

EPHELBOIM

The logo features the word "EPHELBOIM" in a bold, white, sans-serif font. The letter "H" is uniquely styled with a horizontal bar that extends to the left and then back to the right, creating a distinctive graphic element. The background is a dark red color with several overlapping, semi-transparent diamond shapes in a lighter shade of red.

real investment opportunities



Opportunistic Real Estate Investments



We are an **opportunity** - driven real estate investment company in the hospitality and student housing industries. We are committed to bringing “the best deals” to fruition through a robust project integration process within a culture of **dependable execution and reliability.**



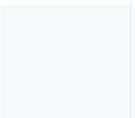
| Who We Are |

In the last three decades, EPELBOIM led by his CEO and President, Noel Epelboim, has developed projects of multiple type of asset classes.

Starting in 1986 with high-end condominiums in his hometown of Caracas-Venezuela, with over 50 successful projects completed until 2001 as VP and co-Owner of the “Constructora Arquipro” a development company.

Upon relocating to South Florida in 2001, involved in the development of mid-rise condominium and retail buildings and by 2012, turning into the direct development of office buildings using EB-5 visa program, as part of the capital stack to overcome the aftermath of the market turndown from 2008-2010.

In 2015, as CEO-President of EPELBOIM Development Group, his focus was reoriented to hospitality, developing hotels across the southeast US. As such, EPELBOIM has gained a great reputation within the industry crystalized after the execution of a joint-venture transaction to develop the EVEN Hotel Alpharetta with IHG in north Atlanta, Ga. In 2019 established CENTURION Property Group as its CEO-President to lead the acquisition and development of student housing assets.





| What We Are |



A Development Company using Smart Capital to create Real Investment Opportunities by partnering up with focused investors on opportunistic deals.

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

The **EPHELBOIM** way

We create opportunities for all our stakeholders by:

- ✓ Anticipating problems and controlling risk.
- ✓ Working with operational excellence
- ✓ Being accessible and close.
- ✓ Building top performing expert teams that deliver results.

Real Investment Opportunities



Identify a Real Opportunity



Create the business case and set expectations



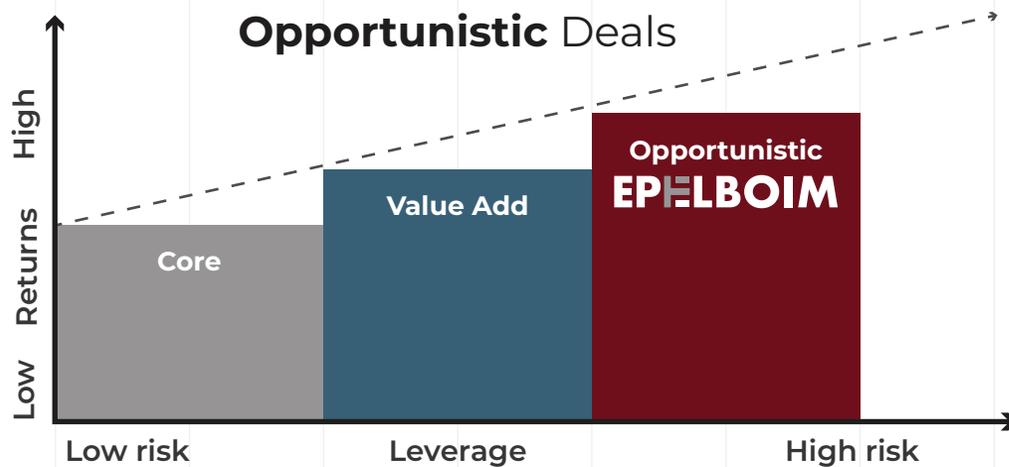
Put together the comprehensive team



Execute with Smart Planning



Meet result and exceed expectations



Our Commitment



Real Estate Development Metrics

+3.5MM

Gross Construction Area of Completed Projects

+\$85MM

Private Funds Raised (Equity & EB-5)

+34

Years of Development Experience

+125

EB-5 Investors

+250

EB-5 I-526 Petitions Approved



EVEN Hotel by IHG

Under Operation

190 - Rooms
Miami Airport



Hilton

TRU by Hilton

Under Operation

259 - Rooms
Orlando Convention Center



EVEN Hotel by IHG

Under Operation

132 - Rooms
Alpharetta, Ga
*A Joint Venture with IHG



EVEN Hotel by IHG

Under Operation

133 - Rooms
Atlanta, Cobb Galleria

EB-5 Metrics

+\$60MM in EB-5 Capital Raised

One of the most recognized EB-5 developers in the US with over \$60MM in capital raised through the USCIS Visa Program.

