

The city of Miami has made the development of Wynwood a top priority, with new zoning that allows residential and commercial density construction.

WHY INVEST IN WYNWOOD?



Bel Invest is an early buyer in Wynwood. We have already bought some of the most strategic plots in the heart of the Wynwood district.

BELINVEST
CREATING VALUE

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We created this guide as an effective tool to evaluate the unique real estate investment opportunity in one of Miami’s most popular neighborhoods.

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WHY INVEST IN WYNWOOD?

The whole neighborhood has a flourishing art and gallery scene, shops, restaurants, and amazing nightlife. Wynwood has become not only a local hot spot, but also a major tourist attraction in Miami.



For decades city centers were characterized by office buildings and business life, while the living areas were situated in the city's periphery, where people and families lived, went to school and did their shopping. The urban areas around the city business centers were mostly abandoned, blighted drive-through areas, populated by low rent businesses and a disadvantaged population with a high crime rate.

For more than a decade there has been a strong trend in American cities of population movement toward the center areas. People these days want to live in a more urban lifestyle, with easy access to work, education, healthcare, groceries, shopping, restaurants, and cultural events. Urban living and street life is trendy, while commuting in cars is definitely out.

Wynwood is located in a once neglected urban area of Miami city, just 2000 m. from the city center.

The area is home to old and abandoned commercial buildings, and former working class neighborhoods.

In recent years, this area has been discovered by a

younger, more artistic demographic. Artists are using the empty factories and warehouses as ateliers, while art dealers have built a thriving selection of art galleries.

Today the creativity of Wynwood is visible in every part of the neighborhood. The walls of the warehouses and other buildings have been painted by young artists, and many of these murals have gained attention as masterpieces of modern street art. The whole neighborhood now has a flourishing art and gallery scene, shops, restaurants, and amazing nightlife. This neighborhood has become not only a local hot spot, but also a major tourist attraction in Miami.

It wasn't that long ago that Wynwood was a forgotten neighborhood in Miami, but now it is listed on the Cushman & Wakefield two year list of the coolest neighborhoods in the United States. It is Number 6 on the list, and is getting more well-known internationally because of this.

Miami has quickly made the development of Wynwood one of its priorities, and created new zoning which allows residential and commercial density construction, with the aim of making a new central urban neighborhood.

To the north and east of Wynwood there have already been two successful new zoning areas: the celebrated design district, which hosts world renowned high fashion and design shops, and the Midtown area, which is characterized by new residential construction and a huge shopping and dining area that is very pedestrian oriented. The three trendy neighborhoods will eventually be one connected metropolitan walkable area.

Once the public zoning laws allowing the new construction and development of the area are in place, the process will move fast. New neighborhoods will be created and brought into viable life within a few years.

Wynwood is already a vibrant and popular neighborhood right now. Miami is the world capital of modern art and Wynwood will be its first ambassador.

Within a few years, the neighborhood will be populated by dense residential, business and commercial structures. Art and business, thriving New Economy offices, exciting retail, fancy restaurants and

thrilling entertainment will be the face of Wynwood's vibrant street life. Because of this, demand for space will increase and rents will rise steadily.

In the near future, being the lucky owner of a residential or commercial space in the hipster urban neighborhood of Wynwood will be a privilege and an exceptional investment.

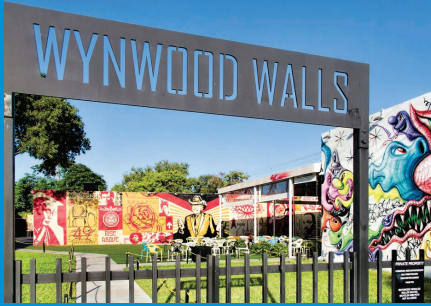
Bel Invest is an active buyer in the early stages of this process. We have already bought some of the last available plots in the heart of the Wynwood district.

You can take advantage of this opportunity and enter a partnership with us at a low price, which will ensure high short term profits as well as significant long term revenues.



FIRST RENDERINGS OF OUR DEVELOPMENT PROJECTS

**BESIDES OUR RIGID STANDARDS OF CONSTRUCTION QUALITY.
THE BUILDING ARCHITECTURE WILL EMBRACE THE ESSENCE OF WYNWOOD**



WYNWOOD WILL BE POPULATED BY DENSE RESIDENTIAL, BUSINESS AND COMMERCIAL STRUCTURES.

Art and business, thriving New Economy offices, exciting retail, fancy restaurants and thrilling entertainment will be the face of Wynwood's vibrant street life.



