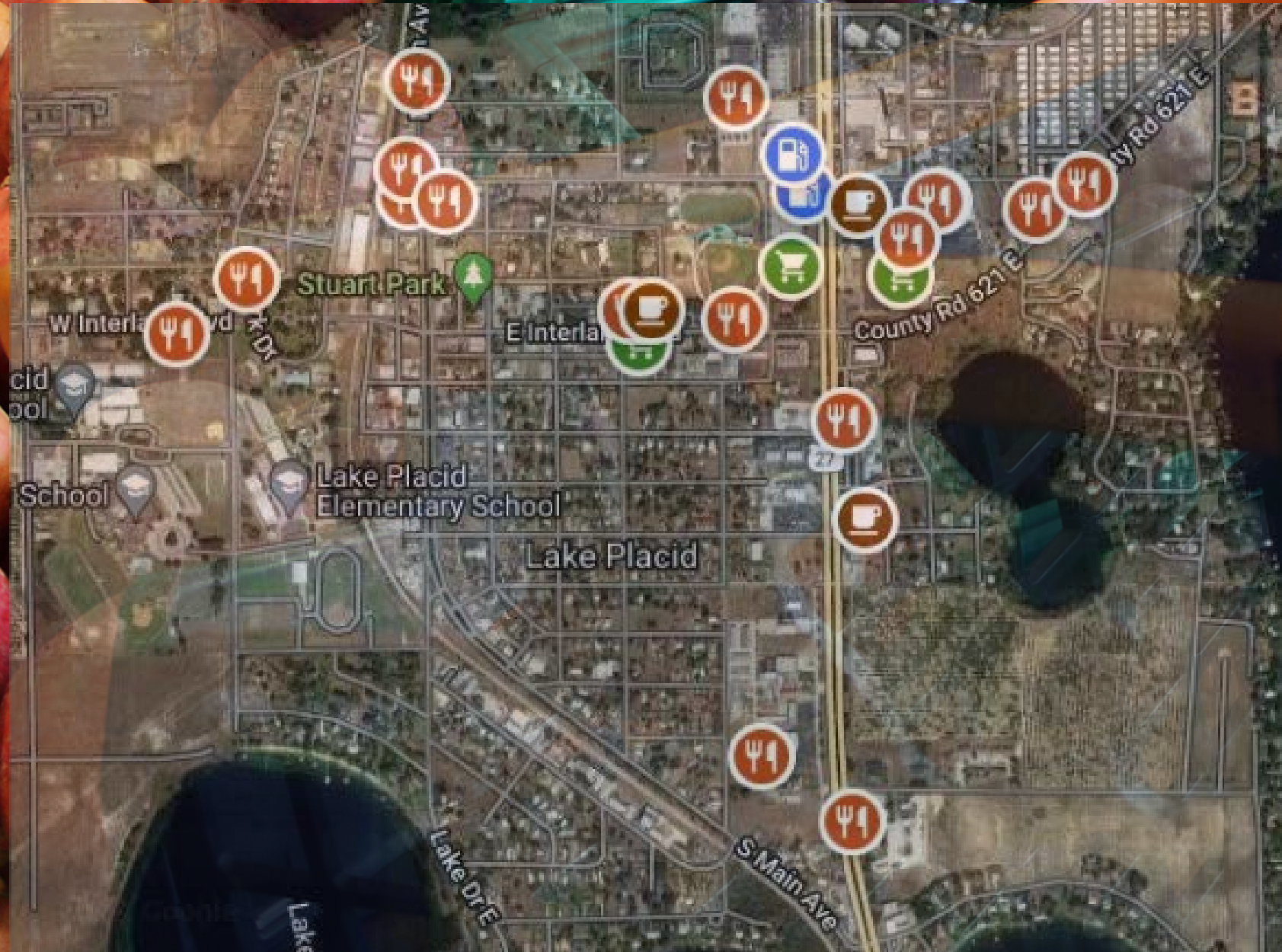
Ranks better than 50% of areas





Amenities

There are plenty of amenities in the area



Amenities near 33852

You can find dozens of grocery stores, will soon provide other points, such as

Grocery Stores

Coffee Shops

Hartzell's Grocery Market

ALDI

Kash-N-Karry Food Stores

Publix Super Markets

Circle K

Leones Gourmet Market

Walmart Supercenter

Winn-Dixie

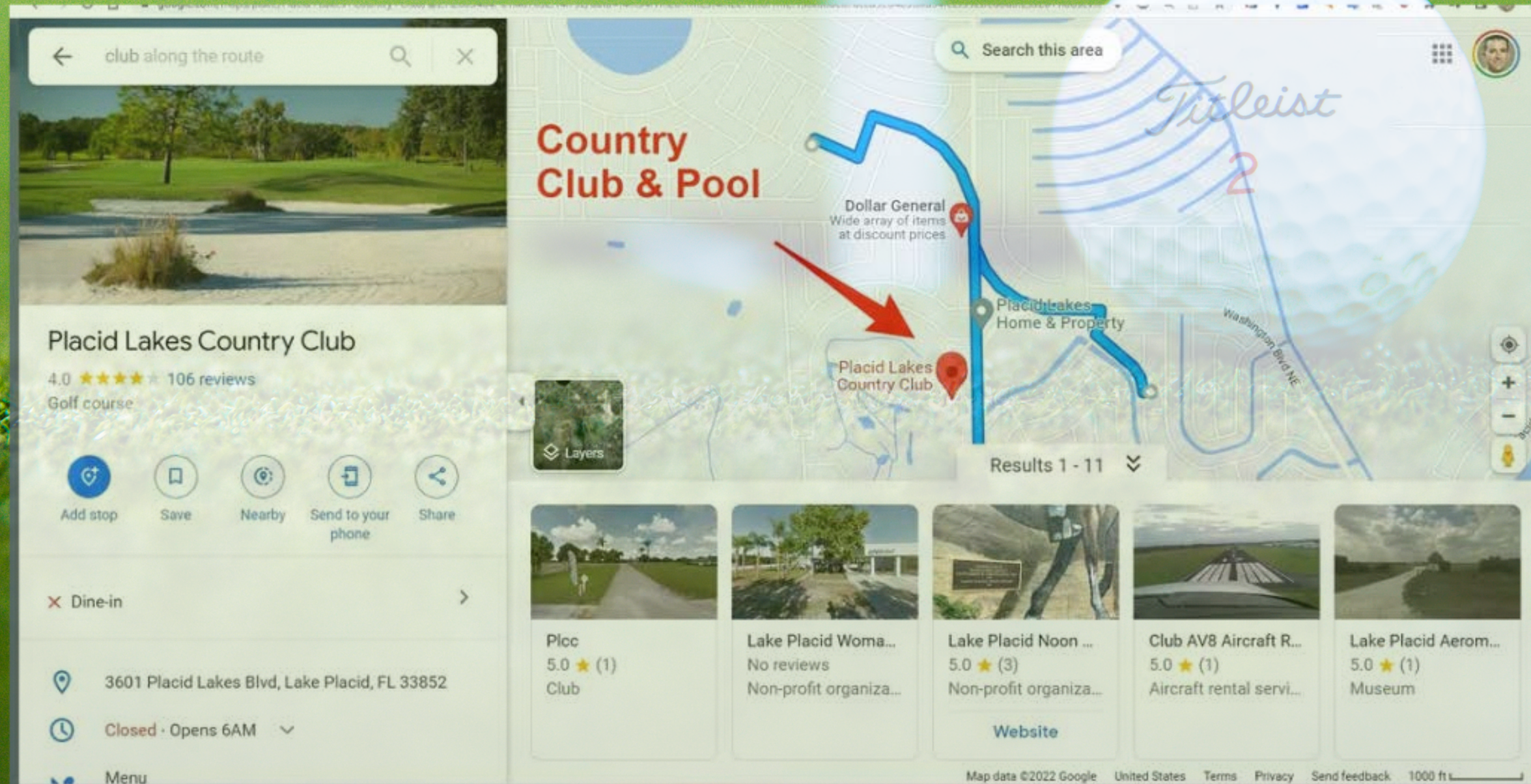
Save A Lot

Sweetbay Supermarket



Golf Courses

There is a Country Club & Golf Course





www.NadlanInvest.com

Lake Placid Golf Club



www.NadlanInvest.com

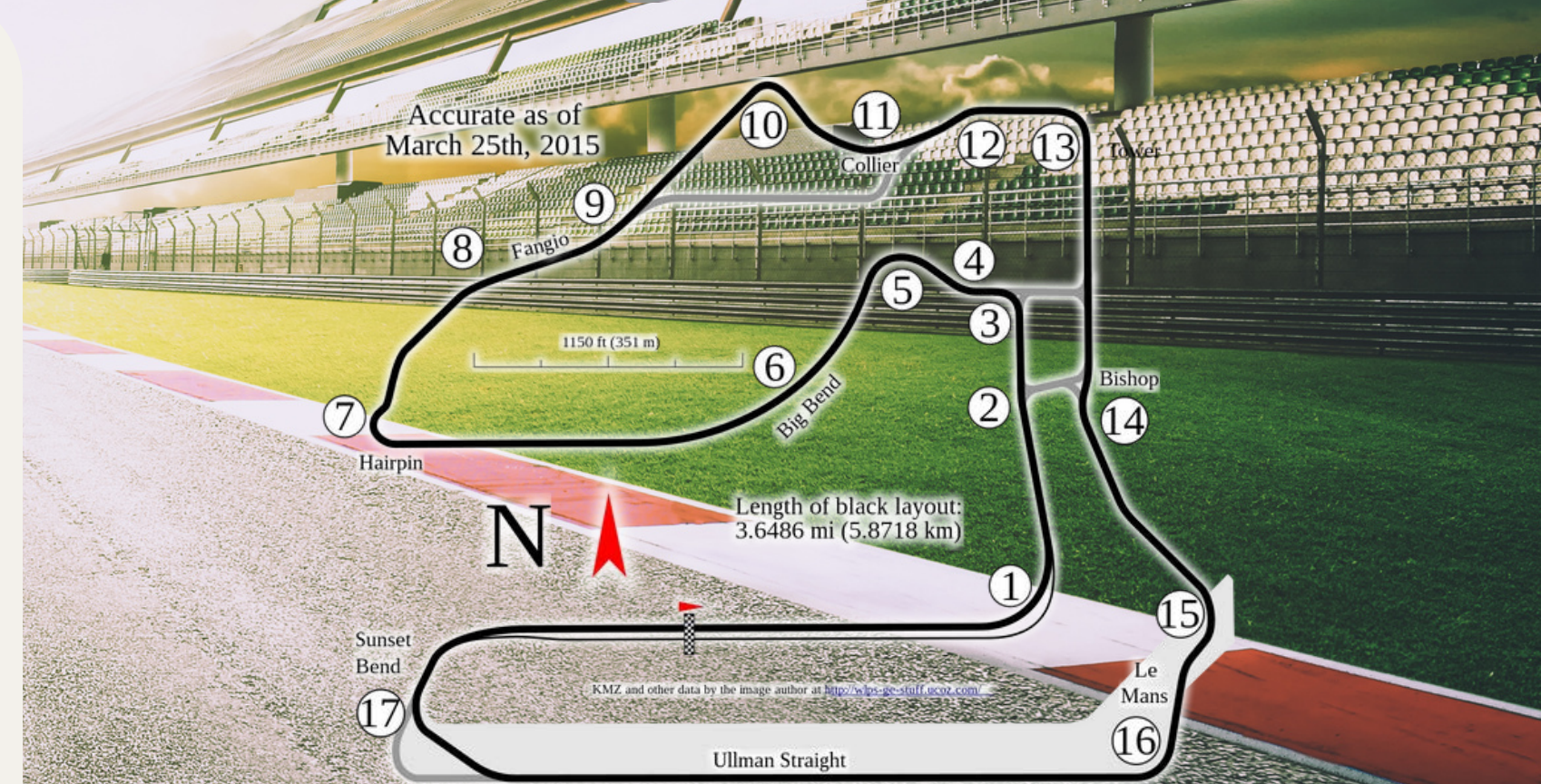


www.NadlanInvest.com

Sebring International Raceway

Sebring Raceway is one of the oldest continuously operating racetracks in the U.S., its first race being run in 1950. Sebring is one of the classic racetracks in North American sports car racing and plays host to the 12 Hours of Sebring, which is the major town next to Lake Placid.

SEBRING





www.NadlanInvest.com

Sebring Race Track



www.NadlanInvest.com



www.NadlanInvest.com

Sebring Race Hotel



www.NadlanInvest.com



Home Values

Medial Listing Home Price: \$320,000

Home values in 33852

33852 is a zip code in Lake Placid.

\$6.6M. 33852 has affordable homes.

