



# Miami

Real Estate Investments



# WE ARE VOYAGE

Voyage is dedicated to leveraging our extensive expertise and cutting-edge repositioning tactics to generate superior returns.

Our team of Principals boasts a collective century of experience in the real estate investment industry and for recognizing early-stage submarkets with boundless potential.

The team has a proven track record of successful investments, renovations, and management of Real Estate properties that create value for investors and stakeholders.

The group has turned its focus to Miami, to areas that represent significant future opportunities for growth and investment.



Experts in the real estate  
market in Florida



Raised more than 600M\$  
USD over the years for real estate  
transactions.



More than 20 years  
of experience

## OUR PARTNERS

# BERT KNOT

CHAIRMAN

Brings with him over twenty years of experience in real estate and fulfilling managerial roles in a variety of sectors, including mergers, acquisitions and financing in international corporations.

Bert was 12 years at Aspen Group, where he most recently served as CEO of the group in Europe.

During this period, the portfolio of income-producing assets was expanded in billions of shekels, and many realizations were made which generated the company and investors high return.

Bert served also in the Board of Miami Investors, a Miami based real estate group, dealing with residential real estate development and income producing assets in Florida



## OUR PARTNERS

# RONEN MENIPAZ

MANAGING DIRECTOR

Ronen is the owner and Founder of Voyage Capital.

Ronen is an Investor, entrepreneur, tech advisor, and founder of numerous business ventures in various industries.

During his 25 years of entrepreneurial experience, Ronen has been involved with over 100 startups in Israel, 30 of which he founded or co-founded.

Two of those startups went public, while five were sold and four more are currently privately profitable companies.



## OUR PARTNERS

# MATAN KESLER

Chief Executive Officer

CPA. Chief Executive Officer at Voyage Capital Group. Worked and lived in the Netherlands and Germany for the past 7 years. Matan Managed the debt and valuation team in GCH Hotel Group and Sircle Collection Group, one of the leading hotels management companies in Europe with more than 130 hotels. As part of his role, he raised hundreds of millions of Euros and has close connections with the top largest banking, valuation, and brokerage firms, in addition to performing ongoing property management interacting with tenants, brokers, and lenders.



## OUR PARTNERS

LOCAL PARTNER

# MICHEL LEIBOVICH

VP OPERATION MIAMI

Michel heads the Miami Operations, providing a well established network a deep industry understanding.

He holds a Property title in management and Real Estate Management and has more than 15 years in experience in the South Florida Real Estate Market.

Michel has a broad track record as a Developer and Business Partner LDG, as their Executive Manager Miami Offices as well an Owner and Co-founder of OWL Investment Group, dedicated to fix and flip as well as Reinv24 group in Miami Florida Inc., as the founder and owner of Reinv24 Property Group management of over 300 units.





# OUR team



**Ronen Menipaz**  
Partner & Managing director



**Bert Knot**  
Partner & chairman



**Matan Kesler**  
Partner & ceo



**Gali Liberman**  
VP Finance



**Shlomi Mini**  
VP Operations



**Itay Hatam**  
Legal Council



**Michel Leibovich**  
VP Operations Miami





# Strategy

## Market Identification:

Voyage identifies early opportunities in emerging single family real estate markets with untapped potential for rental growth and property appreciation. We have successfully applied this approach to investing across the Miami market.

## Property Acquisition:

We leverage clearly defined acquisition criteria and an efficient operating platform to acquire properties that offer value creation opportunities. Our strong partnerships with lenders and financial sponsors provide reliable financing options, while our relationships with developers, property owners, brokers, and other real estate professionals provide access to proprietary deal flow.

## Asset Improvement:

Through longstanding partnerships with renovation and repositioning professionals who possess local market knowledge and expertise, we can complete high-quality, high-amenity renovations that command higher property rents. Additionally its allows us to improve tenant profiles and enhance the overall asset value for exit strategies.

## Monetization:

We focus on monetizing assets at favorable internal rate of returns (IRRs), with a proven track record of generating superior returns while preserving and fast turnaround of investment capital.







# strategy

## Attractive Returns:

Single family real estate investments remain stable during recessions, as well as in stable and rising interest rate environments. Investors who invest with Voyage can earn a preferred annual return of 10% with significant upside potential resulting in internal rates of return (IRRs) of 12% to 15% or more. Since inception, Voyage Capital has delivered an annualized return on investment on properties sold, net of cash distributions, of 18.13%.

## Equity Upside:

Refinancing or selling an investment property can result in equity appreciation, which boosts overall returns for investors.

## Strong Shareholder Alignment:

We prioritize an "investor-first" approach and a commitment to transparency in all aspects of our operations. Our management team invests alongside institutional partners, family offices, and accredited investors to ensure strong shareholder alignment.

## Cash Flow:

Subject to investment strategy chosen (flip and/or hold), Investors can also benefit from a steady cash flow through.





# strategy

VOYAGE aims to provide investors with straightforward, **ethical** and transparent investment opportunities that offer superior rates of return, leading to long-lasting relationships.

## Investment Process:



**Property Acquisition:**  
Analyze and fund the deal,  
then proceed to closing.



**Refurb & Reposition:**  
Start making improvements.



**Capital Event:**  
Selling of the  
property  
immediately after  
improvements.



**Increase Rents**  
Steady cash flow return  
subject to management  
discretion Hold Asset  
for 3-7 years.



**Capital Event:**  
Refinance or sell  
the property.



**Reinvest:**  
1031 Exchange\*\*  
  
\*\*Depending on tax  
treaty and origin of  
investors.





# strategy

## - Single Family Homes -

Acquire underperforming, undervalued Single - family assets and reposition high quality amenities to increase value and potential rental

### Acquisition Criteria:

Property Price: Approx. 1M USD for acquisition and 300K for CapEx

Vintage: 1970 and in strong Markets

Location Grade: A + to B

Property Grade: A - to C -

Flip and/or Hold Period: immediate to 7 years for hold assets. 6-9 months for flip assets.

Purchase Terms: All-cash or cash from financial sponsors

Due Diligence: Ability to purchase with an aggressive due-diligence window and fast close.



# Track record

The real estate investment and returns  
overview.

| Fund Name | Acquisition Date | Purchase Price | Capex     | Sales Date   | Sales Price | Costs     | Net Profit | ROI    | Term     |
|-----------|------------------|----------------|-----------|--------------|-------------|-----------|------------|--------|----------|
| Miami 1   | 1 June 2022      | \$800.000      | \$150.000 | 1 Jan 2023   | \$1.250.000 | \$100.000 | \$200.000  | 19.04% | 6 months |
| Miami 2   | 1 Sept 2022      | \$815.000      | \$125.000 | 1 April 2023 | \$1.125.000 | \$45.000  | \$140.000  | 14.21% | 7 months |
| Miami 3   | 1 Nov 2022       | \$955.000      | \$275.000 | 1 June 2023  | \$1.515.000 | \$76.000  | \$209.000  | 16%    | 7 months |

# Deal mechanism

The real estate investment and returns overview.



## Acquisition fee:

3% of the total acquisition cost.



## Management fee:

Monthly management fee of 6,000\$ when remodeling and flip.  
For income producing (rent) 5% of the rent, to be paid monthly.



## Investors Return

up to 10% investor return - no distribution  
Between 10 - 15% - 80/20 split  
Between 15 - 20% - 70/30 split  
Between 20 - 25% - 60/40 split  
Everything above 25% - 50/50 split





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**VOYAGE**

# LOCAL PARTNERS

Greenspoon Marder LLP



BERKSHIRE HATHAWAY  
HomeServices  
EWM Realty



**CBRE**

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