



A V E L T O R
— G R O U P —

INTEGRITY | EXCELLENCE | VALUE | PARTNERSHIP

REAL ESTATE INVESTMENT OPPORTUNITIES

SOUTH FLORIDA

Building Value. Creating Futures.
Together.



WHO WE ARE

WE ARE AVELTOR GROUP.

Aveltor Group is a real estate investment company focused on identifying undervalued residential properties, renovating them with excellence, and creating value through strategic fix & flip projects.

We are committed to transparency, integrity, and delivering consistent returns for our investors while improving the communities we invest in.



JOVEL ACOSTA
Founder



YOANYS ALVAREZ
Founder

SOUTH FLORIDA



OUR MISSION

BUILDING VALUE. CREATING FUTURES.

Our mission is to acquire undervalued properties, renovate them with excellence, and create high-quality homes that generate strong returns for our investors and lasting impact in the communities we serve.



OUR FOCUS

We focus on residential properties with strong potential, purchasing below market value.



OUR STRATEGY

We renovate strategically to enhance value, functionality, and market appeal.



OUR GOAL

Deliver consistent returns while building long-term wealth through smart real estate investments.



SOUTH FLORIDA

OUR PROCESS

A PROVEN PROCESS. CONSISTENT RESULTS.

We follow a disciplined, data-driven approach to identify opportunities, add value through smart renovations, and deliver exceptional returns for our investors.



01 | FIND

We identify undervalued properties in high-potential neighborhoods.



02 | ANALYZE

We analyze market data, property condition, and potential return to ensure a smart investment.



03 | RENOVATE

We renovate with quality and efficiency, maximizing value and functionality.



04 | SELL

We position and market the property to achieve top value and strong returns.



Our goal is simple:
Build wealth. Create opportunities.
Make a lasting impact.



WHY REAL ESTATE?

WHY INVEST IN REAL ESTATE?

Real estate is more than a property.
It's a strategy for wealth, stability, and legacy.



TANGIBLE ASSET

Real estate provides a physical asset with intrinsic value.



VALUE CREATION

Strategic renovations can unlock potential and increase property value.



LONG-TERM WEALTH

Real estate can support capital growth and long-term financial stability.



OUR INVESTMENT STRATEGY

A STRATEGIC APPROACH.

We apply a disciplined investment strategy focused on risk management, market opportunities, and operational excellence to deliver superior results for our investors.



DISCIPLINED ACQUISITIONS

We identify properties with strong potential in high-demand markets.



VALUE-ADD RENOVATIONS

We enhance properties through strategic improvements that maximize value and market appeal.



PROFITABLE EXIT STRATEGY

We position each property for a successful sale or refinance, generating strong returns for our investors.



Our goal is simple:

Acquire smart. Add value. Deliver results.

MARKET ADVANTAGE

WHY SOUTH FLORIDA?

South Florida continues to be one of the most attractive real estate markets in the United States.



STRONG DEMAND

Population growth and migration continue to drive housing demand.



LIMITED SUPPLY

Low inventory and land constraints support long-term value.



RESILIENT MARKET

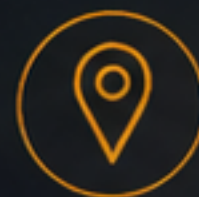
A diverse economy and global appeal create a stable investment environment.



WHERE WE INVEST

SOUTH FLORIDA

We focus on residential opportunities across South Florida's most dynamic and high-demand markets.



MIAMI-DADE

Vibrant communities, strong population growth, and high-demand for quality housing.



BROWARD

Diverse neighborhoods, economic stability, and strong real estate fundamentals.



PALM BEACH

Affluent market, limited inventory, and exceptional long-term value potential.

OUR VALUES

The principles behind
every decision we make.



INTEGRITY

Transparency and
accountability.



EXCELLENCE

Quality in
every detail.



VALUE

Disciplined decisions
that create value.



PARTNERSHIP

Relationships
built on trust.

BACKED BY A NETWORK OF EXPERTS

We are part of a proven network and training program that strengthens every decision we make as investors.



SPECIALIZED TRAINING

Continuous education in real estate investing, fix & flip, and wealth building.



PROFESSIONAL NETWORK

Access to trusted contractors, Realtors, lenders, and industry professionals.