\$320K

Median Listing Home
Price





Market Data

Median Listing Home Price: \$320,000

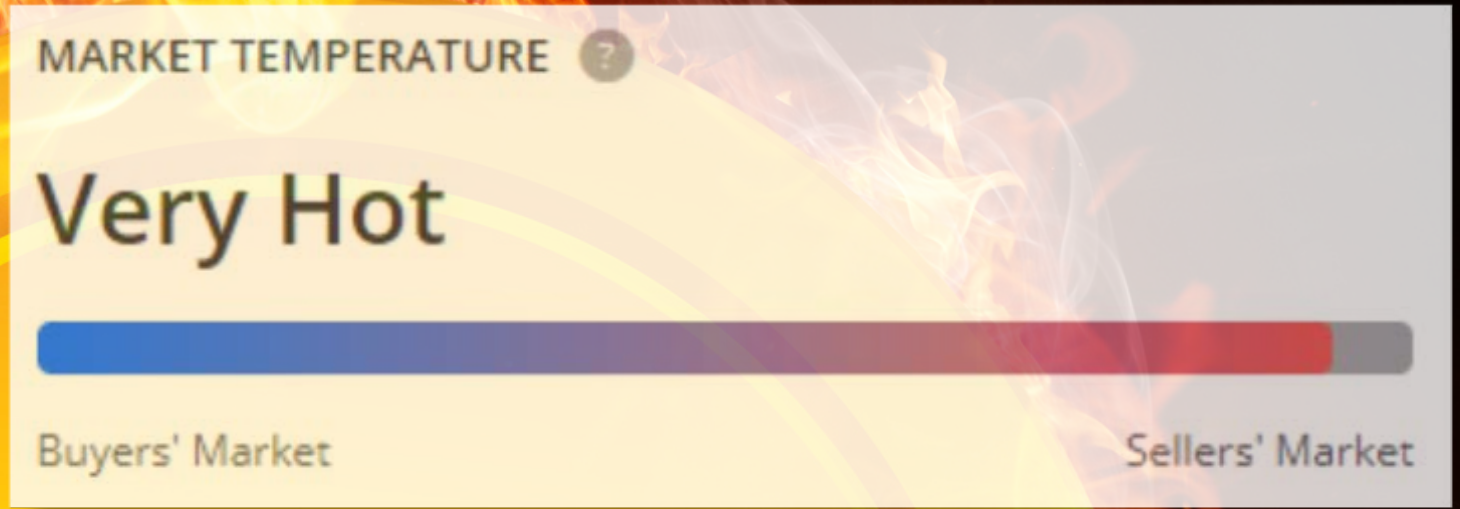
Median Listing Home Price vs. Median Home Sold Price





Market Temperature

The market ranked as **Very Hot** by Zillow
And **Very Competitive** by Redfin
100.8% Sale-List to Price
50% of Homes are Sold Above List Price



HOT

How hot is the Placid Lake housing market?

Placid Lake is very competitive. Homes sell in 11 days.



Many homes get multiple offers, some with waived contingencies.
The average homes sell for around list price and go pending in around **11 days**.
Hot homes can sell for about **1%** above list price and go pending in around **5 days**.

Compare With Nearby Neighborhoods ▾

<p>Sale-to-List Price</p> <p>100.8%</p> <p>+3.3 pt year-over-year</p>	<p>Homes Sold Above List Price</p> <p>50.0%</p> <p>+16.7 pt year-over-year</p>	<p>Homes with Price Drops</p> <p>--</p> <p>-- year-over-year</p>
--	---	--



Market Overview

Zillow predicts the prices in this market will increase by 7.5% in the next 1 year



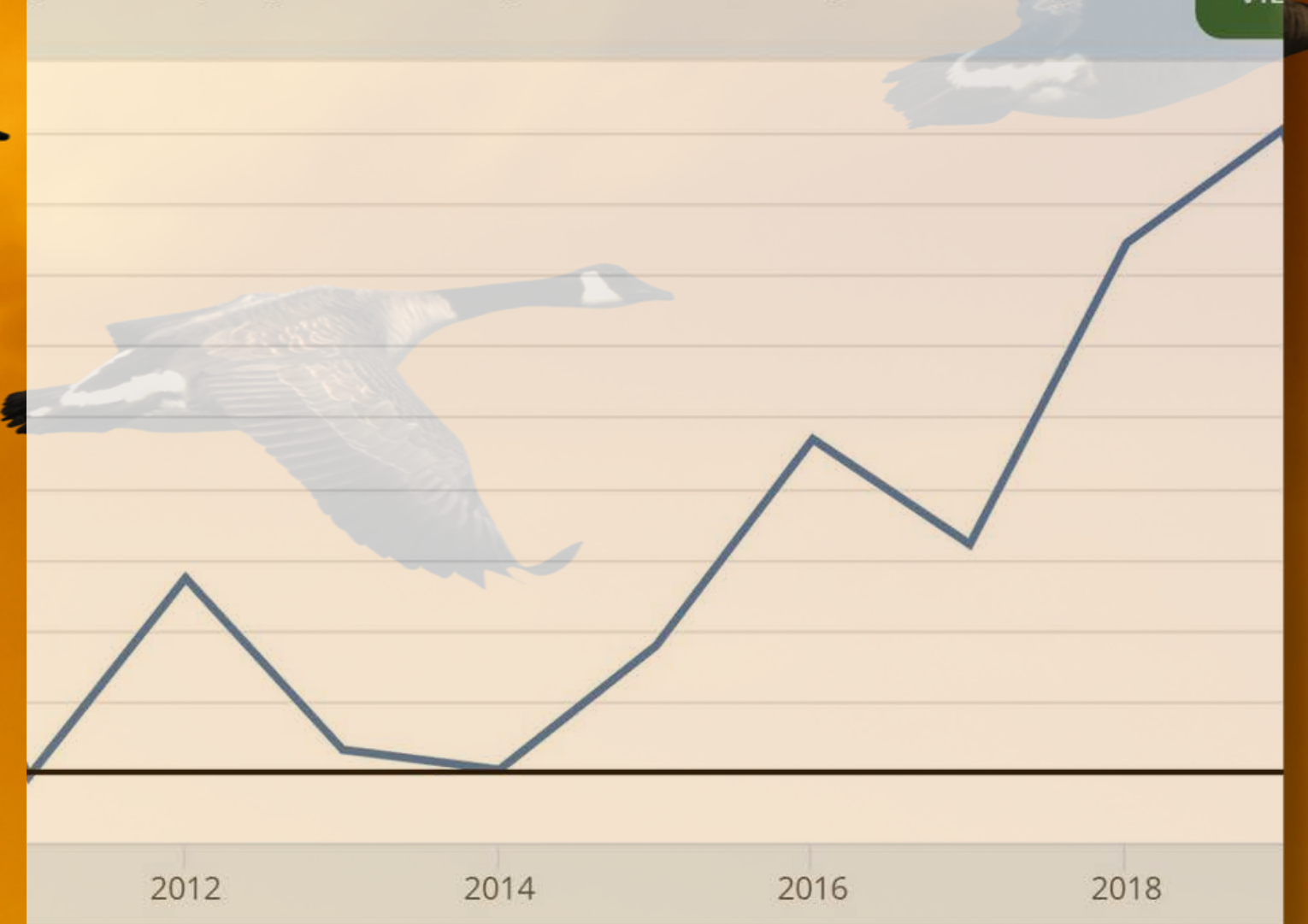


Migration

The area is a major migration destination, for the following reasons:

- The IAN hurricane damaged 1M houses in the west coast, so people are looking to move into an area with no hurricanes.
- Lake Placid is in land.
- The cost of living in Miami is causing people to migrate out to cheaper close cities.
- Lake Placid is only 2 hours away from Miami and 1.5 hours from Sarasota, so it's a great migration destination.

