



GRUPO FRANCOIS

Statement of Real
Estate Investor
Experience For:

JOEL “DON JOEL” FRANCOIS – OWNER OF:

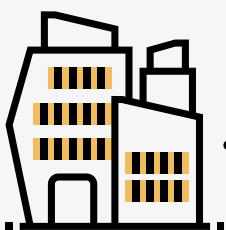
- FRANCOIS INVESTMENTS LLC – USA
- JF INVESTMENTS SRL – DOMINICAN REPUBLIC
- GRUPO FRANCOIS INVESTMENTS SRL – LTD – JAMAICA
- GRUPO FRANCOIS GLOBAL INVESTMENTS – LTD – AFRICA

JOEL “DON JOEL” FRANCOIS

Is an experienced real estate investor. His investing experience includes single and multifamily (wholesale, flip, and cashflow) real estate in USA, villas and condominium projects in Dominican Republic and parts of the Caribbean, bungalows in Africa.

Real Estate Experience:

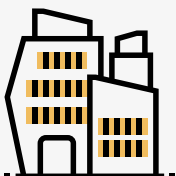
- Qualified Real Estate Professional under IRS - USA guidelines.
- Owns and operates a professional real estate management & investment company; duties include but are not limited to:
 - a. Profit & Loss Statements, Balance Sheets.
 - b. Bookkeeping.
 - c. Forecasts.
 - d. Property acquisition, rehab, marketing & sales.
 - e. Property management and leasing.
- Experienced in owning and managing SFRs & small multi-unit properties.
 - a. Properties in Miami, FL, Jacksonville, FL, Jackson, MS and Eufaula, AL.
 - b. Properties include buy & holds, flips, land, re-fi's and short sales.



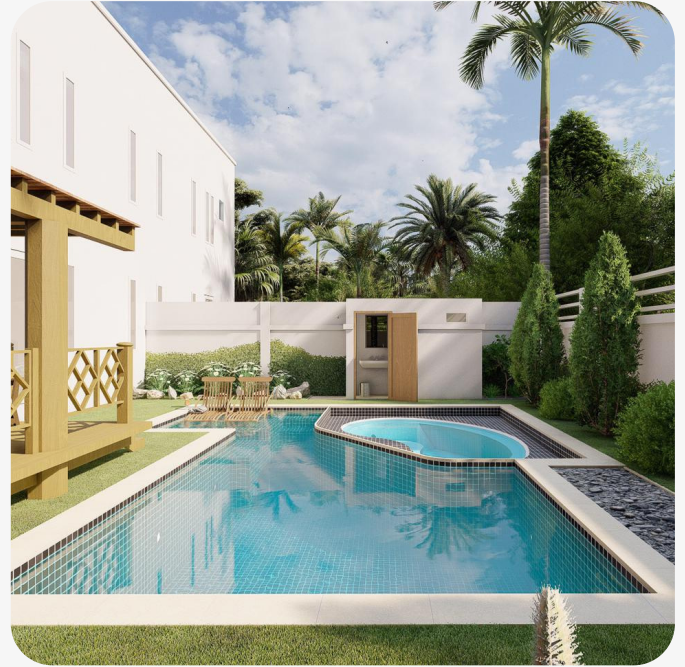
- Multifamily and Condominium Experience:
 - a. Owner / operator of two multifamily properties.
 - b. Development in Dominican Republic
- **Villa Friusa – Friusa 3 bedrooms 4 bathrooms home one parking garage**
225m2



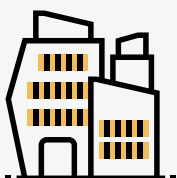
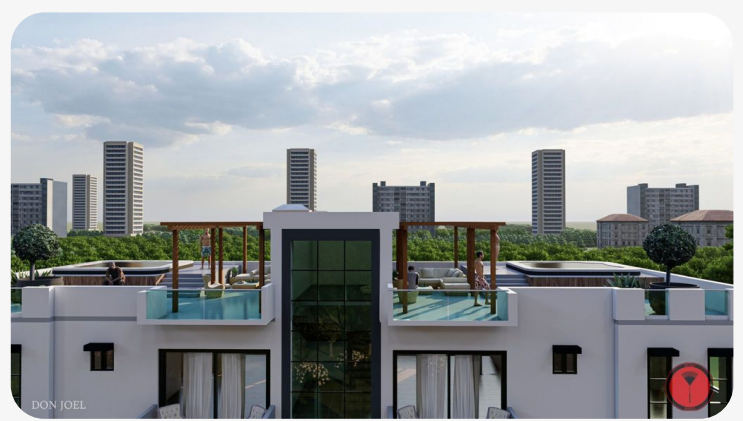
- **Proyecto Eden – Friusa 3 small homes 80 m2 per home 3/2**



- Villas Gardenia – Bavaro Luxury Duplex located VISTACANA 3 bedrooms/3 baths with pool gazebo, and roof top terrace 250m2 each



- Residencial Beau - Puerto Plata 6 apartments 2 bedrooms 2 bathrooms with roof top jacuzzi 75 m2 each



- Residential Simon I – Sosua OceanVillage 2 bedrooms 2 bathrooms pool and gazebo 156 m2 each



- Residential Simon II – Sosua OceanVillage 2 bedrooms 2 bathrooms pool gazebo, outside shower, pool deck for tanning 156m2 each



- White Hills Sosua – 6 apartments hillside facing the ocean 2 penthouse and 4 apartments in the bottom 200 m2 penthouse 100 m2 apartments



- c. Extensive national market research & knowledge
- d. Expert in multiple national submarkets.
 - Rents, cap rates, market values, vacancies, market cycles, etc.
- e. Extensive education and practical application in multifamily deal analysis.
- f. Direct marketing to owners – includes offers & contracts.
- g. Has local teams to stabilize properties, including management, rehabilitation and maintenance.
- h. Construction
- i. Preparation of offering memorandums, deal structuring & finance.
- Team members include (but are not limited to):
 - a. Commercial property management company (Apartment Management Co., contact:).
 - b. Real estate broker Ferdinand Liger, partner in previous deals.
 - c. Real Estate Investor Silencieux Francois, partner in previous deals.
 - d. LLC. References on request.

