

Meet the Team - Liuver Sanudo

■ Real Estate Investor | Entrepreneur | Licensed Agent | Faith-Based Leader

- Cuban immigrant who built a legacy in 9 years—living proof of the American Dream.
- Founder of multiple Real Estate companies spanning Acquisitions and Wholesale , Fixing and Flipping , Private Money Lending, and Property Management.
- Husband and father of twins, leading with integrity, purpose, and faith.

■ Real Estate + Capital Raising

- Specializes in co-living, VA housing, STRs, and affordable rentals in Houston and beyond.
- Residential and Commercial Real Estate Investor

■ Community & Legacy

- Owns and operates a \$15M+ portfolio with 75+ doors across personal and JV holdings.
- Active leader in Subto, Gator, Owners Club, and local real estate communities.



Meet the Team - Julie Kolat

■ Former U.S. Air Force Captain | Real Estate Investor | Capital Raiser | Author

- Founder of Vets4US, a nonprofit for veterans, in honor of her late husband, Matthew Kolat.
- Host of the **Dropping Jules** podcast and author of *Never Got to Say Goodbye*, a memoir on grief, healing, and love.
- Follower of Jesus, leading with faith and purpose

■ Real Estate + Capital Raising

- Currently developing **co-living and long-term rentals** in **Houston** with partner **Liuver Sanudo**.
- Specializes in **creative financing, private lending, and joint ventures**

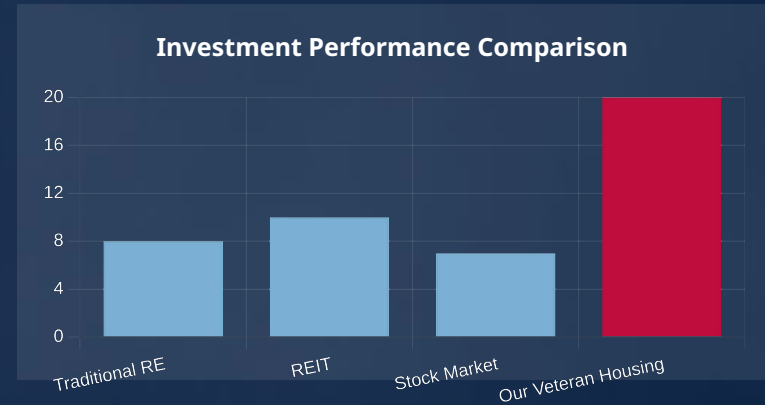
■ Global Vision

- Managing Partner at **Bayut Alsalam**, connecting U.S. investors to **Dubai real estate**.



Your Ideal Real Estate Investment Partner

- ✓ Complete real estate ecosystem controlling the entire process from A to Z. We own multiple companies in the Real Estate industry (In house)
- \$ Proven track record delivering 2X equity returns from day one with steady cash flow. (Buying Distressed Real Estate)
- ⚙️ We are part of multiple Nationwide Real Estate Networks and Masterminds, Like Subto, Owners Club... with strong and go givers leaders like Pace Morby , Tony Robbins and Dean Graziosi
- 👥 Nationwide team of agents through EXP Realty with market reach in all target cities. (Connect with agencies)
- 👤 Local in Houston, home to over 300,000 veterans - one of the largest veteran populations in the nation
- ♥️ Genuine passion for helping veterans in need - aligning profit with purpose



Real Deal Example: Elysian St Fourplex

3919 Elysian St, Houston TX 77009

Purchase Price: (50% of value) **\$223,000**

Rehab Budget: **\$150,000**

Total Investment: **\$373,000**

After Repair Value: **\$480,000**

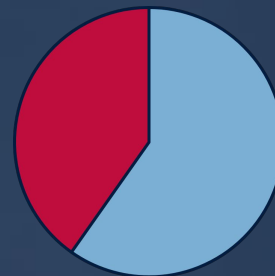
Property Type: **Fourplex (4 Units)**

Strategy: **Refinance and Hold - 5 years**



Similar to Elysian St Property

Investment Breakdown



Purchase Price Rehab Costs

Elysian St: \$\$ Flow & Exit

Financial Performance

Debt after Refinance (Mortgage): **\$300,000**

Monthly PITI (Mortgage): **\$3,100**

Monthly Rental Income: **\$4,800 (\$1,200 per unit)**

Rent Guarantee: **Salvation Army & VA Agencies (4 VETS)**

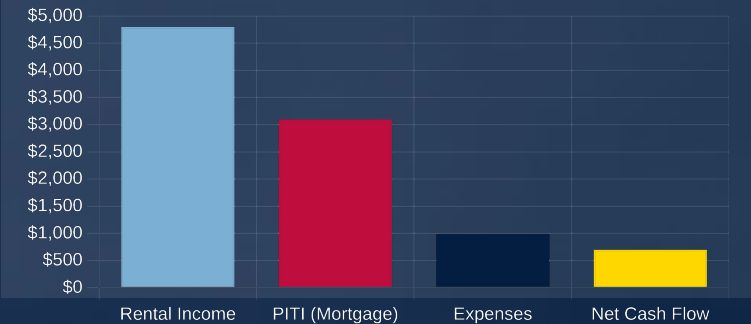
Monthly Cash Flow: **\$700-\$800**

Cash-on-Cash Return: **8% on \$80K invested**

Equity Return: **125% ROI**



Monthly Cash Flow Breakdown



Exit Strategy (3-5 Years)

Not Just One, We have More

Our Goal : Provide housing for 200K Vets

Investment: **\$100K to 500K**

Cash-on-Cash Return: **8% to 12%**

Rent Guarantee: **Salvation Army & VA Agencies**

Equity Return: **100% ROI**