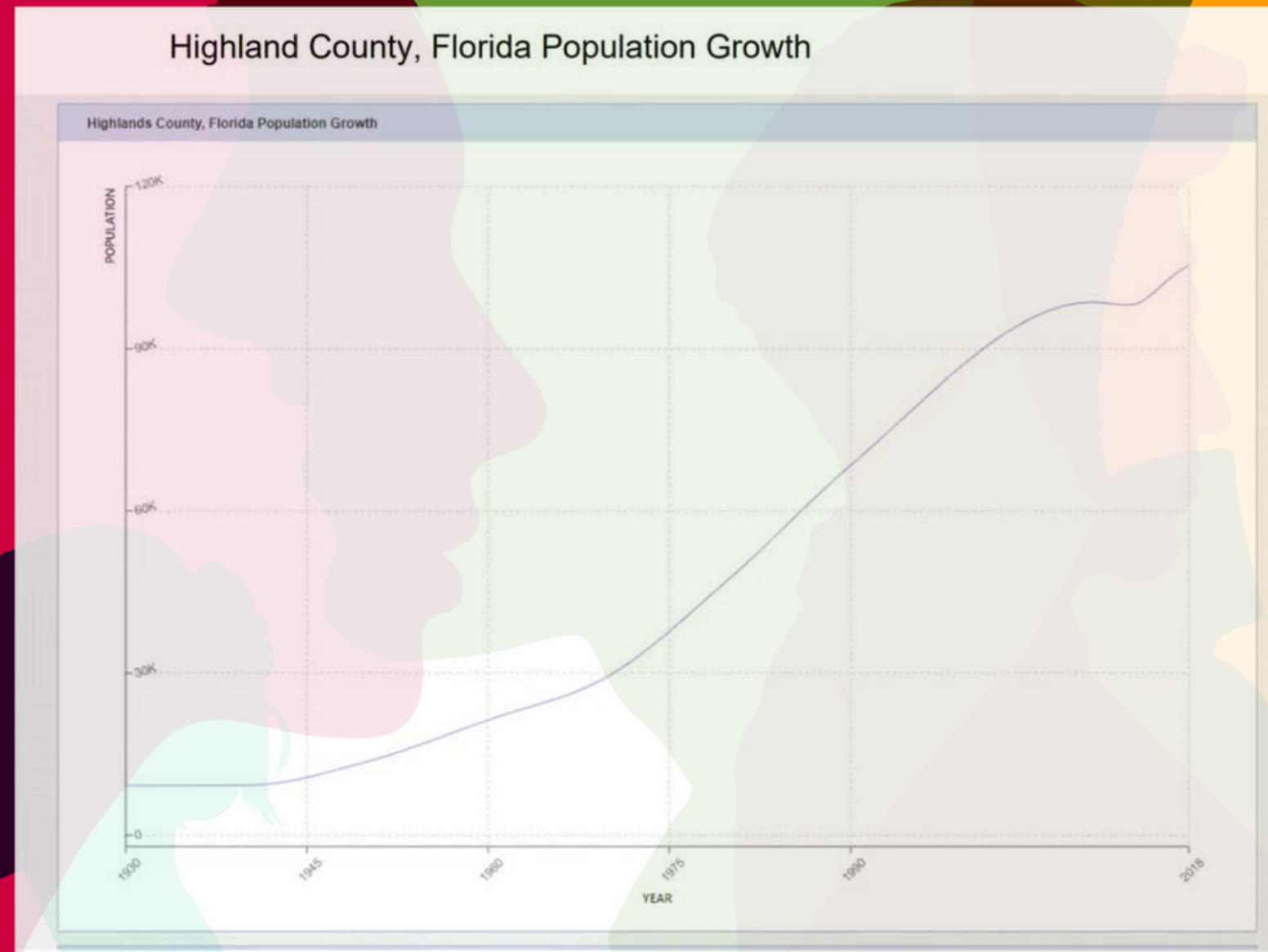
County-to-County Migration Flow (5-year estimate) for Highlands County, FL





Population Growth Graph

This graph represents the dramatic population growth in the Highland County through the recent years.

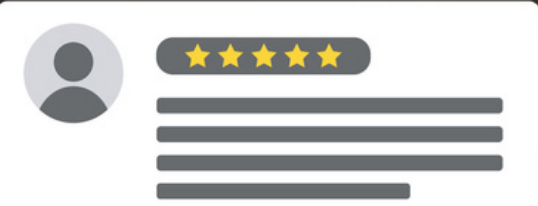
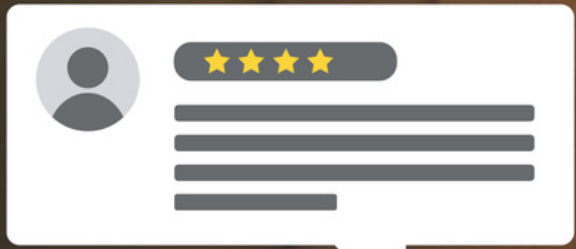
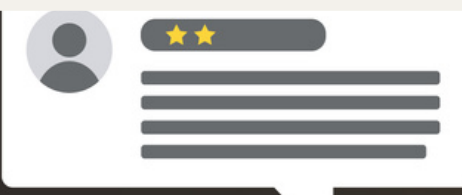




Most Interesting Town

Dubbed “America’s Most Interesting Town” by Readers Digest, Lake Placid is one of Florida’s most charming small towns. Located between Sarasota and West Palm Beach, Lake Placid sits in the center of Florida only a two-hour drive from either coast.

Combining nature, culture, and fun, Lake Placid packs a lot of punch for its size. It has earned the title of the “Town of Murals” and the “Caladium Capital of the World.”





Caladium Capital

Caladium comes with many colors and is one of the most famous flowers in the US and around the world. It is being used on many holidays, such as Christmas, where all the major stores in the US like Target & Home Depot are flooded with this flower for everyone to purchase.

98 percent of the world's caladium bulbs come from Lake Placid. There are 14 caladium farms, spanning 1,200 acres, and these plants have been growing in the area since the 1940s. In 2013, Reader's Digest named Lake Placid America's Most Interesting Town.





Town of Murals

There are 47 large murals on the sides of buildings in Lake Placid's "uptown" area. These have become a tourist attraction. The Welcome Center sells a booklet with a map of the murals that provides specifics about the history that each one depicts, as well as information about the artist(s).

The murals were planned in 1992 by Harriet and Bob Porter and were painted in subsequent years by various artists, most depicting the history of the area. Some feature the trompe-l'œil technique.