Achieved 100% approval rate in I-526 petitions.

Provided the vehicle to 125 non-US families to obtain the US Residency through the EB-5 Visa Program.

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



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



**Tru by Hilton Orlando
Convention Center**

NES Financial
November 2017



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



Even Hotel Miami

NES Financial
November 2016



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



**Even Hotel - Atlanta
(Cobb Galleria)**

NES Financial
November 2019



Epelboim Allies





Projects

2015 - 2020



EVEN[®] Hotel Atlanta, Ga

Opened 06 / 2021

The InterContinental Hotels Group (IHG) EVEN[®] brand offers a fresh perspective on travel to wellness minded travelers. The new build EVEN[®] Hotel will be located in the Atlanta submarket of Cumberland/Galleria. The location is notably one of the last prime developable sites. The Cumberland/Galleria submarket is already home to a number of Fortune 500 headquarters such as The Home Depot, HD Supply, Coca-Cola Enterprises, and Genuine Parts.



133 - Room Select Service Hotel



110 on-site parking spots



Includes 940 SF of meeting space



Second IHG wellness concept hotel in the Metro Atlanta area

Total Development Cost \$26MM



EVEN HOTELS

Under Operation

EVEN Hotel Atlanta / June 2021



Hilton

TRU[®] by Hilton Orlando Convention Ctr, FL

Opened 09 / 2020

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



**259 - Key Select
Service Hotel**



230 parking spots



**Includes 2,500 SF of
meeting space**



**The largest Tru hotel
to date in the US**

Total Development Cost \$43MM



Under Operation

TRU By Hilton / September, 2020



EVEN® Hotel Alpharetta, Ga

Opened 12 / 2019

EVEN® Hotels is a hotel brand concept created by InterContinental Hotels Group (IHG) to create a hotel that meets travelers' holistic wellness needs. EVEN® Hotels is aimed at business and leisure travelers who are looking for a wellness experience in their hotel stay at a mainstream price point.



**132 - Key Upper
Select Service Hotel**



**Includes 940 SF of
meeting space**



**110 on-site parking
spots**



**First IHG wellness
concept hotel in the
Metro Atlanta area**

Total Development Cost \$26MM



EVEN
HOTELS

EVEN
HOTELS

Under Operation

Alpharetta / January, 2020



EVEN[®] Hotel Miami International Airport

Opened 12 / 2018

A new InterContinental Hotels Group (IHG) branded concept focused on providing a more holistic and health-focused travel experience for wellness-minded travelers. The hotel is located one mile east from the Miami International Airport and is the first IHG wellness concept hotel in the South-East region of the US.