PROVEN PROCESSES

Structured methodologies to reduce risk and maximize results.



MENTORSHIP

Guidance and support from active investors and industry professionals.



Aveltor Group operates with the support of a **network of professionals** and a continuous learning process to deliver stronger, better-executed projects.

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ONE ON ONE
COMMUNITY REAL ESTATE



PROGRAMA ELITE
REAL ESTATE COMMUNITY



Members of the Elite Program at **One On One**, where we receive mentorship, advanced training, and continuous support to grow as real estate investors.

INVESTMENT OPPORTUNITY

CURRENT PROJECT



THE TRANSFORMATION

BEFORE & AFTER

BEFORE



AFTER



THE AVELTOR ADVANTAGE

WHAT SETS US APART



DEEP MARKET FOCUS

We target high-potential neighborhoods with strong demand and long-term growth.



VALUE-DRIVEN APPROACH

Every project is carefully analyzed to maximize value and minimize risk.



EXPERT EXECUTION

Our team manages every detail of the renovation process with precision and care.



STRONG PARTNERSHIPS

We work with a trusted network of lenders, contractors, and real estate professionals.



INVESTOR-ALIGNED RESULTS

Our success is built on delivering consistent value and attractive returns for our investors.



PRIVATE LENDING

SHORT-TERM CAPITAL. SECURED BY REAL ESTATE.

We provide short-term loans for our fix & flip projects, offering stable and attractive returns.

10% - 15%

ANNUAL INTEREST*

Your return depends on the investment amount and the structure of the deal.



FLEXIBLE INVESTMENT

Invest the amount that works for you.
Multiple levels available.



SHORT TERM

Loans with a term of up to 12 months.



LEGAL PROTECTION

Each loan is backed by a Promissory Note and Loan Agreement.



SECURED BY PROPERTY

The loan is secured by the property, A second-position lien may be used depending on the deal.

OUR SIMPLE 4-STEP PROCESS



REVIEW & APPROVAL

We evaluate the project and approve the loan terms together.



FUNDING

You fund the loan amount and we execute the loan agreement.



PROJECT EXECUTION

We complete the renovation and prepare the property for sale.



SALE & REPAYMENT

The property is sold. You receive your principal plus interest at maturity.

**Interest is paid at maturity. Rates are subject to the final terms of each loan agreement.*

INVEST IN YOUR OWN FIX & FLIP

EQUITY / JV PARTNERSHIP

You provide 100% of the capital for the project. We find, manage, and transform the opportunity to maximize returns together.



4% – 6% PREFERRED RETURN

You receive a 4% to 6% preferred return on your invested capital, based on the amount invested.



PLUS 50% OF NET PROFITS

After the preferred return is paid, you receive 50% of the remaining net profits after the sale.



100% PROJECT CAPITAL

The investor provides the full capital required to fund the entire Fix & Flip project. No hard money lender is used.



PROPERTY OWNERSHIP

The property is held in the project's entity as defined in the investment agreement.



ACTIVE MANAGEMENT BY AVELTOR GROUP

We handle sourcing, acquisition, renovation, contractors, project management and sale.



ALIGNMENT OF INTERESTS

We succeed when you succeed. Our goal is to create maximum value for both parties.

HOW IT WORKS



1 FIND & ANALYZE

We identify and analyze high-potential opportunities for maximum return.



2 AGREEMENT

We structure the project and formalize the investment partnership.



3 FUNDING

You provide 100% of the capital needed to acquire and renovate the property.



4 EXECUTION

We manage the entire renovation and prepare the property for sale.



5 SALE

We sell the property for the highest possible return.



6 DISTRIBUTION

You receive your preferred return (4% – 6%) and 50% of the net profits after the sale.



This is an equity investment in real estate projects and involves risk. Past performance is not indicative of future results.



All investments are governed by a Joint Venture Agreement and Operating Agreement.

WE APPRECIATE YOUR TRUST

We value the time you have taken to learn about Aveltorgroup and to evaluate this investment opportunity.

We hope this is the beginning of a solid and lasting relationship, built on trust, transparency, and integrity.

CONTACT



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www.aveltorgroup.com



INTEGRITY



EXCELLENCE



VALUE



PARTNERSHIP



SOUTH FLORIDA

AG
AVELTOR
— GROUP —
REAL ESTATE INVESTMENT COMPANY