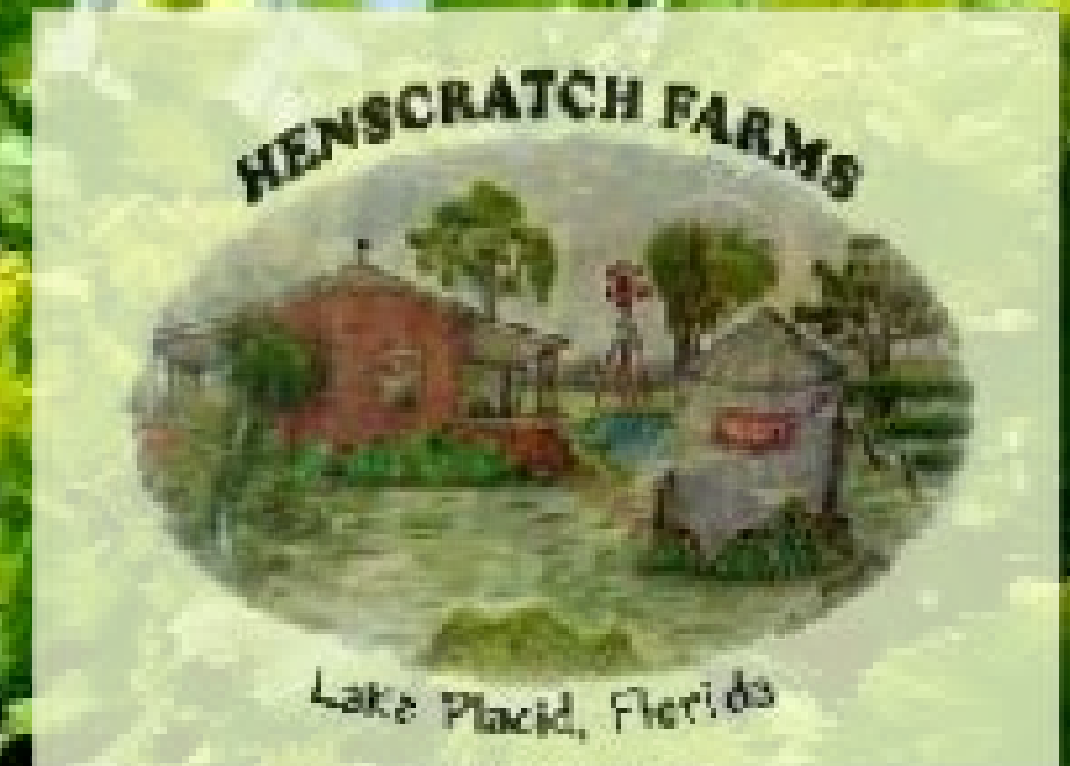


Best Wine in Florida

The Award-Winning Winery operation began with the first crush of muscadine & scuppernong grapes from our own vineyards in August 2003.

Handpicked, and toted with care, the grapes were crushed into the primary fermentator boxes to await careful analysis and recipe completion.

Henscratch Farms Winery & Vineyard was planted in 1999. Today they have the best of "Big Fat White" & "Big Fat Black" fruit available for wine making and picking.





Reviews of Lake Placid

★★★★★

What I like about lake placid is that it is the town of murals and caladiums. For this reasons we get many tourists. In the month of July they have a caladium festival, where family can go out and buy food, clothes, goodies, mostly anything you can think of. The best is that all day and the whole week when that is going on there's officers everywhere making sure everyone is safe. What I also like about Lake Placid is that we have South Florida State College in our neighborhood.

Current Resident · 12 months ago · Overall Experience Report

★★★★★

I moved to Lake Placid, FL in 2022; A relocation to Highlands County, Florida from Broward County, Florida (Fort Lauderdale).

Current Resident · 12 months ago · Overall Experience Report

★★★★★

Great small town... Plenty of shopping... Gas stations and places to eat. Very laid back with tons of fishing and boating!!!!

Current Resident · Apr 11 2022 · Overall Experience Report

What Locals Say about Lake Placid

Lois A.
Resident · 9mo ago

"We have lived in Lake Placid 10 months. It is old Americana. Very conservative. Very friendly. Great place to

3 [Flag](#)

Lvaldes916
Resident · 2y ago

"I've lived here for 1 year now. I moved from Miami. The people here are so friendly & nice. The pace is lower.

33 [Flag](#)

Christopher S.
Resident · 3y ago

"3 Picnics a year, very welcoming n friendly Community! Lake June Pointe! Bicycle n Hike Sunset Pointe

24 [Flag](#)



Reviews of Lake Placid

★★★★★

Lake placid was all about retirement homes! Great place for old people who are ready to relax and love lovers to their full intuition. It's a great place to call home, with morals and many belongings that share major parts of history.

Former Resident · June 14 2019 · Overall Experience

[Report](#)

★★★★★

Lake Placid is a small town where everyone knows everyone and everyone is welcome. It's a safe place to raise children while also being involved in the community yourself.

Current Resident · Nov 27 2018 · Overall Experience

[Report](#)

★★★★★

Quiet town that has lots to offer. Quaint downtown, lots of lake activities, 3 small airports, sebring race trace, family activites. Friendly people all around, everyone says hi to you on the sidewalks, doors are help open for you, just good southern folks! Great place to retire or raise a family, very safe.

Current Resident · Aug 22 2018 · Overall Experience

[Report](#)

★★★★★

Lake Placid is a great place to live! It is a quiet but quaint town. If you are looking for a great place to raise a family this is it. The schools are all close to town, and offer many opportunities for students. The staff at the local schools truly care for their students. If you enjoy being outdoors there is plenty to do from hiking trails to lakes.

Current Resident · Feb 20 2021 · Overall Experience

[Report](#)

★★★★★

Lake Placid is a small town where everyone knows everyone. It is a safe place to raise children while also being involved in the community yourself. Lake Placid is a just wonderful little town. It's a quiet place and we're just two hours away from both Orlando and Miami. We're called the Caladium Capital of the World and we show off that fact every year with our Caladium Festival in July. We're also called the Town of Murals. We have over fifty murals painted all around the town and the murals themselves depict various cultural/historical aspects of life in Lake Placid. Overall, I love living in Lake Placid. I am comfortable here. Not just because I have family, but because it has so many friendly faces.

Current Resident · June 15 2020 · Overall Experience

[Report](#)



Reviews of Lake Placid

Review of Lake Placid, Florida

Great small town living in central FL

★★★★☆ - 8/10/2019

Beautiful small central FL town with affordable real estate. Lots of lakes with plenty of recreational activities.

One of the best Bass fishing lakes in FL (Lake Istokpoga) is the place to fish in Central FL. New Publix and soon a Wawa gas station to be opened.

The downtown area with all the murals and parks is a plus.

If you enjoy no traffic lots of nature, Lake Placid is your town

[Robert](#) | [Lake Placid, FL](#)

★★★★★

Lake Placid is a just wonderful little town. It's a quiet place and we're just two hours away from both Orlando and Miami. We're called the Caladium Capital of the World and we show off that fact every year with our Caladium Festival in July. We're also called the Town of Murals. We have over fifty murals painted all around the town and the murals themselves depict various cultural/historical aspects of life in Lake Placid.

Current Resident · July 3 2018 · [Overall Experience](#)

[Report](#)

★★★★★

I love how the community is very small and is like one big family. Everyone is there for each other especially in times of crisis. Lake Placid has more than 40 murals painted on buildings throughout the town, and 98% of the world's caladium bulbs come from here. The Town combines a colorful combination of caladiums, murals, with a clown college that graduates 25 new clowns a year into the community.

Current Resident · Jan 22 2018 · [Overall Experience](#)

[Report](#)



What our Investors & Members Say

Diana Pinchasov
צמיחה מבורכת, תמשיכו 🙌😊
11h Love Reply 2

Amit Eshet
ברכות ליאור לצמיחה המבורכת, רואים שאתה עושה דברים מתשוקה ואהבה אמיתית לנושא ולאנשים. בהצלחה גדולה גם בהמשך
10h Love Reply 2

Ran Gilad
כפי הנראה שזה אמת, בהצלחה
2h Love Reply 1

Rules

Write a public comment...