**Upper select service
hotel rooms with
190 - keys**



**Includes 4,200 ft² of
meeting space**



145 parking spots



**Located in a dynamic
gentrification zone**

Total Development Cost \$38MM

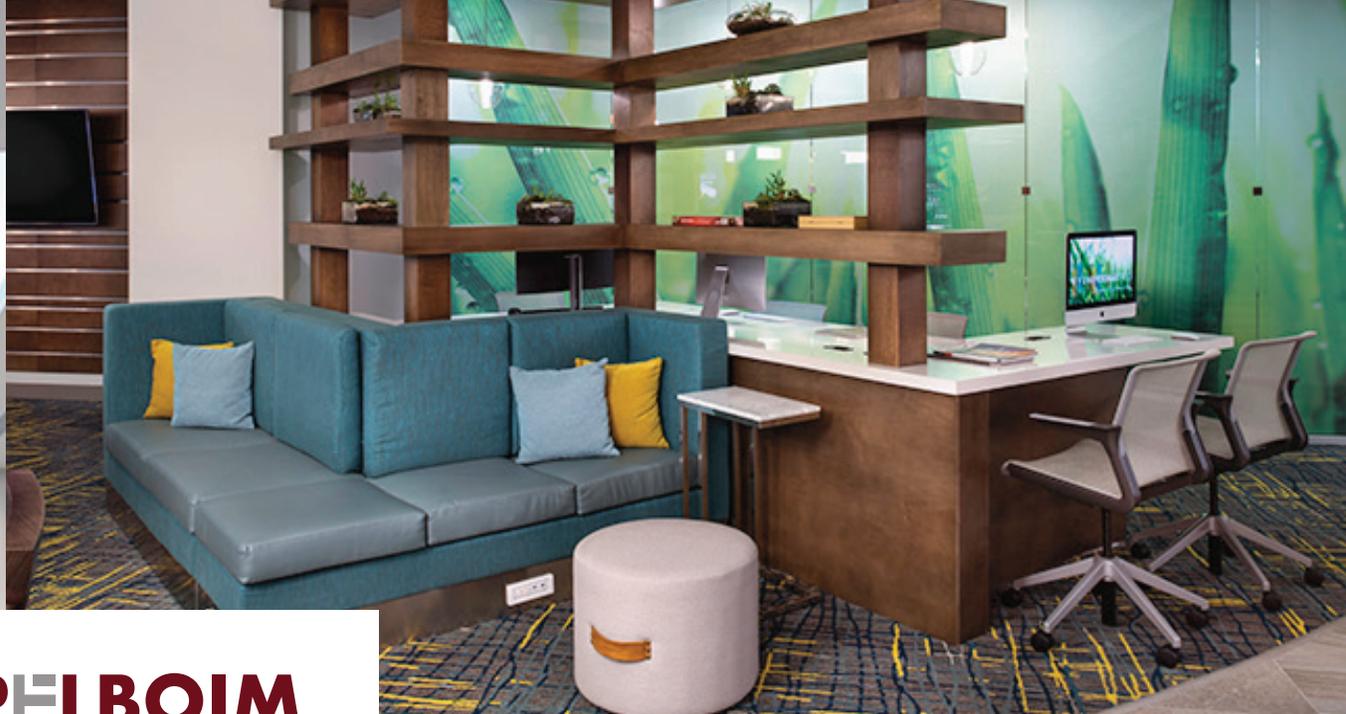
EVEN HOTELS





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delicious bite



SIMPLE NATURAL GOOD
COFFEE

Epelboim In The News



Is proactive during COV-19

The wellness & safety of our guest and staff will always be our top priority.

Our staff is committed to taking all safety precautions to accommodate our guests.

EVEN Hotels Opens Second Atlanta Property

Nelson Worldwide crafted EVEN Hotel Atlanta – Cobb Galleria to honor the brand’s wellness-focused ethos



InterContinental Hotels Group (IHG) has added a new unit to its portfolio of EVEN Hotels with its second outpost in the Atlanta metro area. The 133-room EVEN Hotel Atlanta – Cobb Galleria, EVEN’s latest collaboration with Miami-based developer Epelboim, was designed by architecture and design practice Nelson Worldwide to honor the brand’s commitment to holistic wellness.

Real Hospitality Opens EVEN Hotel Atlanta



ATLANTA- In partnership with IHG (InterContinental Hotels Group), one of the world’s leading hotel companies, Miami-based development group EPELBOIM opened the 133-room EVEN® Hotel Atlanta – Cobb Galleria earlier this month. The second Atlanta-area location for the brand, both developed by EPELBOIM, EVEN Hotel Atlanta – Cobb Galleria offers the perfect balance of work and play, with quick access to city thoroughfares I-75 and I-285 and minutes away from some of Atlanta’s top attractions, including Truist Park, home of the Atlanta Braves, The Battery, Cobb Galleria Centre and Cobb Energy Performing Arts Center.

EVEN Hotel Atlanta - Cobb Galleria, an IHG HotelNew EVEN® Hotel Atlanta - Cobb Galleria



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New EVEN® Hotel Atlanta - Cobb Galleria Debuts in Georgia EVEN HOTELS | June 16, 2021



ATLANTA - June 16, 2021 - In partnership with IHG® (InterContinental Hotels Group), one of the world's leading hotel companies, Miami-based development group EPELBOIM opened the 133-room EVEN® Hotel Atlanta - Cobb Galleria earlier this month. The second Atlanta-area location for the brand, both developed by EPELBOIM, EVEN Hotel Atlanta - Cobb Galleria offers the perfect balance of work and play, with quick access to city thoroughfares I-75 and I-285 and minutes away from some of Atlanta's top attractions, including Truist Park, home of the Atlanta Braves, The Battery, Cobb Galleria Centre and Cobb Energy Performing Arts Center.