WHAT ARE WE DOING?

Bel Invest has bought land in the heart of the Wynwood district at very low prices. The land is subject to new zoning and is thus ready for new residential and commercial development.



We have bought some of the last strategic land plots in the heart of Wynwood. Bel Invest will develop buildings on these plots with residential units for all upper floors and commercial units on the ground floor, which is actually a two-floor top quality retail space.

In addition to our rigid standards of construction quality, the building architecture will embrace the essence of Wynwood spirit, and thus be exceptional in every sense.

The buildings will be located in the heart of the district with high pedestrian traffic, and both residential and retail space will be highly desirable and lucrative.

Our aim is to sell the apartments at a healthy profit

and to keep the retail ground floor as a high yield, debt free property in our long term portfolio. The retail floor, which is two stories high, and is partly equipped with an additional mezzanine floor, could move into the category of world-class top retail spaces.

As Wynwood is becoming a trend-setting hipster neighborhood, every future-oriented brand will look to have a spot in this location. Retail rent prices could rise incredibly high and be the basis for our shareholders' long term revenue and increasing asset values.

HOW CAN YOU PARTICIPATE AND HOW IS THE CASH OUT REGULATED?

- INVESTORS ARE FULL-FLEDGED SHAREHOLDERS OF THE COMPANY.
- INVESTORS' CONTRIBUTION WILL BE THROUGH SHARE ACQUISITION AND SHAREHOLDER FINANCING.
- NO PROFITS WILL BE DISTRIBUTED BEFORE THE FULL REPAYMENT OF SHAREHOLDERS' LOANS.
- ONLY WHEN THE PROJECT IS COMPLETELY AND SUCCESSFULLY ENDED (AT LEAST 90% SELLOUT OF UNITS), WILL BEL INVEST BE ENTITLED TO BE COMPENSATED WITH ITS SUCCESS FEE.
- SUCCESS FEE IS SUBJECT TO SUCCESS, THE ACHIEVEMENT OF HIGH PROFITS.



About property ownership:

We have different companies (SPV), which each own one plot or plot assemblage dedicated for one specific single real estate project.

THE INVESTOR WILL BUY A COMPANY SHARE AND THROUGH THIS WILL BE OWNER OF THE SPECIFIC COMPANY OWNED REAL ESTATE PROJECT.



SUCCESS FEE STRUCTURES

Bel Invest is entirely transparent about our business model: we benefit from the success of our clients only after we have reached the economic targets set. We adopt 2 different structures for our success fee.

1

SHORT TERM - RESALE PROPERTY

- Upfront fee 5% of the investment
- Bel Invest has < 30% of shares
- No success fee under 5% IRR / p.a.
- Progressive fee from 5% to 30% IRR/ p.a.
- Gross profit share exceeding 30% /p.a. will be divided 50/50

2

LONG TERM - YIELD PROPERTY

- Upfront fee 5% of the investment
- No success fee under 5% C.on C. / p.a.
- Progressive success fee from 5% to 12% Cash on Cash /p.a.
- Gross profit share exceeding 12% /p.a. will be divided 50/50

CONCLUSIONS



PEOPLE DESIRE A MORE URBAN LIFESTYLE

For more than a decade there has been a strong trend of population growth in America to the centers of the cities. Wynwood is located in one of these once forgotten urban areas.



NEW ZONING ALLOWS RESIDENTIAL AND COMMERCIAL CONSTRUCTIONS

Miami has created new zoning, which allows residential and commercial density construction, with the goal of Wynwood becoming a new densely populated urban neighborhood.



WYNWOOD IS ONE OF THE COOLEST NEIGHBORHOODS IN THE U.S.A.

Wynwood is now listed on the Cushman & Wakefield two year published acknowledged list of the coolest neighborhoods in the United States. To the north and east of Wynwood there are already two successful new zoning areas, the celebrated design district and the Midtown area.



RETAIL RENT PRICES COULD DRIVE INCREDIBLY HIGH

As Wynwood is becoming an international trend setting hipster neighborhood, every future oriented brand will want to have a spot in this location. Retail rent prices could spike incredibly high and be the basis for our shareholder long term incomes and increasing asset values.



THE MIAMI REAL ESTATE MARKET HAS A LOT TO OFFER

The latest data on the Miami real estate market shows that it is in excellent health and has good prospects for stable, long term growth.



NOW IS YOUR CHANCE TO ENTER INTO PARTNERSHIP WITH US

Act now to enter in partnership with us at low prices and assure your high short term profits, as well as significant long term revenues.



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