לסיום אני רוצה לפרגן ולומר כי זאת הקבוצה הכי טובה עם הכי הרבה ערך לימודי ואני מאוד שמח להיות חבר בה. יישר כח!

הי ליאור. אתמול היה נפלא לפגוש אותך. הכי ריגשת אותי ביחס שלך למשפחתך, לאמא שלך. כמה שאני מזדהה! אתה בנית קהילה ודרך מדהימה. כך, אני מרשה לעצמי להניח שיירשת מההורים שלך תכונות אופי ותובנות לחיים שאיפשרו לך לחלום בגדול, להתקדם ולגדול. האם אני צודקת? כן או לא, פחות חשוב... העיקר בעיניי שנהיה תמיד בריאים, חופשיים וחזקים. כך נדע לנהל את זמננו על מנת לתת מעצמנו בכל רגע אמת בשביל היקרים שלנו. אמון!
3:50 PM

הנה, זה מה ששלחתי גם שם.

Ibrahim Eid Nadlan Capital Group
Nice to meet you all again, hope we have a successful journey once more. Special regards to @Rodelyn Nadlan Capital Job Loan Processor 👑
Happy to see you with us again.

המדינות של ארצות הברית
4:31 PM

אני שמעתי מילים חמות מאוד על ליאור לוסיג. אמר לי מקצוען אחד שאני מכבד ומערך ש - ליאור לוסיג הוא איש ברמה גבוהה מאוד
4:31 PM

פירסום ושיווק וגם יועץ פיננסי למיזון +972 55-680-2122
אני שמעתי מילים חמות מאוד על ליאור לוסיג. אמר לי מקצוען אחד שאני מכבד ומערך ש - ליאור לוסיג הוא איש ברמה גבוהה מאוד
איזה כיף לשמוע. נשמח לדעת מי זה

Vika Held-Kuznetsov
פעילות לפני 31 דק'

הי ליאור. אתמול היה נפלא לפגוש אותך. הכי ריגשת אותי ביחס שלך למשפחתך, לאמא שלך. כמה שאני מזדהה! אתה בנית קהילה ודרך מדהימה. כך, אני מרשה לעצמי להניח שיירשת מההורים שלך תכונות אופי ותובנות לחיים שאיפשרו לך לחלום בגדול, להתקדם ולגדול. האם אני צודקת? כן או לא, פחות חשוב... העיקר בעיניי שנהיה תמיד בריאים, חופשיים וחזקים. כך נדע לנהל את זמננו על מנת לתת מעצמנו בכל רגע אמת בשביל היקרים שלנו. אמון!



What our Investors & Members Say

הי ליאור,
 תודה על ניהול הקבוצה
 המוצלחת שלך בפייסבוק,
 איך אני מעדכנת כתובת
 מייל?
 אני מתעניינת בנדלן
 להשקעה בארהב, אזור ניו
 יורק/פלורידה
 סופש נעים
 ענבר



Hadar Krasnopolsky
 פעילות לפני 5 שעות



שני 13:22

היי ליאור!
 תודה רבה! אשמח לעדכן.
 אני מתעניינת בכל מה
 שקשור לנדלן, מגיעה
 מהולסייל, פליפים
 והשקעות בקרקעות.
 תודה שיצרת פורם כזה
 מטורף עם תוכן ששווה
 זהב.



Maayan Lanzman replied to [this conversation](#)