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Projects

2012 - 2015*

*Projects in which EPELBOIM's CEO was the co-manager and responsible party during the whole development process



CO-DEVELOPMENTS*

Riviera Point Corporate Center at Miramar,
City of Miramar, FL - 2015

5-Story tilt-wall office building with 72,000 sf of gross construction area and recipient of the 2017 Tilt-Up Achievement Award from the Tilt-Up Concrete Association as well as finalist for the 2016 "Best Speculative Project" by the South Florida Business Journal.

The project, situated in the business-friendly community of Miramar, is a state of the art class-A office building. It consists of five stories and amenities including a shared conference room area, tenant launch and green-car charging stations to be up to date with the new trend of electrical cars.

*Acting as co-manager and leading the whole development to completion



CO-DEVELOPMENTS*

Riviera Point Business Ctr at Doral City of Doral, FL - 2014

Riviera Point Business Center at Doral is a modern, contemporary architecture 40,000 Sf Ft waterfront office campus, conveniently located off NW 87th Avenue and 12th street in the thriving city of Doral. Offices range from 825 Sf Ft to 1,419 Sf Ft for professionals and small businesses.

This project was part of a Regional Center approved by the United States Citizenship and Immigration Service (USCIS) under the EB-5 visa program with vacancy rates that support the tenant occupancy model requirements of the USCIS. This project was financed based on a loan-based model with 19 qualified investors.

*Acting as co-manager and leading the whole development to completion



Projects

2001 - 2012

*Projects in which EPELBOIM's CEO was the co-manager and responsible party during the whole development process



CO-DEVELOPMENTS*

Riverstone Shoppes in Parkland

Retail Center - 2006

Under Operation



Riverstone Shoppes is located on State Road 7 (US-441) north of Hillsboro Boulevard. The Center's unique architecture and natural elements create an inviting atmosphere for visitors.

This 62,000 sf income producing development was completed in 2005 and leased to high-end tenants like Bassett Furniture, Café Bella Sera, Japango, and sold to a family real estate fund for \$17,500,000 for a return to the investment in excess of 100% in less than a 3.5 year-term.



Co-DEVELOPMENTS*

Hallandale Yacht Club Condominium Building - 2005

Hallandale Yacht Club is a modern mid-rise condominium complex on the waterfront in popular Hallandale Beach, FL. Hallandale Yacht Club hosts just 44 units, creating an intimate community with friendly neighbors and a sense of quiet seclusion. Hallandale Yacht Club hosts attractive 2 bedroom condominiums, with good-sized living spaces, open and airy floor plans, and over-sized balconies overlooking the glistening water.

Hallandale Yacht Club has dock spaces available, and with easy access to the open ocean, is an ideal location for boat owners. Hallandale Yacht Club sits in delightful well-manicured gardens with a communal swimming pool and state-of-the-art fitness center. Hallandale Beach is situated between Miami and Fort Lauderdale, and a great local road network allows for a simple commute to the major metropolises of this vibrant area.

*Acting as co-manager and leading the whole development to completion





CO-DEVELOPMENTS*

Riva Bay Harbor Condominiums - 2010

The Riva Bay Harbor located in the heart of Bay Harbor is a real jewel. Featuring a distinctive Miami architecture, beautifully finished condos, assigned parking and great location. Riva Bay Harbor Miami is located at 9400 West Bay Harbor drive, within close distance to the heart of Miami known for its fine dining and shops.

With its cozy and serene surroundings, the Riva Bay Harbor Miami is built more like a boutique condominium tower with only 25 total units with sizes from 1,200 sf to 2, 200 sf.

*Acting as co-manager and leading the whole development to completion



Projects

1986 - 2001

*Projects in which EPELBOIM's CEO was the co-manager and responsible party during the whole development process



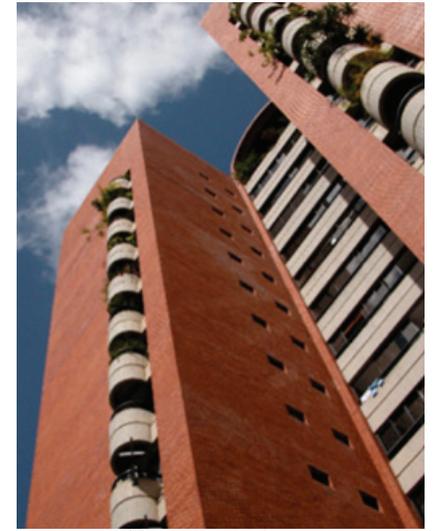
Constructora Arquinpro*

Noel Epelboim founded Constructora Arquinpro in Caracas, Venezuela along with two architects to develop high-end condo buildings. Under his direction and leadership were developed 2,500,000 SF among 40 projects in Caracas. Turning Constructora Arquinpro developer with projects costing \$200MM and sales over \$400MM.