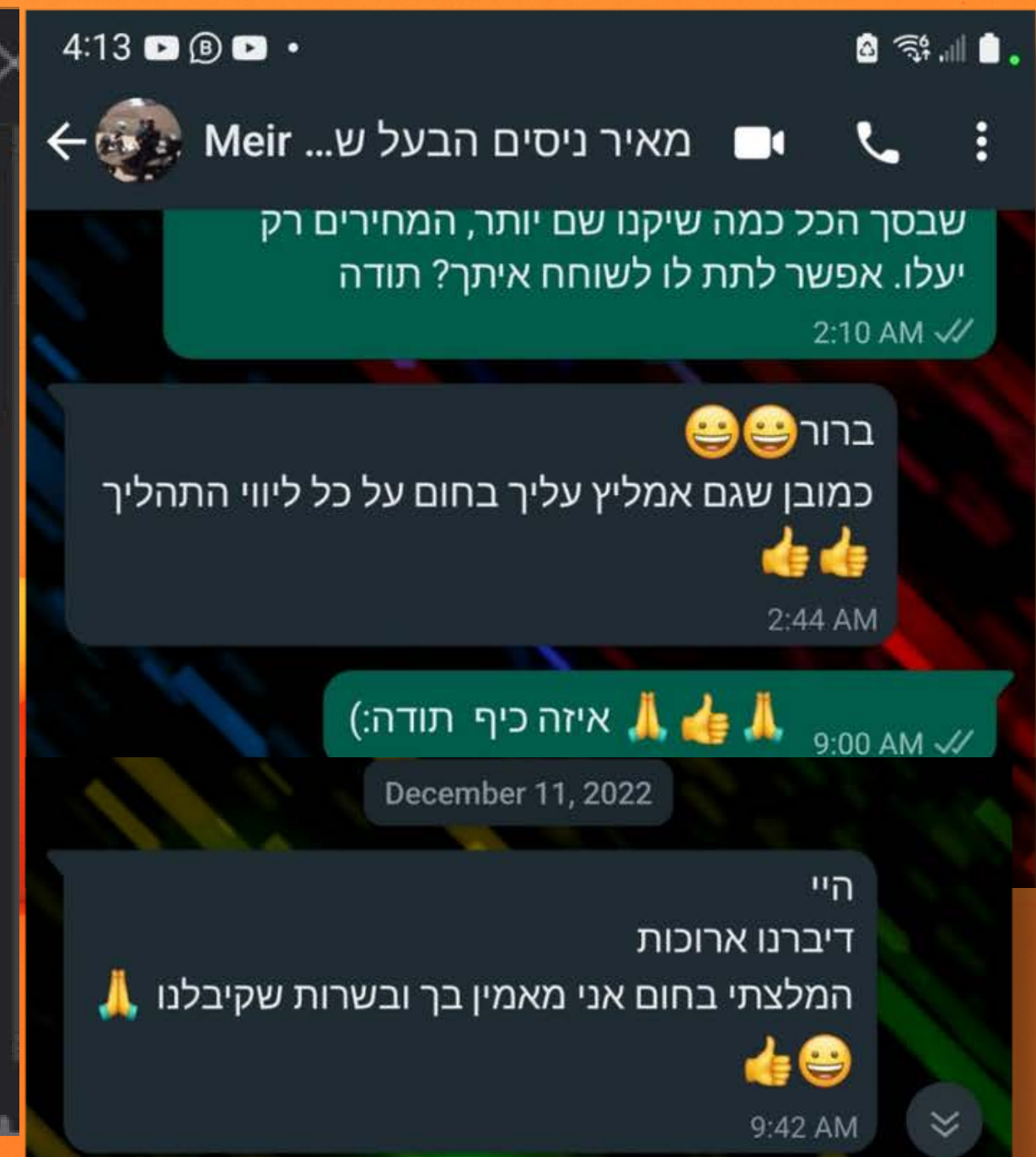
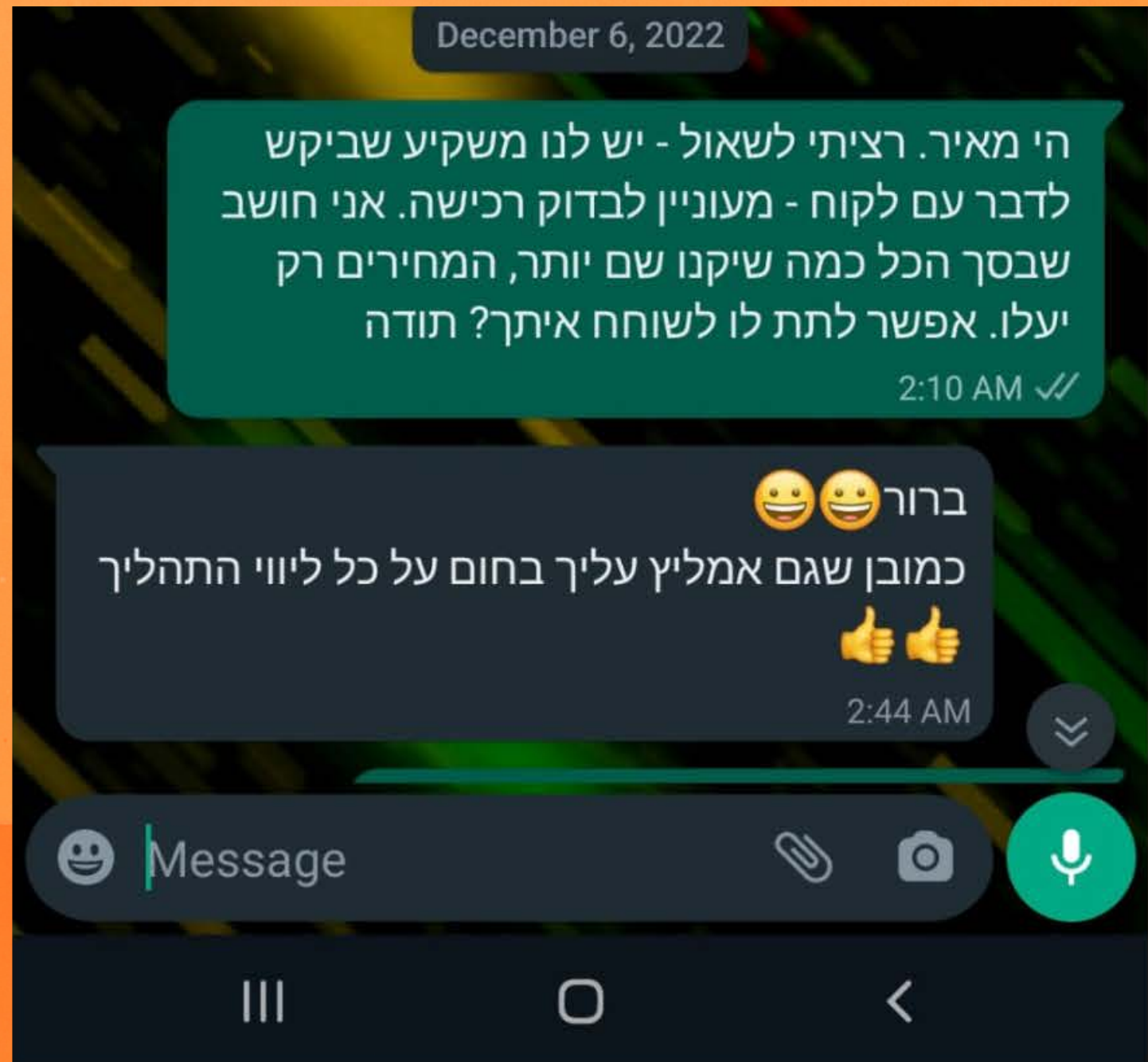
תודה רבה על המענה והטיפול המהיר.
 אנחנו אכן ניהיה בקשר למטרה ממוקדת
 שוב תודה 😊

Shiran Amon replied to [this conversation](#)

תודה, מאמינה שנהיה בקשר בקרוב.
 כיף שיש לכם שירות טוב זריז ועיל
 שירן
 The Real Estate Investor
 Forum LLC בתאריך יום ד', 15 בפבר' 2023, 19:04, מאת
 ...



What our Investors & Members Say





What our Investors & Members Say





What our Investors & Members Say

נדל"ן ולעניין - פורום נדלן ארה"ב
(ארצות הברית)
Talía Asraf Vaknin · 21h · 🌐

חייבת לשבח את ליאור, שליווה אותי בחודש וחצי האחרונים. כל כך מקצוען ואמין, השקיע מהזמן האישי שלו בכדי לעזור לי בכל תחום שקשור לעסקה! מעבר לזה שענה לי על כל מה ששאלתי במהירות והעניק לי הרבה ידע שלא ממש היה לי כמשקיעה בתחילת דרכה. הקנה לי בטחון גם שלפעמים חשבתי שכבר אין סיכוי. כל מה שאפרט כאן לא באמת יתאר את החוייה שלי עם ליאור, לסגור מספר בתים, עם הלוואה, בפעם הראשונה ולתקתק את הכל בפרק זמן כזה קצר... תודה רבה לך ליאור על הדרך, הלמידה והתמיכה! אתה מספר 1! **Lior Lustig**

View Insights 480 Post Reach
Gal Shmukler and 4 others 2 Comments

Like Comment Share

Sharon Pinto
ממליץ בחום על ליאור. שילוב נדיר של מקצוענות ואמינות.
Love Reply 1

Lior Lustig Admin
טליה ויונתן נהנתי מאוד לעבוד אתכם ולסגור בשבילכם את העסקה כולל מימון בזמן הקצר שהיה לנו לפני סוף השנה. אין ספק שהיה מאתגר אבל עמדנו במשימה. תודה גם לצוות הנהדר שעבד איתנו מצד המוכרים, המימון הטייטל ועורכי הדין וכמובן גם לכם שתפקדתם בצורה ראויה להערכה בגל המשימות שעמדו בדרכנו - פתיחת חברה חדשה, העברות כספים, חוזים, מסמכים, הסכמי השותפות ועוד. תתחדשו 😊 ונתחיל לעבוד על העסקה הבאה שלכם.