As a successful general contractor, works for over \$10MM were constructed for third institutional clients like McDonalds, Banco Mercantil, CANTV, Banco de Venezuela, Hidrocapital, Club Puerto Azul among many others throughout Venezuela.

*Acting as co-manager and leading the whole development to completion

Portfolio of High-End Condominium & Office Buildings
Caracas-Venezuela 1986-2001



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Portfolio of High-End Condominium & Office Buildings
Caracas-Venezuela 1986-2001



Noel Epelboim

CEO - President

With more than 30 years of experience as a developer, Noel Epelboim has led the design, construction, and commercialization of more than 3.5 million square feet of successful hospitality, retail, office, and high-end residential real estate developments in Latin America and the U.S.

Currently, Mr. Epelboim is the CEO of Epelboim Development Group. Together with his committed and effective team of professionals, Mr. Epelboim is focused on identifying and developing sophisticated hotels in the Southeast region of the U.S. and making professional real estate investments simple for any kind of investor.

Mr. Epelboim holds a degree in Civil Engineering from Universidad Metropolitana in Caracas and a Master of Science in Civil Engineering in the fields of Structural Engineering and Construction Management, from the Georgia Institute of Technology.



Worldwide Reach for Capital Sourcing

Argentina - Buenos Aires

Dubai

Colombia - Medellín - Bogotá - Barranquilla - Cúcuta

Venezuela - Caracas

Peru - Lima

Panama - Ciudad de Panamá

Mexico - CDM

India

International Real Estate Developments

USA

Miami, FL

Alpharetta, Ga

Atlanta, Ca

Orlando, FL

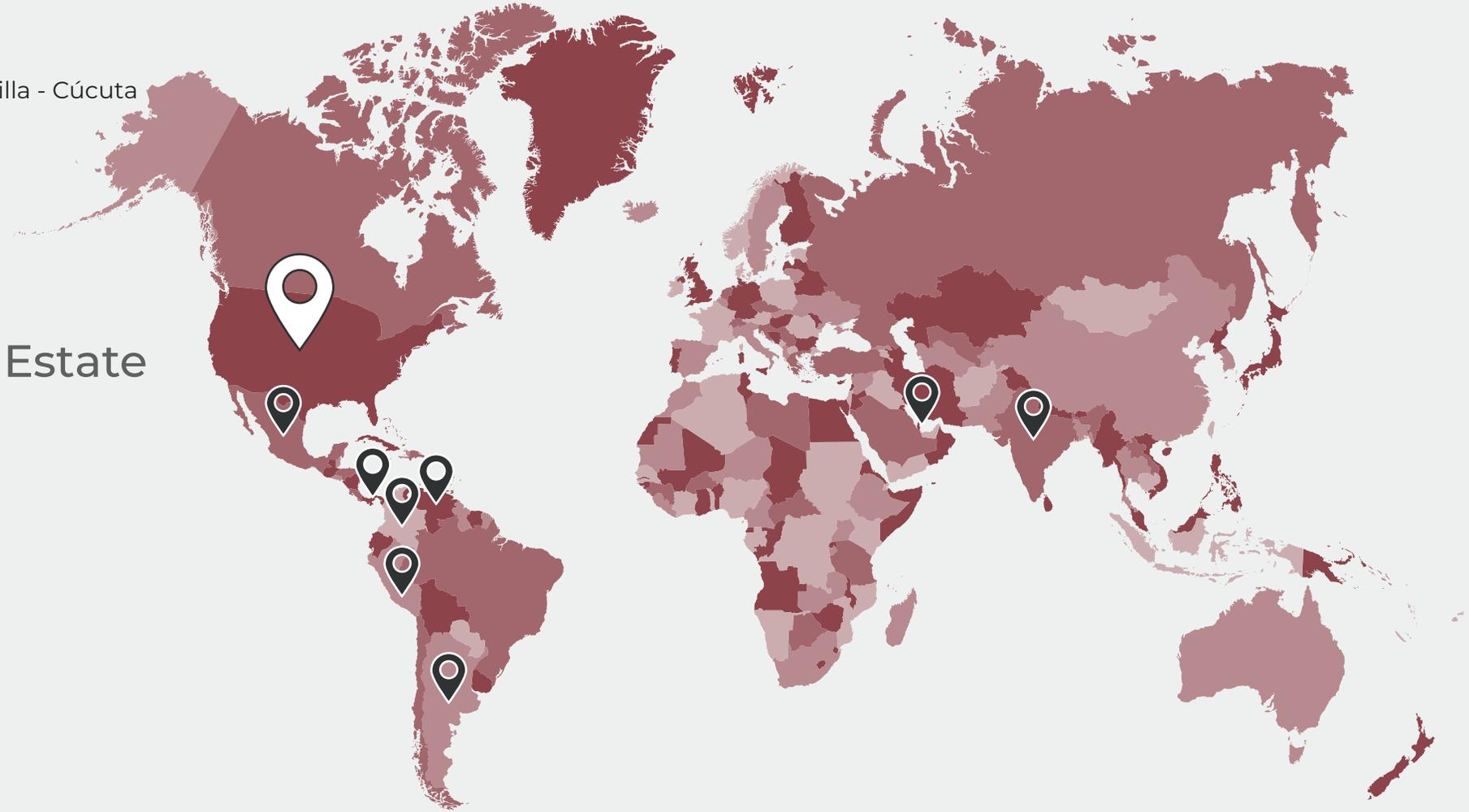
Charlotte, NC (comming soon)

COSTA RICA

San Jose, Escazu

VENEZUELA

Caracas, Maracaibo, Puerto Ordaz, Los Teques,
Naiguata, Maiquetia.



Our Asset Managed Properties

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For more info contact us: info@epelboim.com

www.epelboim.com

Stay updated with our projects by visiting our website at
or following our social media channels



20801 Biscayne Blvd, Suite 330, Miami, FL 33180

CENTURION
property group



Who We Are

A privately-held firm with a vertically integrated platform which offers real estate investment services.

The firm specializes in the acquisition, management, and improvement of value-add, income producing real estate properties in the multifamily, student housing, and hospitality sectors all within opportunistic locations. The company is led by a seasoned team of experts with over 34 years of successful experience in the acquisition and operation of real estate assets. When ground-up development is the best approach to maximize profitability, we partner with EPELBOIM, our sister company with a long and proven track record of success in the development of individual and mixed-use projects.



Our Current Properties



One Eleven South is a Class A student housing property located in Statesboro, Georgia. The property is made up of 193 units, with a total of 709 beds across four, four-story buildings. The property was constructed in 2013 and it is less than a half-mile away from Georgia Southern University's main campus.

One Eleven South is made up of 2, 3, 4, and 5 bedroom suites all with private bathrooms and walk-in closets. The amenities at the site include a resort-style pool with a lazy river, gym, and tanning beds.

Georgia Southern University has a total enrollment of over 26k students, and over half of those live off-campus, with purpose-built student housing like One Eleven South being the preference.

Our Asset Managed Properties



Centurion Property Management, company under Centurion Property Group, currently serves as the Asset Manager for 3 properties: **EVEN Hotel Miami Airport, EVEN Hotel Alpharetta Avalon Area, and One Eleven South in Statesboro, Georgia.** Soon, it will be 4 properties with the addition of the TRU by Hilton located in Orlando, FL, with other projects already in the pipeline down the road.

As the Asset Manager for these properties, Centurion ensures that each and every property is performing to the upmost standards while maximizing revenues and profitability. Centurion makes important investment decisions with innovative solutions, ensuring that invested funds are safe and that returns are being maximized each month. Centurion is also responsible for finding the best property manager for each specific property, with the goal of achieving a high operational efficiency along with best in class service scores.

Centurion Property Management prides itself on being an active Asset Manager, meaning that we stay actively involved through every step of the investment cycle. Some of our areas of expertise include operations, finance, cost-control, brand relations, marketing, and compliance. Using our expertise in these areas, we maintain constant communication with the property managers and lenders to ensure that the properties are performing.