17h Like Reply 2

Karin Howard
ליאור נפלא, מקצוען אמיתי, ממליצה בחום
16h Love Reply 1

Yaron Yashar
אלוף 🏆🏆🏆
15h Like Reply

Gal Shmukler
🏆👏
15h Love Reply 1

Yair Yunji
👏👏👏👏
15h Love Reply 1

7 unread messages

Eytan Finkelshtein
Facebook
You're not friends on Facebook
158 mutual friends including Meir Tasa and Shai Bar
Sky Eco Village, Costa Rica, Gefen Carmi group real estate investments and works at Finkel social media consulting

VIEW PROFILE

OCT 24 AT 12:20 AM

בוקר טוב ליאור
מה שלומך?
אני מקשיב לך, ל-vlog שלך
זה מעולה
תודה רבה

1:10 PM
הי איתן. איזה כיף לשמוע

תודה רבה 11:44 AM

סבבה אחי. תהנו 12:05 PM ✓✓

ברוך הבא וחג שמח 12:05 PM ✓✓

October 27, 2022

היי ליאור! מה שלומך יקירי? 11:34 AM

חתמתי על החוזה ליוסטון עכשיו 🤞 הכסף כבר אצלכם מהעסקה של אינדי שנפלה 11:34 AM

מעולה אחי! מזל טוב. 11:50 AM ✓✓

כל דבר שאתה צריך דבר איתי 11:51 AM ✓✓

תודה רבה (: 11:54 AM

👏👏👏 11:55 AM ✓✓

Message



What our Investors & Members Say

Karin Howard
ליאור נפלא, מקצוען אמיתי, ממליצה בחום
16h Love Reply 1

Yaron Yashar
אלוף
15h Like Reply

Gal Shmukler
🏆👏
15h Love Reply 1

Yair Yunji
👏👏👏🏆
14h Love Reply 1

Edna Rost
נהדר לשמוע. אין כמו למצוא מלווה שאפשר לסמוך עליו. למען האמת אפילו די קשה!!
13h Love Reply 1

🏆 🥇 🔥 👏 🏆 ❤️

Talia Asraf Vaknin
17h

חייבת לשבח את ליאור, שליוח אותי בחודש וחצי האחרונים ברכישת חבילת נכסים מ- Nadlan Invest. כל כך מקצוען ואמין, השקיע מהזמן האישי שלו בכדי לעזור לי בכל תחום שקשור לעסקה! מעבר לזה שענה לי על כל מה ששאלתי במהירות והעניק לי הרבה ידע שלא ממש היה לי כמשקיעה בתחילת דרכי. הקנה לי בטחון גם שלפעמים חשבתי שכבר אין סיכוי. כל מה שאפרט כאן לא באמת יתאר את החוויה שלי עם ליאור, לסגור מספר נכסים, עם הלוואות, בפעם הראשונה ולתקתק את הכל בפרק זמן כזה קצר... תודה רבה לך ליאור על הדרך, הלמידה והתמיכה! אחת מספר 11 Lior Lustig

6:33

Talia
Active 1 hour ago

הרווחתם 53 אלף דולר על כל בית. (וואו)

עדיין חושבים אולי להתחרט? בשמחה אקנה ממכם)

שיהיה חג שמח ושנה של השקעות מעולות

יצאו לנו לפני יומיים 3 בתים ב 235 אלף אחרי שחצי שנה לא היו בתים חדשים למכירה. אתמול והיום חטפו אותם.

12:08 AM

חחחחחחח ליאורי יא אלוף! חג שמח 🥳

לאאאא אני משאירה את זה גם אם זה ירד זה השקעה ממש טובה, עם כל התיקונים השוטפים. הלוואי ויגיעו עוד השקעות כאלו (אם יהיה לך משהו מעניין, עוד כמה חודשים רוצים לעשות עוד כמה השקעות)

12:35 AM

כן השקעה אליפית
אין כבר דברים כאלו

הרווחתם 53 אלף דולר על כל בית. (וואו)

עדיין חושבים אולי להתחרט? בשמחה אקנה ממכם)

שיהיה חג שמח ושנה של השקעות מעולות

יצאו לנו לפני יומיים 3 בתים ב 235 אלף אחרי שחצי שנה לא היו בתים חדשים למכירה. אתמול והיום חטפו אותם.

12:08 AM

חחחחחחח ליאורי יא אלוף! חג שמח 🥳

Karin Howard
גל וליאור, שני בעלי מקצוע משובחים, ממליצה בחום!
1h Love Reply Hide 1



Investors Payments



פרויקט

VM Carmel Creek

Gil Mitrany LLC

חלוקות / מושקע
\$75,000 / \$5,116

6.82%



פרויקט

VM Carmel Creek

Eliyahu Holdings LLC

חלוקות / מושקע
\$100,000 / \$6,821

6.82%



פרויקט

VM Carmel Creek

Michael Jacob Abel

חלוקות / מושקע
\$100,000 / \$6,821

6.82%



פרויקט

VM Park45

Sango LLC

חלוקות / מושקע
\$0 / \$3,500



הועבר / הון שהושקע



פרויקט

VM Carmel Creek

Amir Portal

חלוקות / מושקע
\$100,000 / \$6,821

6.82%



פרויקט

VM Carmel Creek

NMU Group

חלוקות / מושקע
\$100,000 / \$6,821

6.82%



www.NadlanInvest.com

3 Houses Grabbed in 2 Days



www.NadlanInvest.com

Nadlan Invest Completed Projects



Carmel Creek, Houston

536 Units Multi Family

\$56 Million Purchase Price
Value Add Project



Park 45, Houston

180 Units Multi Family

\$60 Million Project Budget
Value Add Project



Astoria Park, Indianapolis

470 Units Multi Family

\$67 Million Purchase Price
Value Add Project



www.NadlanInvest.com

Nadlan Invest Completed Projects



Multi Single Fund

350 Units in Jacksonville, FL

Purchase of off market deals, management & rentals



New Construction

Lake Placid & Cape Coral

Newly built investment & high end properties, Florida



Magenta, Washington DC

37 Units Mixed Use Condos

\$19 Million Project Budget
New Construction



www.NadlanInvest.com

What Else Are We Doing



www.NadlanInvest.com

01 NADLAN CAPITAL GROUP

Auction system that does a reverse auction between 118 lenders to provide the best financing for your next real estate deal.

03 NADLAN EXPO

Every year we conduct the largest investors expo in Israel, Ted Style, with more than 20 lecturers and hundreds of participants.

02 NADLAN UNIVERSITY

The largest online Real Estate school in Israel - We teach Multi Family Strategies, Fix & Flip, Wholesaling, Financing, Taxes and much more.

04 NADLAN DEALS

The largest Off Market Deals site that provides daily deals that you won't find on any other platform, sources straight from the sellers with our in house infrastruce.

Contact details



www.NadlanInvest.com

**If you have any questions,
feel free to contact me!**



ONLINE FORM

www.NadlanInvest.com



MOBILE PHONE

+1 (978) 600-8229



EMAIL ADDRESS

Invest@NadlanInvest.com

Disclaimer

It is important to note that it is not possible to commit to yield, final costs and schedules. It is not possible to commit to schedules in new construction during unexpected times and force majeure delays.

In every real estate investment, there are risks and uncertainties depending on the global situation and in particular the region in which the investment is made.

The sale price is determined based on expected sale prices of similar houses but may change at the end of construction according to actual costs.

It is not possible to guarantee that the property will be sold in the local market or will be rented according to the business plan.

Expected rental income - based on income and expenses of similar properties.

When calculating returns, unexpected costs must be considered when maintaining a property,

The cost of locating a tenant, non-occupancy of the property and more.

It is the investor's duty to perform a thorough examination of the market prices,

Expected rents and the risks inherent in a real estate transaction.

When making a purchase, the remedy will be the investor's duty only.

DISCLAIMER

